

INDUSTRIAL BUILDING FOR SALE

2080 ENTERPRISE DRIVE NE - LELAND, BRUNSWICK COUNTY, NC



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### PROPERTY DESCRIPTION

Cameron Management is pleased to offer 2080 Enterprise Drive NE for sale. This 48,000 SF tilt-up concrete industrial manufacturing facility is located in the Leland Industrial Park and sits on approximately 7.86 acres. The building is equipped with two (2) 4-ton Dekalb Gantry Cranes and one (1) heavy-duty Dekalb 5-ton overhead hoist with two electric motors. This building is powered by 1600 AMP service; 480/277 volts; 3 phase/4 wire, a 540KVA pad-mounted transformer, and backed up by a 600 KW diesel generator. A large fenced-in laydown yard provides a secure area to store materials, equipment, vehicles, etc. This building also features a 4,380 SF newly renovated office buildout and an additional 4,380 SF mezzanine. The 7.86-acre site allows room for ancillary building expansion. The building is priced below replacement costs.

### LOCATION DESCRIPTION

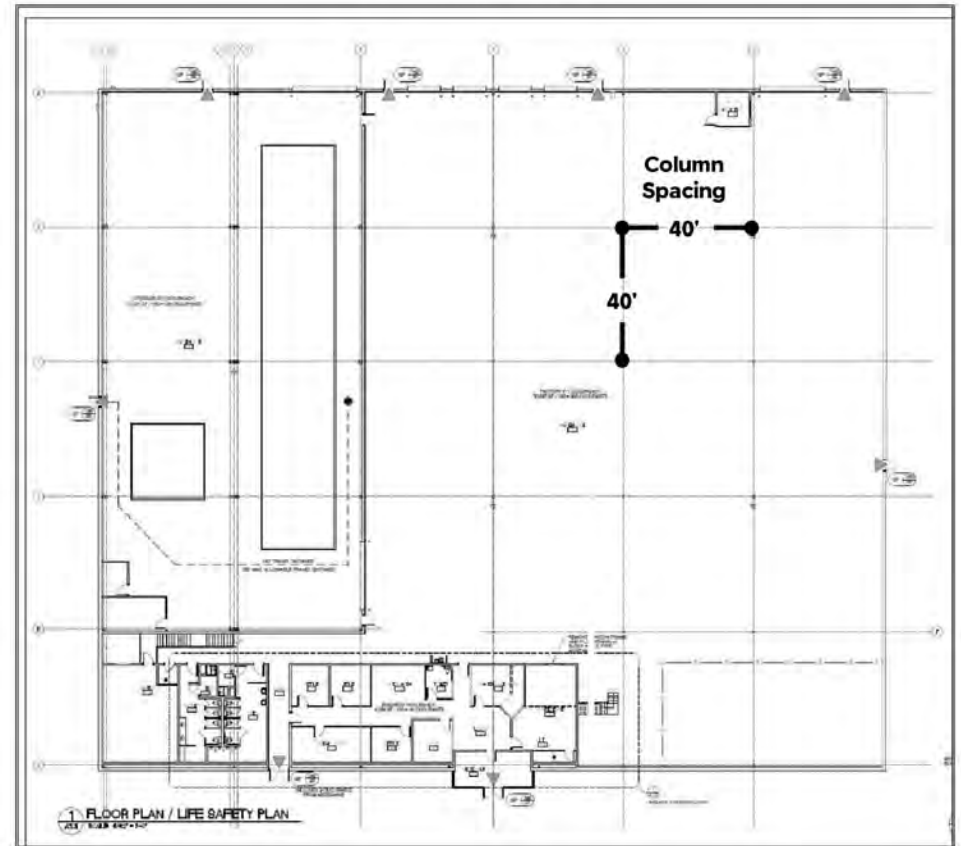
The facility is located in the Leland Industrial Park, with direct access to US Hwy 74, which provides linkages to Wilmington, NC, and ready access to US Hwy 17, US Hwy 421, and Interstate 40. Interstate 95 is located approximately 1 hour west of the facility via Highway 74. Wilmington International Airport (ILM) and the North Carolina Ports Authority are approximately 15 minutes from the facility.

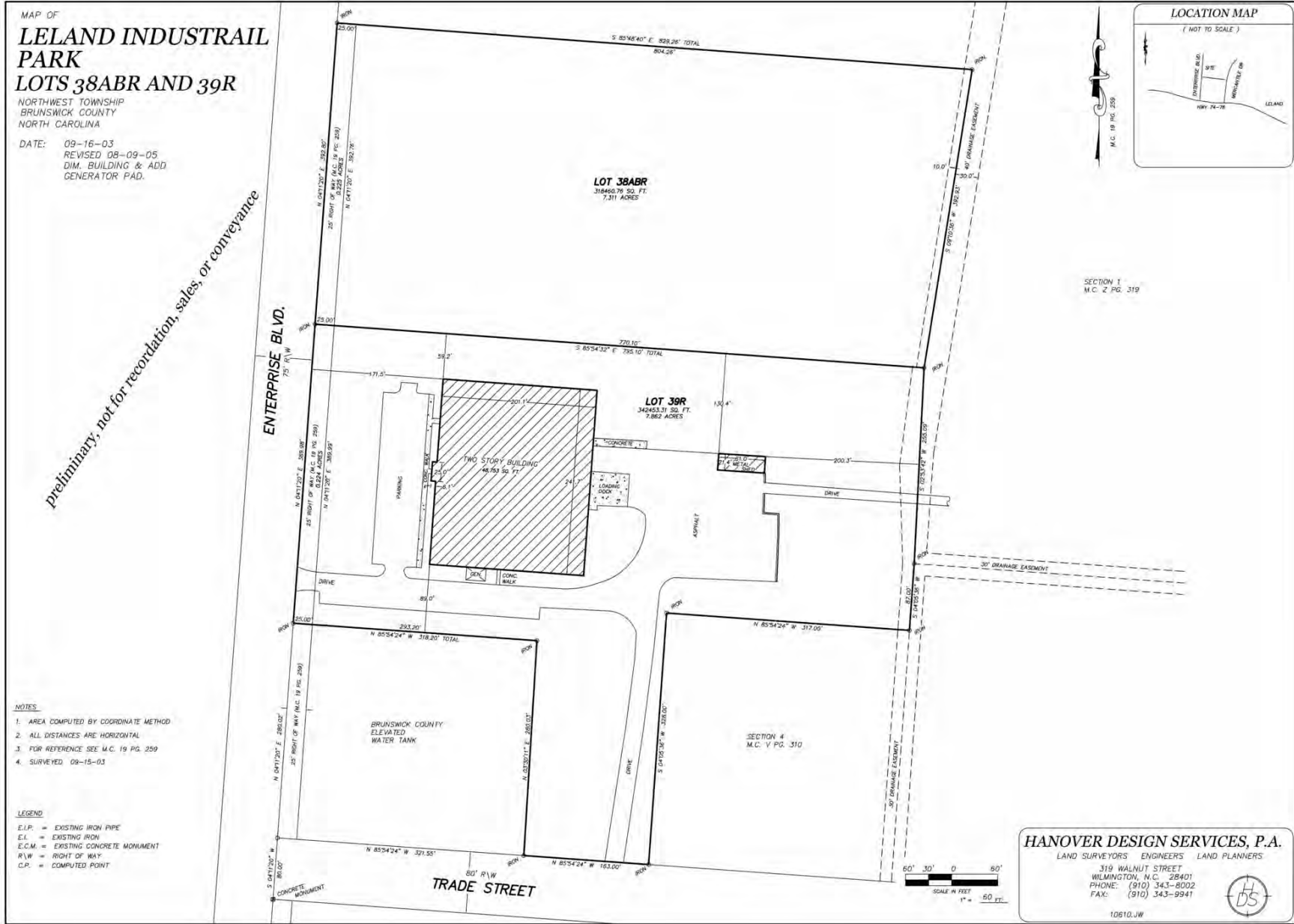
### PROPERTY HIGHLIGHTS

- Offering price: \$4,500,000 (Priced below replacement cost)
- 48,000+/- SF
- 7.86 acres
- 80 marked & paved parking spaces
- Clear height 20'8"-21'10"
- Three dock doors (10'x10')
- Three drive-in doors (two 20'x20', one 10'x10')
- 100% wet fire suppression system
- Two (2) 4-ton Dekalb Gantry Cranes
- Heavy duty Dekalb 5-ton overhead hoist with two electric motors on the loading dock
- 600 KW diesel generator
- Warehouse restrooms and lockers

Business Park Name	Leland Industrial Park
List Price	\$4,500,000
Building Address	2080 Enterprise Drive NE
City/State	Leland, NC
Zip Code	28451
County	Brunswick County
Property Type	Industrial
Property Subtype	Warehouse/Distribution/Manufacturing
Building Size	48,000 SF
Lot Size	7.86 Acres
Zoning	IG (Industrial General)
Tax Parcel ID	0280000819
Year Built	1991
Construction Type	Tilt-up Concrete
Building Dimensions	200'x240'
Clear Height	20'8"-21'10"
Column Spacing/Material	40' OC/Steel
Floor Thickness	6" Reinforced Concrete
Roof Material	Insulated Standing Seam Metal
Loading Docks	Three 10'x10' Electric Dock High Doors
Dock Equipment	Lights, Seals, and Levelers
Drive-In Doors	Two 20'x20' & One 10'x10'
Parking Spaces	48 Automobile Parking Spaces
Fire Suppression	100% wet system
Office SF	4,380 SF
Mezzanine SF	4,380 SF
Power Type	540KVA Pad Mounted Transformer 1600 AMP Service; 480/277 Volts; 3 Phase/4 Wire

SUBJECT FLOOR PLAN

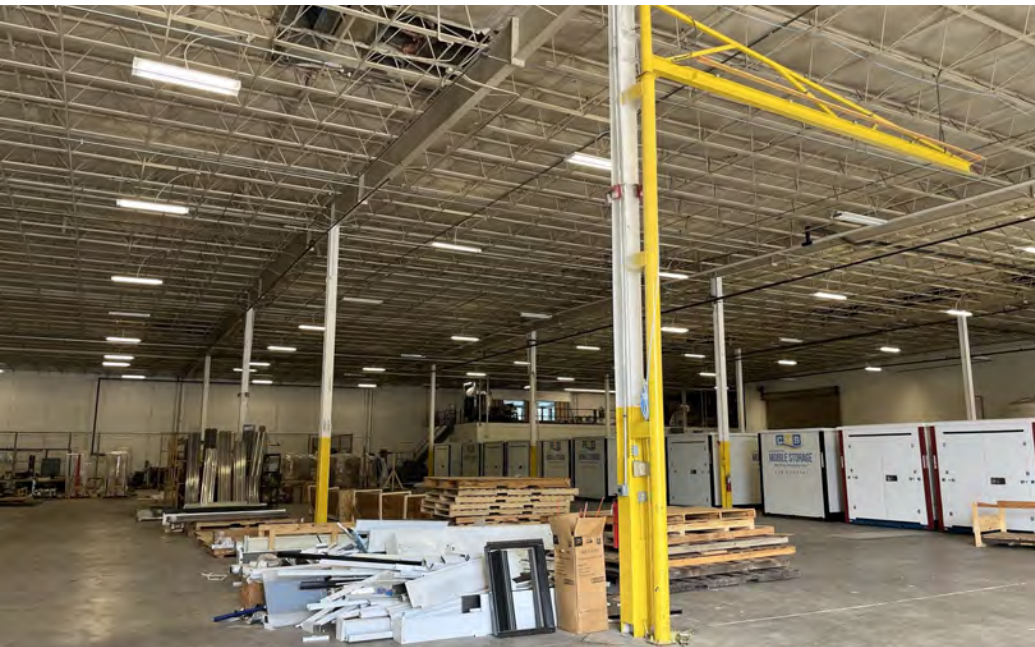




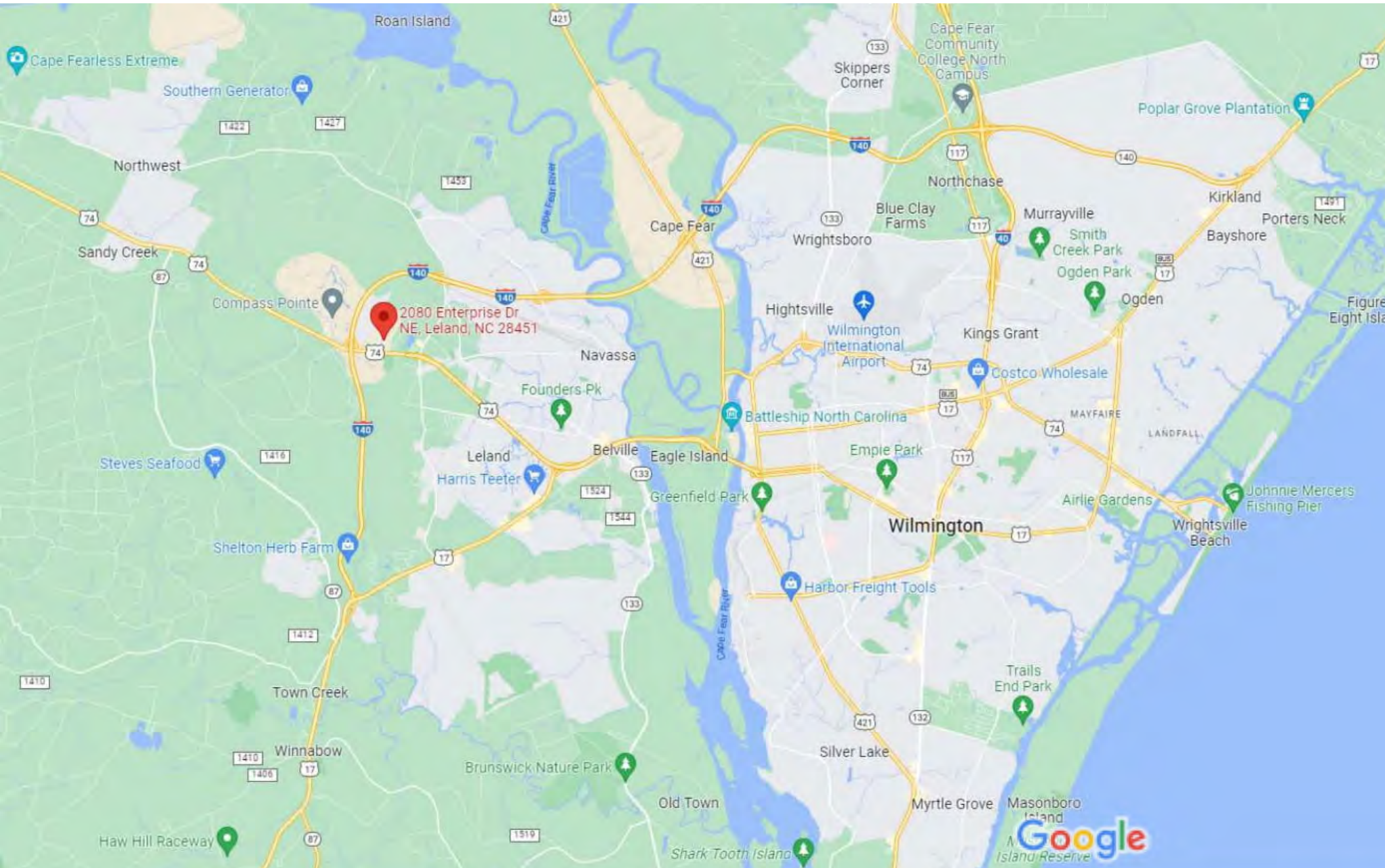










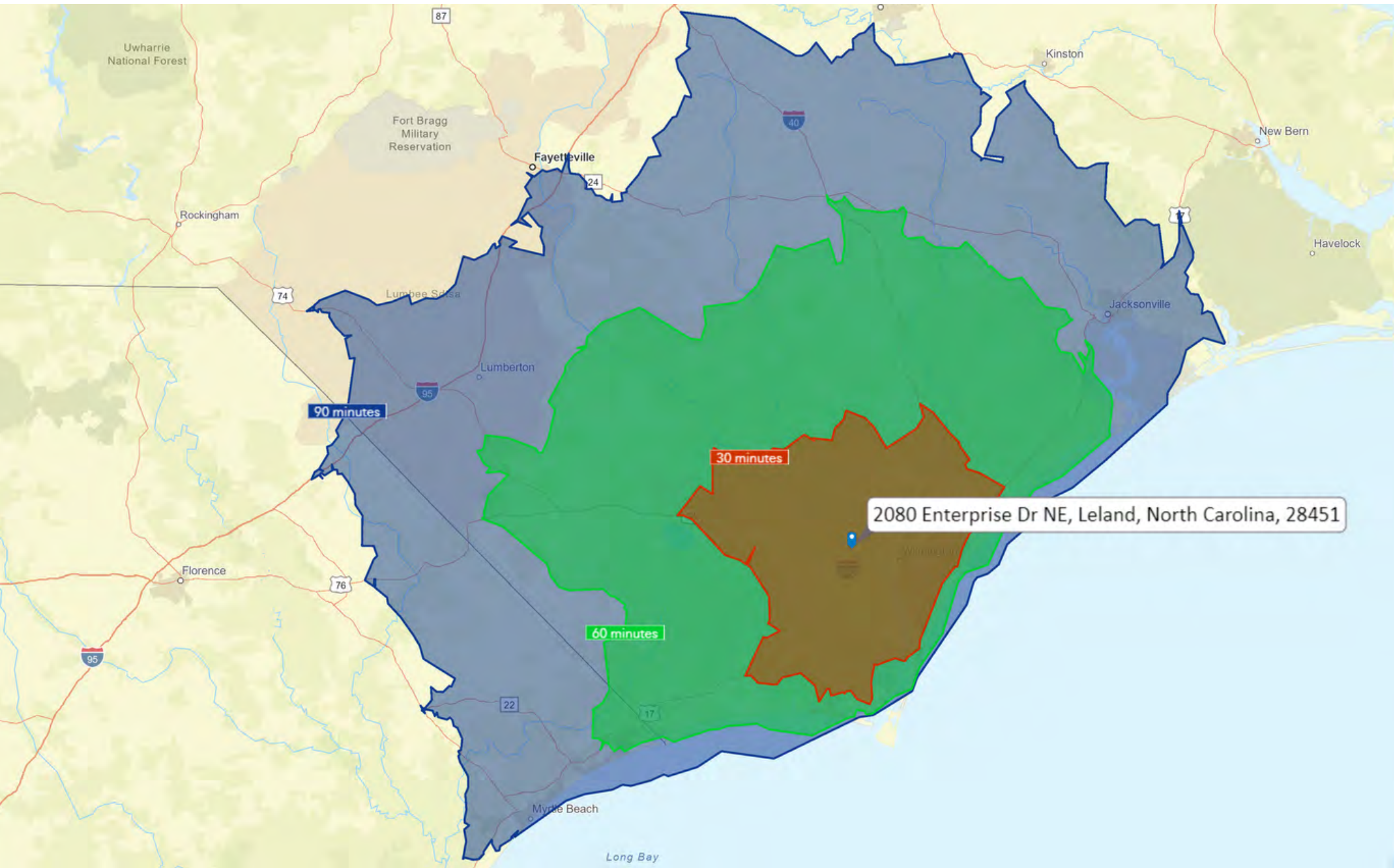


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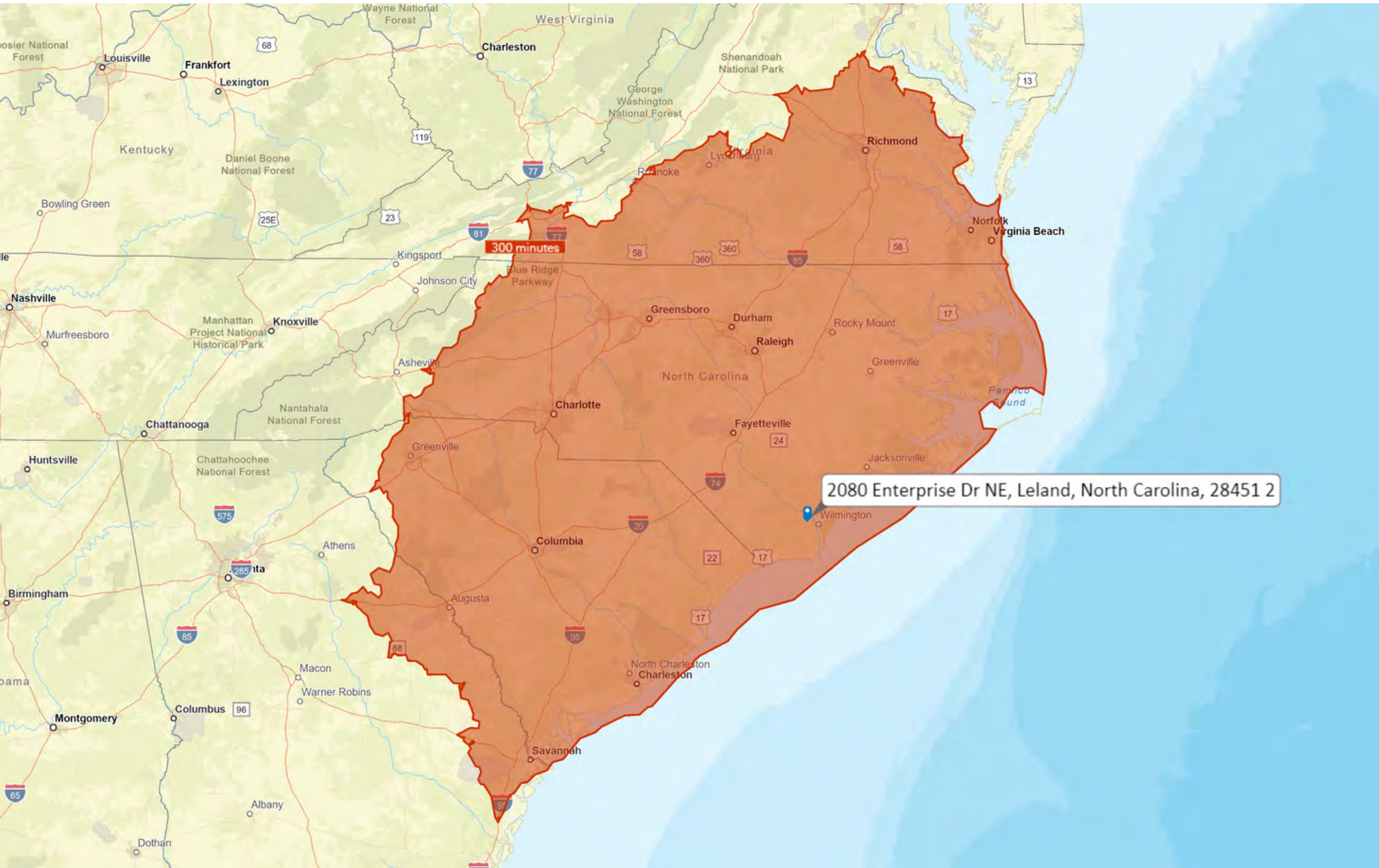


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*All interested prospects are advised to do their due diligence. Information displayed herein is believed to be accurate but listing broker makes no representations or warranties to the accuracy of the information herein. Prices and terms subject to change without notice.*

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