

# FOR LEASE: ± 7,000 SF OFFICE/WAREHOUSE FRONTING N COLLEGE

4614 N COLLEGE ROAD

CASTLE HAYNE, NC | NEW HANOVER COUNTY





## SUMMARY

ADDRESS	<b>4614 N. College Road</b> Castle Hayne, NC 28429   New Hanover County
SQUARE FOOTAGE	± 7,000 SF
ACREAGE	± 4 acres laydown yard
PARCEL ID	Portion of R01800-002-005-000
ZONING	I-2 (New Hanover County)
LEASE RATE	\$17,500/ month NNN
DESCRIPTION	For Lease: 7,000 +/- SF office/warehouse/shop with approximately 4 acres of laydown yard fronting N. College Road. Zoned I-2 by New Hanover County. 17'6" clear height under the steel in the main warehouse. 2 grade-level doors in main area 14'H x 16'W each. 14' eave height in the smaller side warehouse, with one 10'H x 12'W grade-level door. Brand new office space includes two private offices, large open reception area, and two new restrooms.

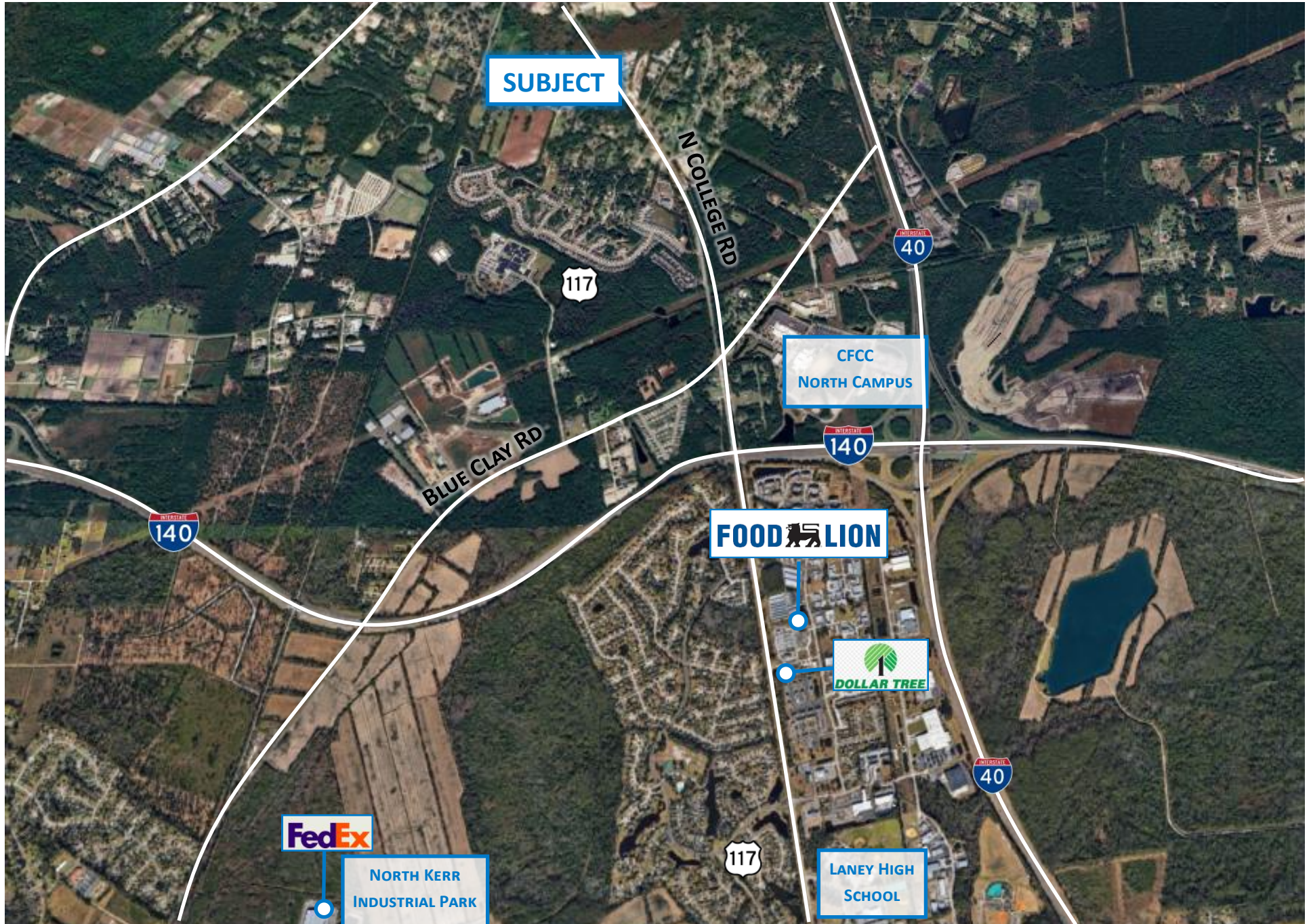
PHOTOS



GIS AERIAL



# AERIAL MAP



# LOCATION MAP





Cape Fear Commercial

**WILL LEONARD, SIOR**

Senior Vice President

910.233.5351 cell

wleonard@capefearcommercial.com



102 Autumn Hall Drive | Suite 210 | Wilmington, NC 28403  
capefearcommercial.com

© 2023 Cape Fear Commercial, LLC. All rights reserved. The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Cape Fear Commercial and should not be made available to any other person or entity without the written consent of Cape Fear Commercial. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the Subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Cape Fear Commercial has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the Subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminate substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or the business prospects of any tenant's plans or intentions to continue its occupancy of the Subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Cape Fear Commercial has not verified, and will not verify, any of the information contained herein, nor has Cape Fear Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the Information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.