

OFFERING MEMORANDUM

WILMINGTON INDUSTRIAL PARK

2501 BLUE CLAY ROAD | WILMINGTON NC

BUILD TO SUIT • LEASE • OWN

250,000 ± SF | 24 ACRES

WILMINGTON INDUSTRIAL PARK

ZEPHYR

DEVELOPMENT CO.



BLUECOAST
COMMERCIAL

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains selected information regarding the Property and the Owner and is provided solely for the purpose of assisting prospective purchasers, tenants, and build-to-suit users in evaluating a potential transaction. This Offering Memorandum does not purport to be all-inclusive or to contain all information that a prospective party may require in connection with its evaluation of the Property.

The information contained herein has been obtained from sources believed to be reliable; however, neither the Owner nor Blue Coast has verified such information and neither makes any representation or warranty, express or implied, as to the accuracy, completeness, or suitability of the information for any particular purpose. All information is provided on an "AS IS" and "WHERE IS" basis.

Certain information contained herein includes estimates, projections, and other forward-looking statements based upon assumptions regarding economic conditions, market conditions, competition, and other factors that are inherently subject to uncertainty and change. Actual results may differ materially from those projected, and no assurance can be given that any estimates or projections will be realized.

All references to acreage, square footage, dimensions, capacities, or other measurements are approximate and should not be relied upon without independent verification. This Offering Memorandum may summarize certain documents, including leases, easements, restrictions, and other agreements. Such summaries are provided for convenience only and may not be complete or accurate descriptions of the underlying documents.

Qualified prospective purchasers and tenants may be afforded the opportunity to conduct their own independent investigation of the Property and to review additional information as may be made available by the Owner. Prospective parties are strongly encouraged to independently verify all information contained herein, consult with their own legal, financial, tax, engineering, and other professional advisors, and conduct such investigations as they deem necessary to evaluate the Property and the suitability of any contemplated transactions.

ANY RELIANCE ON THE INFORMATION CONTAINED IN THIS OFFERING MEMORANDUM SHALL BE AT THE SOLE RISK OF THE RECIPIENT.

The Owner expressly reserves the right, in its sole and absolute discretion, to reject any or all expressions of interest, proposals, or offers; to terminate discussions or negotiations at any time; and to modify or withdraw the Property from the market without notice.

All offers, counteroffers, discussions, and negotiations shall be non-binding. Neither the Owner nor Blue Coast shall have any legal obligation or liability with respect to any proposed transaction unless and until a definitive written agreement, whether a build-to-suit agreement, lease agreement, purchase and sale agreement, or other transaction document, has been fully negotiated, executed, and delivered by all required parties.

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EXECUTIVE SUMMARY

WILMINGTON INDUSTRIAL PARK
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A PREMIER INDUSTRIAL DEVELOPMENT IN THE HEART OF WILMINGTON

Wilmington Industrial Park (WIP) is a planned Class A industrial development encompassing approximately $\pm$ 250,000 square feet across nine flex/industrial buildings on $\pm$ 23 acres along Blue Clay Road in Wilmington, North Carolina. Building sizes ranging from 17,000 SF to 40,000 SF provide flexibility for a variety of industrial users, including manufacturing, warehousing, distribution, and served-based operations.

The development is designed to accommodate build-to-suit requirements, owner-user opportunities, and lot sales, allowing occupants to create solutions tailored to their operational needs while benefiting from modern industrial design and scalable growth options.

THE OPPORTUNITY

As Wilmington continues to emerge as a key industrial and logistics hub along the Southeast coast, demand for modern industrial product remains strong. Wilmington Industrial Park offers businesses a strategic location with immediate access to Wilmington International Airport (ILM), the Port of Wilmington, Interstate 40, Interstate 140, and major regional transportation corridors.

The park is uniquely positioned to serve aerospace, logistics, advanced manufacturing, and port-related users seeking high-quality facilities in a market with limited Class A industrial inventory. Combined with Wilmington's growing workforce, business-friendly environment, and expanding economic base, Wilmington Industrial Park provides a rare opportunity to establish a long-term presence within one of North Carolina's most dynamic growth markets.



2501 BLUE CLAY ROAD
WILMINGTON NC



SITE SIZE	$\pm$ 23 Acres	PRODUCT TYPE	Flex / Industrial
PLANNED BUILDINGS	9	DELIVERY	Build-to-Suit / Lease / Purchase
LOTS	8	TIMING	2027
TOTAL SQUARE FEET	$\pm$ 250,000 SF	ZONING	Airport Industrial (A-I)

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KEY PROPERTY HIGHLIGHTS

A STRATEGIC INDUSTRIAL PARK DESIGNED FOR GROWTH

WILMINGTON INDUSTRIAL PARK
2501 BLUE CLAY ROAD | WILMINGTON NC

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WILMINGTON NC



THE OPPORTUNITY

Located just 2 miles from Wilmington International Airport (ILM), the park offers immediate access to I-40, I-140, US 117, and US 74/421 – connecting your business to local, regional, and national markets with ease



GROWING PORT MARKET ACCESS

Proximity to the Port of Wilmington and a robust regional distribution network makes WIP an ideal location for logistics, warehousing, manufacturing, and import/export-related operations.



FLEXIBLE DEVELOPMENT PROGRAM

Choose the solution that fits your business. WIP offers build-to-suit development, building leasing opportunities, or lot purchases –giving you the flexibility to customize for today and scale for tomorrow.



INDUSTRIAL SUPPLY CONSTRAINTS

Wilmington's industrial market continues to see strong demand with limited Class A inventory. WIP is positioned to meet the needs of users seeking high-quality, modern industrial space.



DIVERSE USER PROFILE

WIP is designed to accommodate a wide range of industrial users including manufacturing, logistics, construction services, and flex-industrial operations.



SCALABLE BUILDING SIZES

Nine planned buildings ranging from 17,000 SF to 40,000 SF provide flexible options for businesses of all sizes –whether you're growing, expanding, or establishing a new operation.



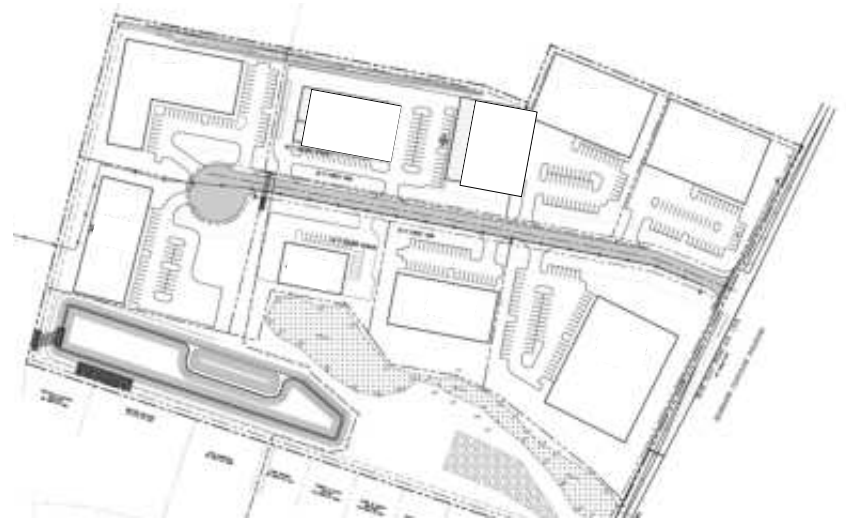
DEVELOPMENT OVERVIEW

A MASTER-PLANNED CLASS A INDUSTRIAL DEVELOPMENT

WILMINGTON INDUSTRIAL PARK
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DEVELOPMENT SUMMARY

ADDRESS	2501 Blue Clay Road
CITY	Wilmington
ZIP CODE	28401
ZONING	A-I (Airport Industrial)
CLASS	Class A Flex
SITE SIZE	± 23 Acres
PLANNED SF	± 250,000 SF
BUILDINGS	9
LOT AVAILABLE	8
BUILDING SIZES	Up to 50,000 SF
PURCHASE OPTIONS	Build-to-Suit, Lot Purchase, Lease
TRAFFIC COUNT	11,000 Daily Trips



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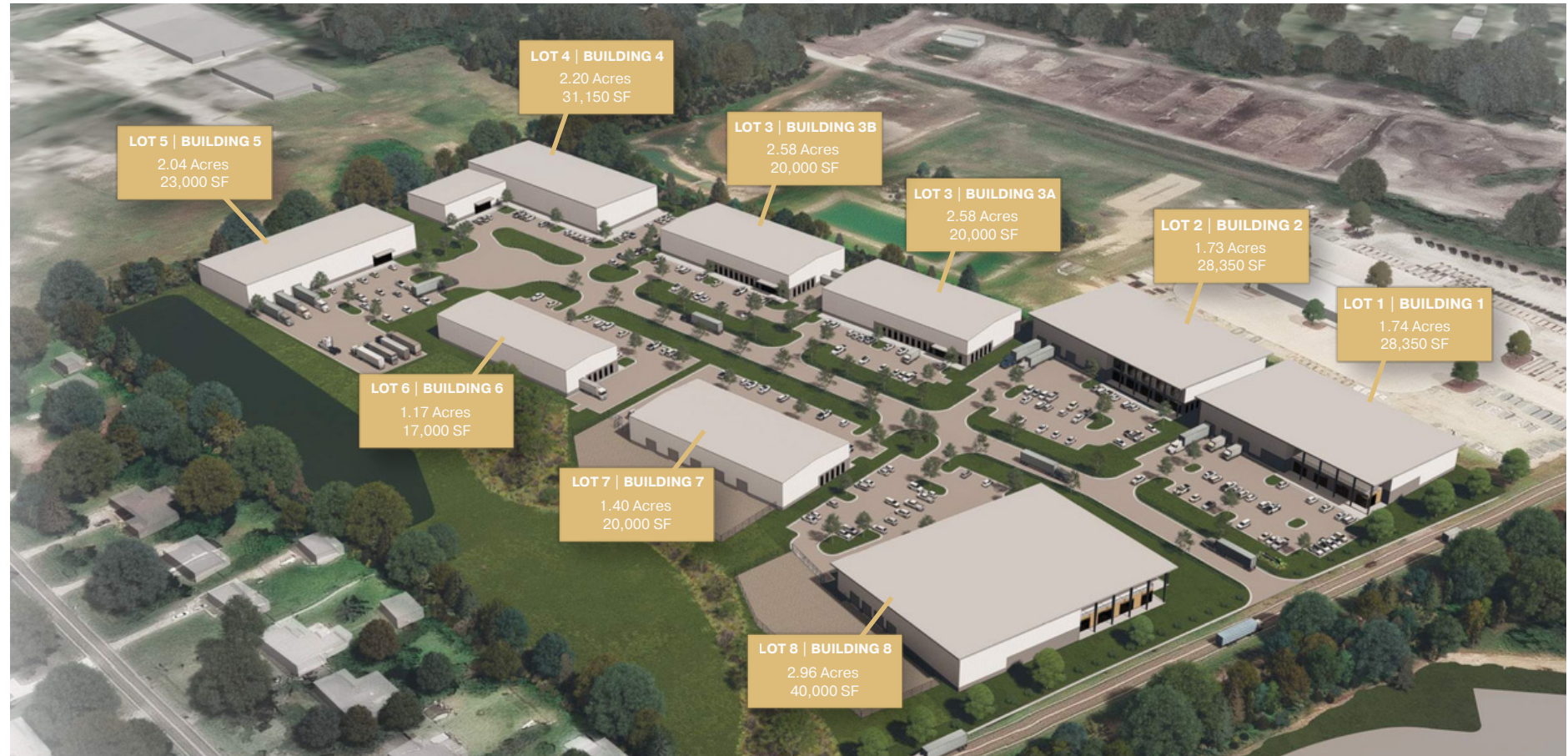
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BUILDING PROGRAM / LOT SUMMARY

± 250,000 SF | ± 23 ACRES | CLASS A FLEX/INDUSTRIAL | BUILD-TO-SUIT PROPERTY

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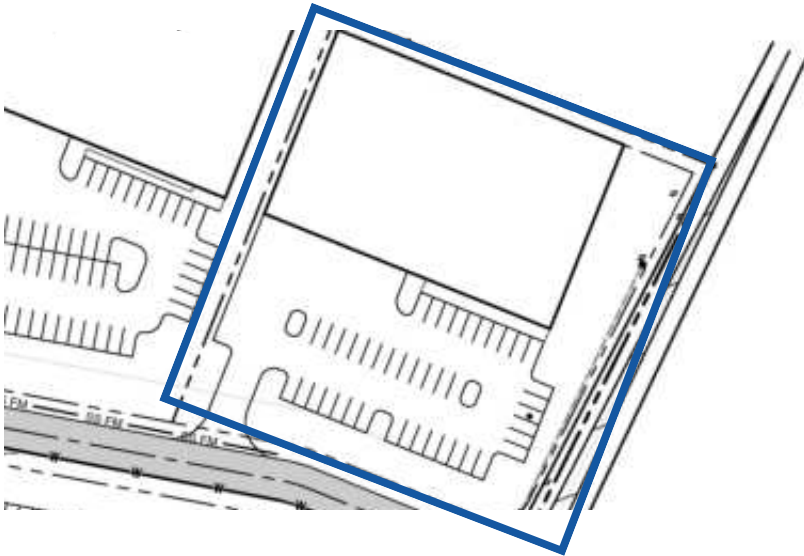
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BUILDING 1 / LOT 1

BUILDING 28,350 SF | DRIVE/WALK 24,650 SF | 44 PARKING SPOTS

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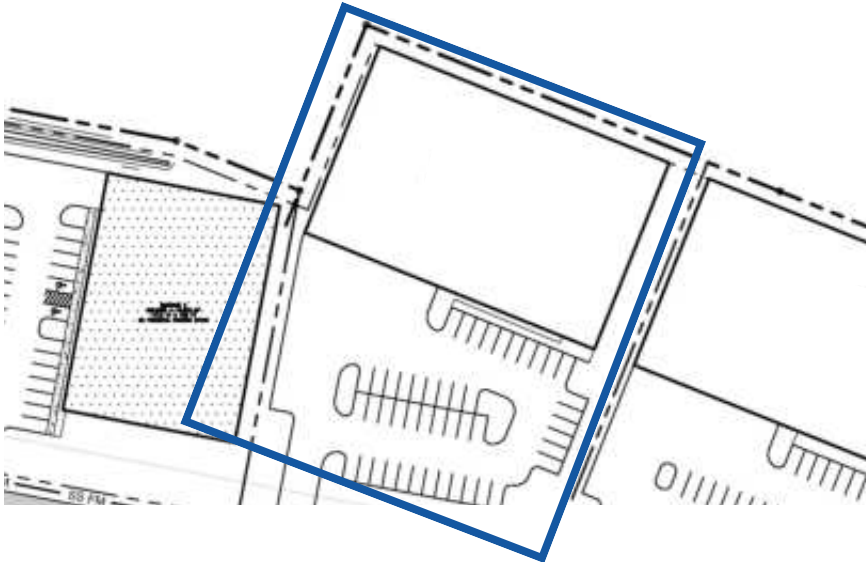
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BUILDING 2 / LOT 2

WILMINGTON INDUSTRIAL PARK

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BUILDING 28,350 SF | DRIVE/WALK 26,154 SF | 47 PARKING SPOTS



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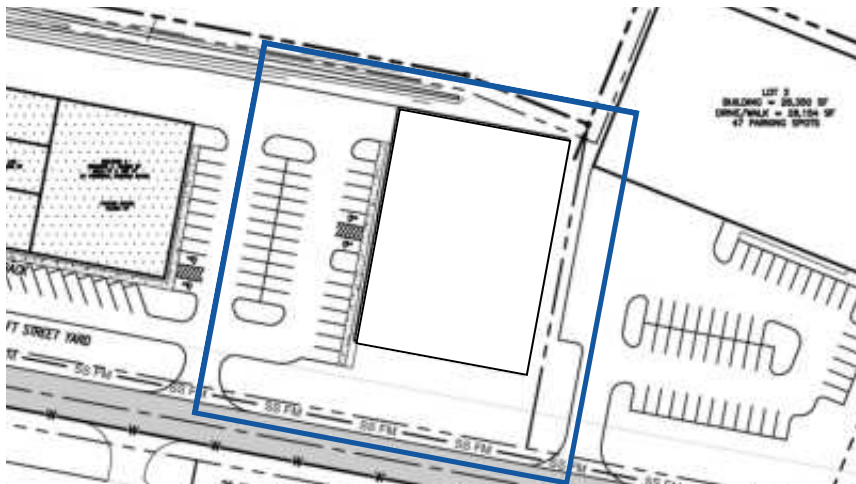
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BUILDING 3A / LOT 3

BUILDING 19,000 SF | 29 PARKING SPOTS

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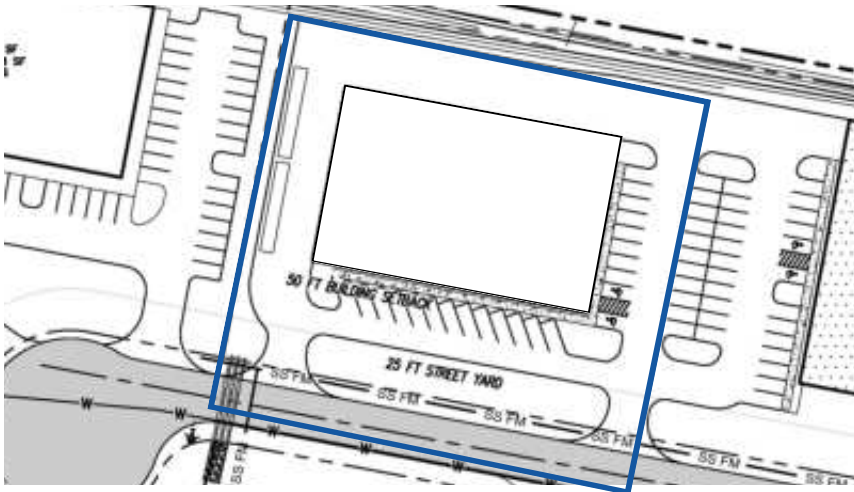
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BUILDING 3B / LOT 3

BUILDING 26,000 SF

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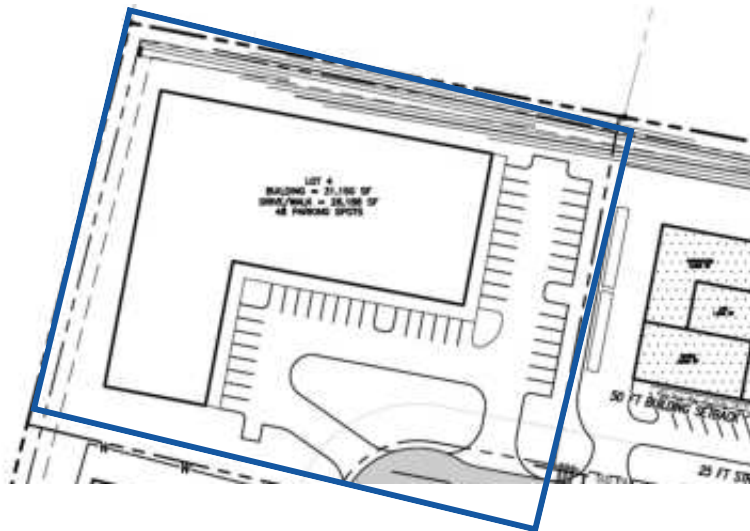
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BUILDING 4 / LOT 4

BUILDING 31,150 SF | DRIVE/WALK 26,188 SF | 48 PARKING SPOTS

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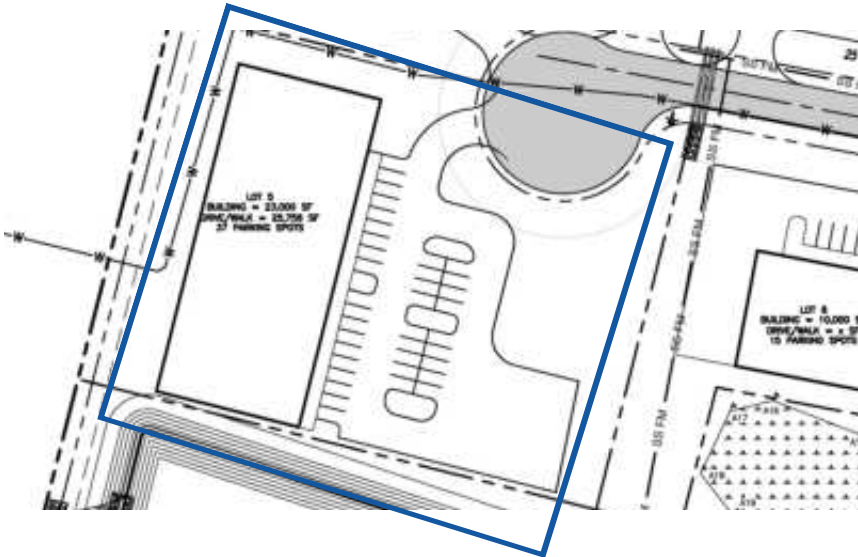
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BUILDING 5 / LOT 5

BUILDING 23,000 SF | DRIVE/WALK 25,756 SF | 37 PARKING SPOTS

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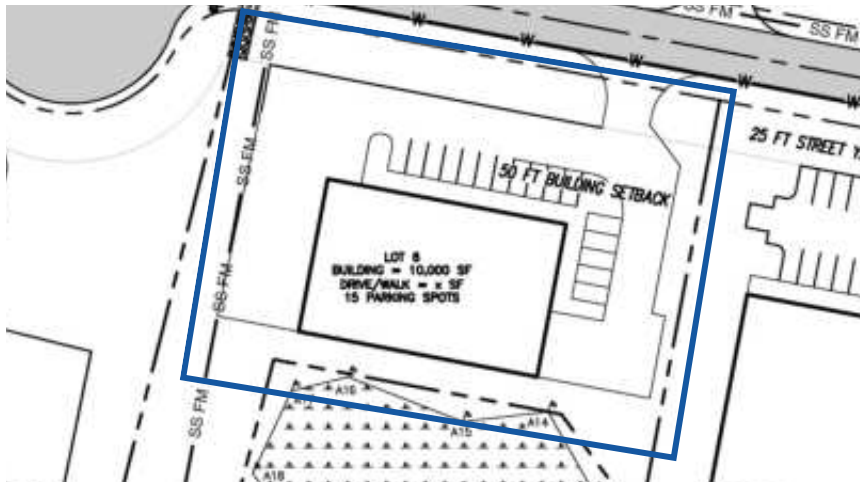
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BUILDING 6 / LOT 6

BUILDING 10,000 SF | 15 PARKING SPOTS

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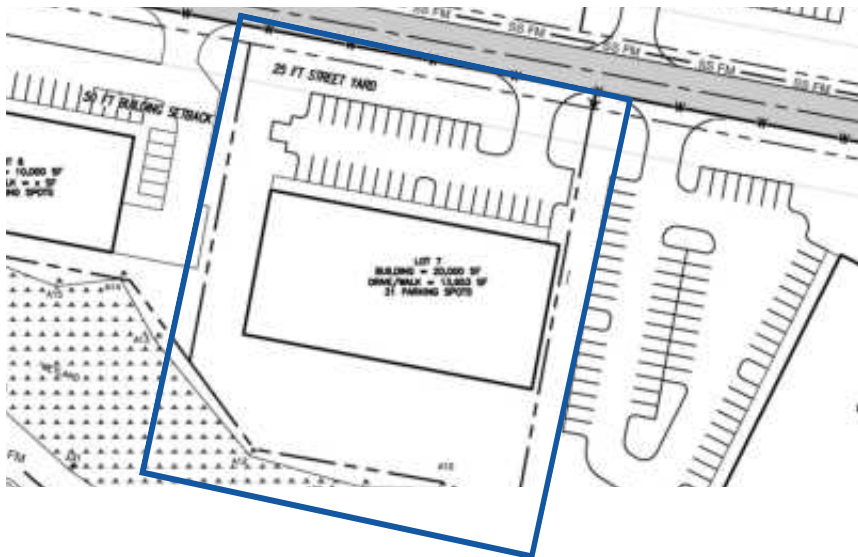
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BUILDING 7 / LOT 7

BUILDING 20,000 SF | DRIVE/WALK 13,653 SF | 31 PARKING SPOTS

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BUILDING 8 / LOT 8

BUILDING 40,000 SF | DRIVE/WALK 29,069 SF | 67 PARKING SPOTS

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LOCATION SUMMARY

STRATEGIC LOCATION. REGIONAL ACCESS.

LOCAL AREAS



Highway 421

3.5 Miles



I-140

3 Miles



I-40

4 Miles



ILM Airport

2 Miles



Port of Wilmington

16 Miles



Downtown
Wilmington

7 Miles



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COMPANY PORTFOLIO



THE ZEPHYR APPROACH

INNOVATIVE DEVELOPMENT, INFRASTRUCTURE, INDUSTRIAL, WATERFRONT & MIXED-USE SOLUTIONS

Zephyr Development Company is a Wilmington, North Carolina-based real estate development firm specializing in industrial, logistics, waterfront, and mixed-use development projects. Through visionary planning, strategic partnerships, and disciplined execution, Zephyr creates transformative projects that drive economic growth and deliver lasting value.

The company's portfolio includes award-winning marina developments, waterfront communities, cold storage infrastructure, and industrial development initiatives designed to support commerce, logistics, hospitality, and community revitalization. Zephyr's integrated approach combines development expertise, infrastructure planning, and operational strategy to deliver projects that perform for decades.

- ✓ Integrated development approach from concept through operation
- ✓ Proven track record in complex waterfront and industrial developments
- ✓ Expertise in logistics, cold storage, and supply-chain infrastructure
- ✓ Strong relationships with local and regional stakeholders
- ✓ Strategic focus on long-term community and economic impact
- ✓ Experience revitalizing underutilized and industrial properties
- ✓ Development solutions tailored to commercial, industrial, hospitality, and mixed-use applications

FEATURED PROJECTS



**DOWNTOWN WILMINGTON
NORTHERN RIVERFRONT**



PORT CITY MARINA



**PORT OF WILMINGTON
COLD STORAGE**



**WILMINGTON INDUSTRIAL
PARK**



**ATLANTIC HOUSEBOATS /
VILLAMAR FLOATING VILLAS**



**FOOD & BEVERAGE
FACILITIES**



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TEAMING PARTNERS



VILLAMAR

