



MARITIME NORTH BUSINESS PARK

4270-4320 US HIGHWAY 421 N, WILMINGTON, NC

FLEX / WAREHOUSE SPACE FOR LEASE



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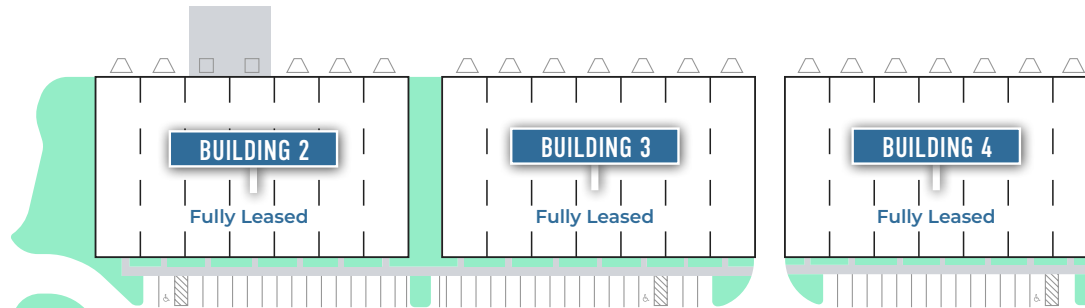
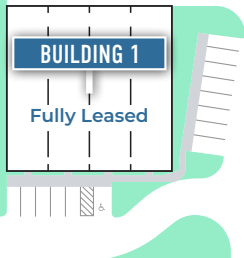
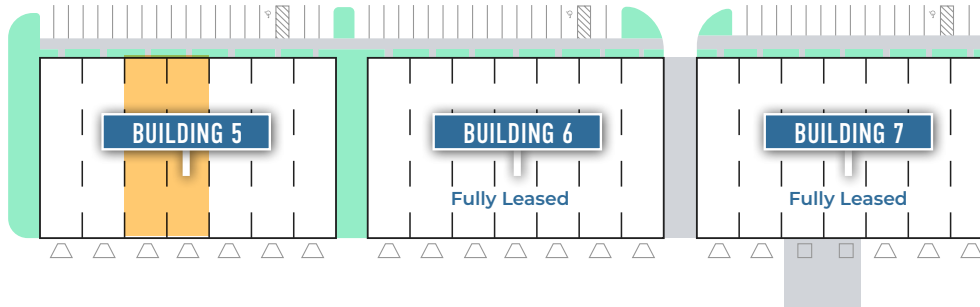


Strategically located in the thriving coastal market of Wilmington, North Carolina, Maritime North Business Park offers high-quality, flex / warehouse solutions tailored to meet the needs of today's modern businesses. The 138,500 square foot park, completed in 2025, is comprised of eight standalone buildings with versatile layouts ideal for distribution, light manufacturing, service providers, and office/warehouse users. Tenants enjoy efficient floorplans, dock-high and drive-in loading options, generous clear heights, and ample parking.

With direct access to major transportation corridors including U.S. Highway 421, I-140, and the Port of Wilmington, Maritime North provides unparalleled connectivity for logistics and commerce. The park benefits from proximity to a skilled labor force, growing residential communities, and Wilmington International Airport.

Rate	Call For Details
TICAM	\$2.20 PSF Estimated
Availabilities	5,500 - 6,404 SF
Zoning	I-2 Industrial
Building Signage	Available
Clear Heights	14' – 16'
Drive-in Doors / Dock Doors	Both
Power	3-Phase

S I T E P L A N / A V A I L A B I L I T I E S



BUILDINGS	AVAILABILITIES
BUILDING 5	SUITES 130-140
BUILDING 8	ENTIRE BUILDING +LAYDOWN YARD



US HWY 421

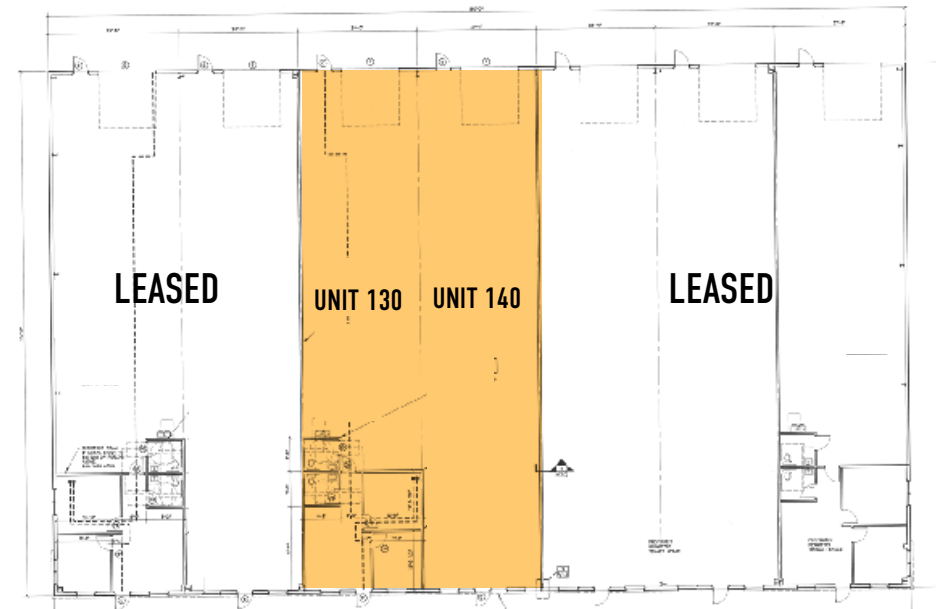


- ▲ DRIVE-IN DOOR
- ◻ DOCK DOOR

LEASING AVAILABILITIES

BUILDING 5

Address	4294 US Hwy 421 N Wilmington, NC
Suites	130-140
Size	5,500 SF
Available	September 1, 2026
Dock High Doors	None
Drive-ins	Two 12'x12'
Layout	Approximately 765 SF of class A office space including a reception area, a two private offices (one functioning as a work room / break area) and two restrooms (one warehouse facing)



photos of neighboring space but same layout

LEASING AVAILABILITIES

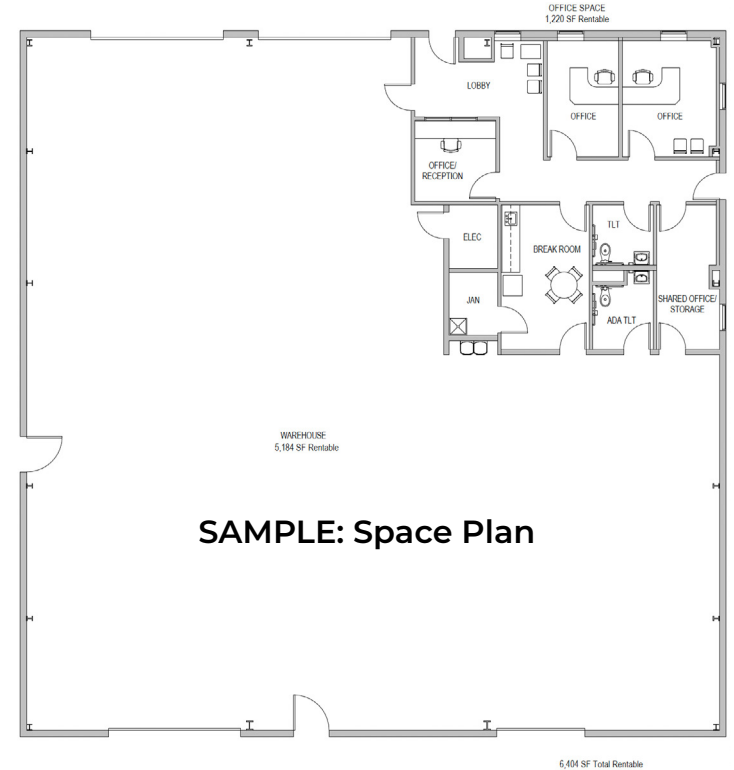
BUILDING 8

FULLY RENOVATED BUILDING WITH LAYDOWN YARD STORAGE

Address	4320 US Hwy 421 N Wilmington, NC
Size	6,404 SF
Available	January 2027
Dock High Doors	One
Drive-ins	Three
Layout	Spec office suite of +/-1k SF in planning phases to include a reception area, three offices, a break room and two restrooms (one of which warehouse facing) with additional storage



Landlord is willing to fence in the approximate area for tenant's use



MARKET OVERVIEW

NEW HANOVER COUNTY, NORTH CAROLINA



**2023
TOP 100**
BEST PLACES TO
LIVE
Livability

**#1
BEST
RIVERWALK**
IN THE U.S., 2023
USA Today

55.3%
JOB GROWTH
(2010-2023)



4.6%
VACANCY RATE

**#2 NORTH CAROLINA
HIGHEST DESIRABILITY**
U.S. News & World Report

100,000+
RESIDENTIAL POPULATION
IN WILMINGTON

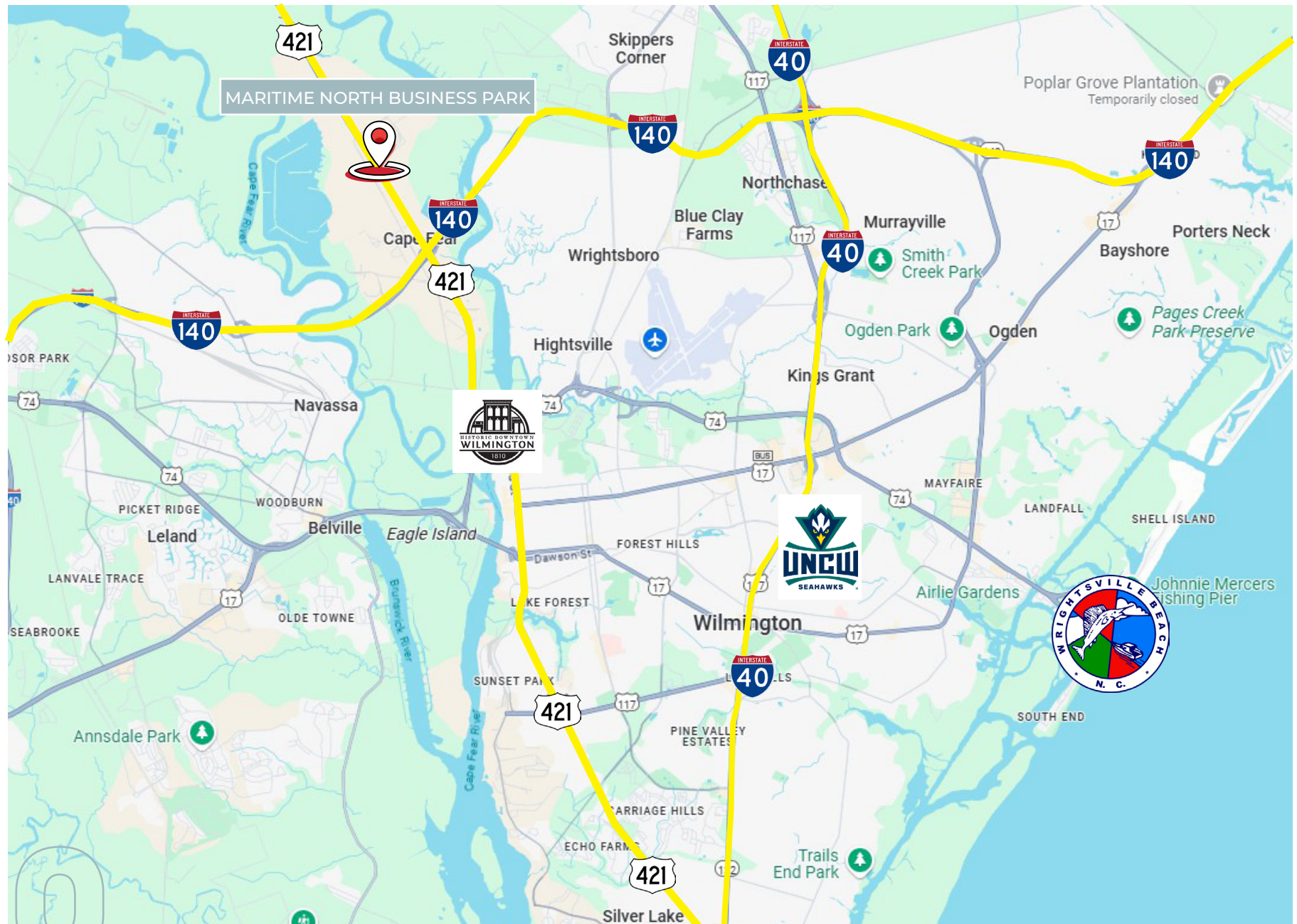
**#6 BEST BUSINESS
CLIMATE (MID-SIZE MSAs)**
Business Facilities

**27.8% POPULATION
GROWTH (2010-2023)**



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LOCATION OVERVIEW





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