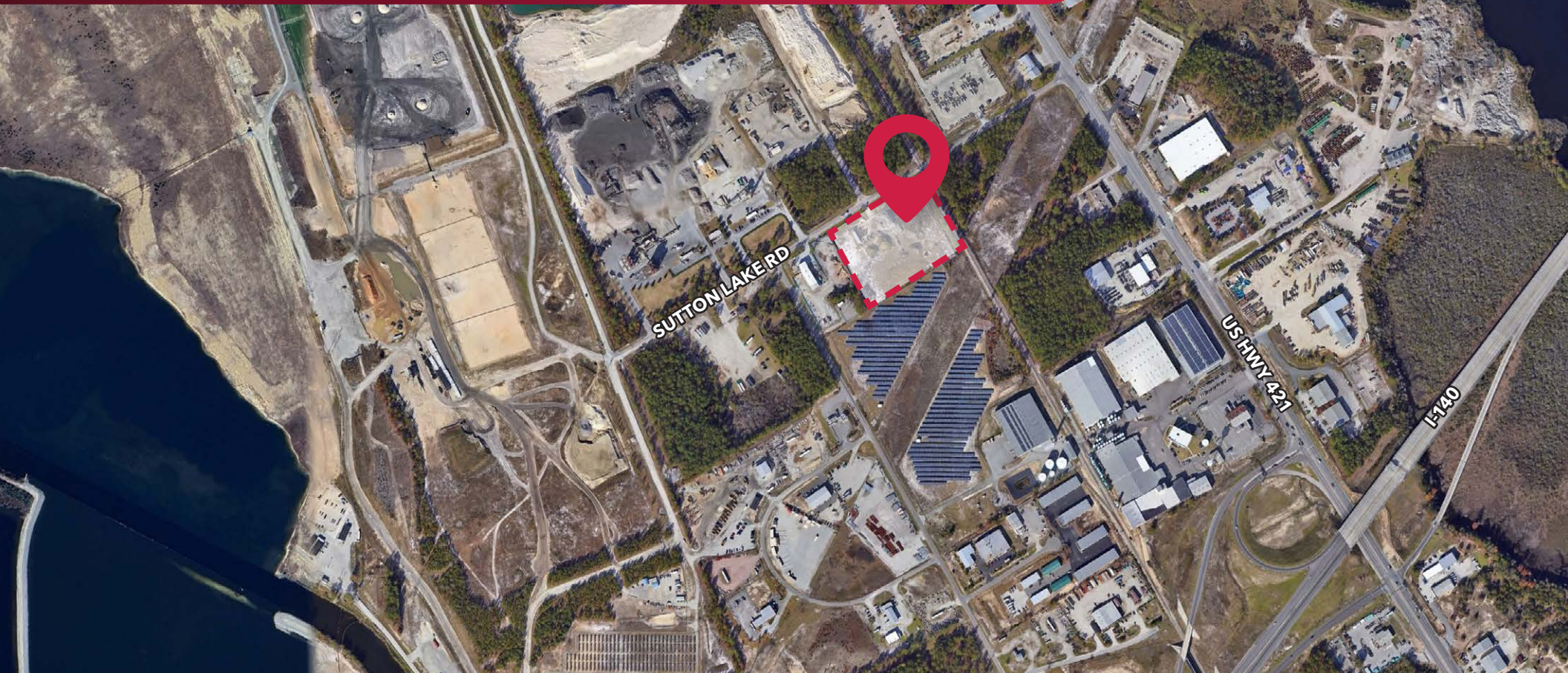


217 SUTTON LAKE ROAD

WILMINGTON, NORTH CAROLINA

±5.67 ACRES OF INDUSTRIAL LAND FOR LEASE



RUSSELL STEWART, SIOR, J.D.

rstewart@lee-associates.com

O: 919.576.2506

C: 919.909.9779



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PROPERTY SUMMARY

OVERVIEW

This ±5.67-acre industrial site offers a rare lease opportunity in a prime Wilmington location. Ideal for manufacturers, contractors, and logistics users, the property supports build-to-suit development with two planned ±11,500 SF buildings and a secure laydown yard.

With nearby utilities, excellent site circulation, and direct access to Hwy 421, this site is well-positioned for operational efficiency and future growth.

HIGHLIGHTS

- » Size: ±5.67 Acres
- » Zoning: Industrial (New Hanover County)
- » Parcel ID: R03200-002-001-006
- » Planned Development: (2) ±11,500 SF Industrial Buildings
- » Secure Rear Laydown Yard - ample outdoor storage space
- » Access: Directly off Hwy 421 - High-traffic, industrial corridor
- » Connectivity: Easy access to I-140 Bypass & Wilmington International Airport (ILM)
- » Lease Rate: Call broker for details

LOCATION DESCRIPTION

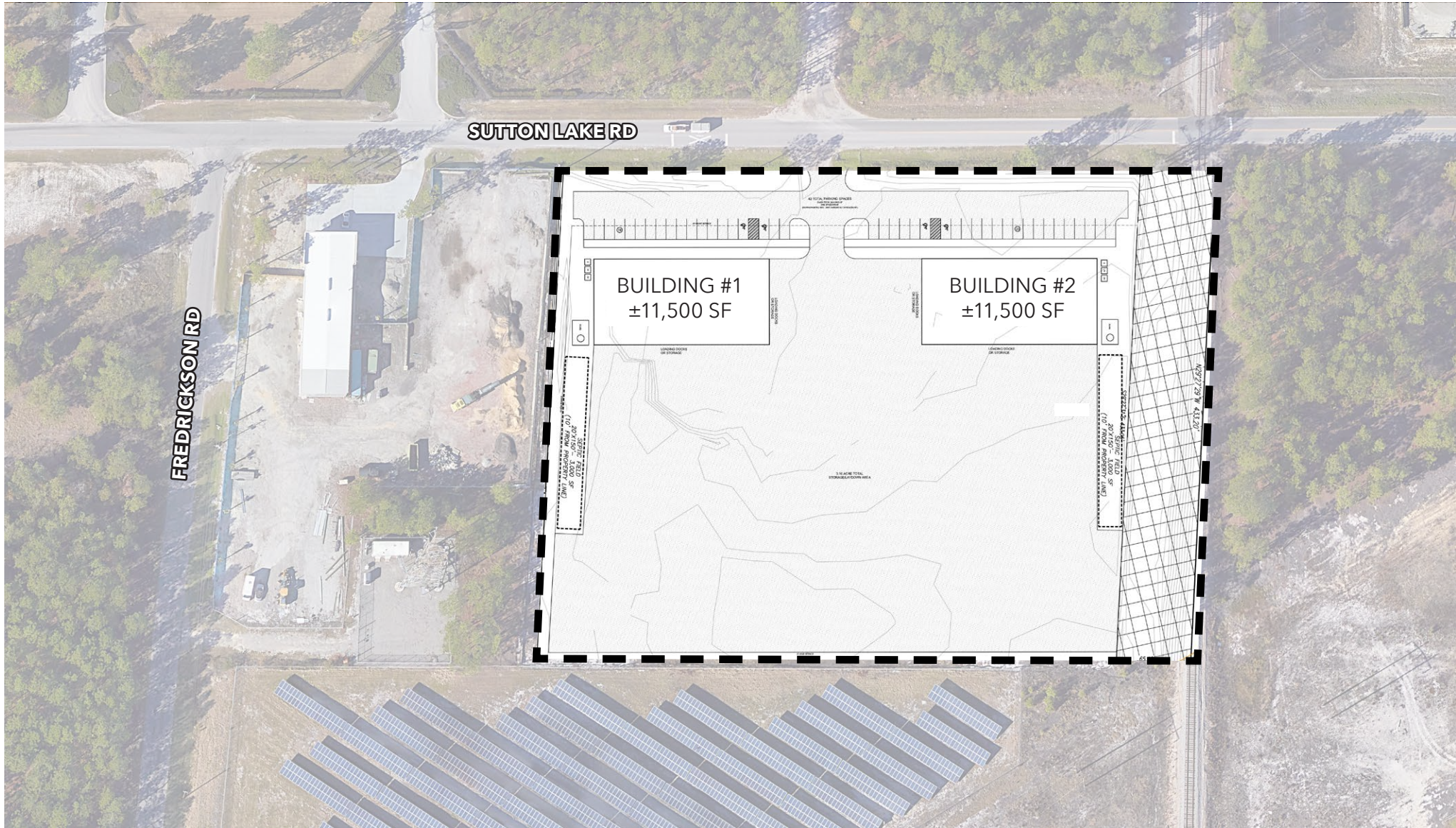
Positioned just off Highway 421, this site offers excellent access to Wilmington's key transportation infrastructure, including the I-140 Bypass, Wilmington International Airport (ILM), and the Port of Wilmington. Located in a well-established industrial zone of New Hanover County, the property is surrounded by logistics, warehousing, and service-based users, making it ideal for a variety of industrial operations.



CURRENT SITE CONDITION



CONCEPTUAL PLAN



±5.67 ACRES FOR LEASE | 217 SUTTON LAKE ROAD | WILMINGTON, NC 28401

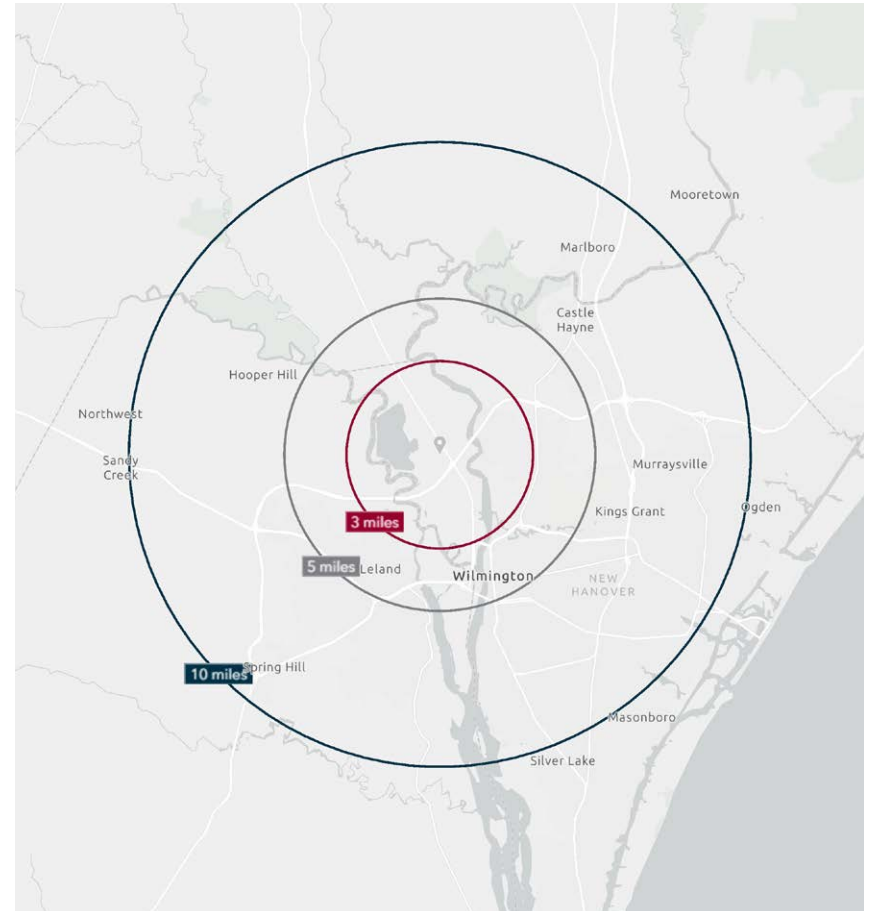
AREA OVERVIEW



±5.67 ACRES FOR LEASE | 217 SUTTON LAKE ROAD | WILMINGTON, NC 28401

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Population (2025)	4,790	30,554	215,953
2030 Projected Population	5,138	33,457	233,247
Number of Households	2,013	13,838	96,848
Daytime Population	6,091	41,880	239,741
Median Age	42.9	40.7	40.9
Median Household Income	\$75,183	\$71,488	74,901
Median Home Value	\$329,449	\$335,086	\$365,322
Bachelor's Degree or Higher	30%	35.4%	41.9%



NO. 1
SOUTH'S
BEST CITY ON
THE RISE
SOUTHERN LIVING, 2024

NO. 1
FASTEST GROWING
METRO AREA IN NC
FROM 2020-2024
(#7 IN THE U.S.)
U.S. CENSUS BUREAU, 2025

NO. 2
AMERICA'S
TOP STATE FOR
BUSINESS
CNBC, 2024



RUSSELL STEWART, SIOR, J.D.

Vice President, Principal

O: 919.576.2506

C: 919.909.9779

rstewart@lee-associates.com

100 Walnut Street | Cary, NC 27511 | 919.576.2500 | lee-associates.com/raleigh

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON