

FOR SALE



Flex Building | Fully Leased Investment Property  
Ideal for Redevelopment / Owner Occupant Opportunity  
3200 Wellons Boulevard, New Bern, NC 28562

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# Office Building with Warehouse

3200 WELLONS BLVD, NEW BERN, NC

Fully Leased Investment Property with Owner/  
User Opportunity

±24,000 SF Freestanding Building on ±5.00 Acres

**FOR SALE**  
**\$4,250,000**



3200 Wellons Boulevard, New Bern, NC

## Property Details

Gross SF	±24,000
Warehouse SF	±10,000 ( two warehouse spaces ~5,000 SF each)
Office SF	±13,000 SF Finished Office Space, Including Private Offices, Open Work Areas, Conference Rooms and 2 Break Rooms
Acreeage	±5.00 Acres
Year Built	1997
Building Class	Class B
Zoning	C-3
Construction	Wood Frame
HVAC	Fully Climate Controlled
Loading Docks	2 (10' x 10') Drive-in Doors with Covered Platform Loading
Power	2,500-amp, 120/240-volt
Parking	±120 Parking Spaces

## In-place Lease

Current Lease Expiration Date	October 2033
Current Rent Rate	\$11.77 / SF with 2.1% Annual Escalations






# Building Photos



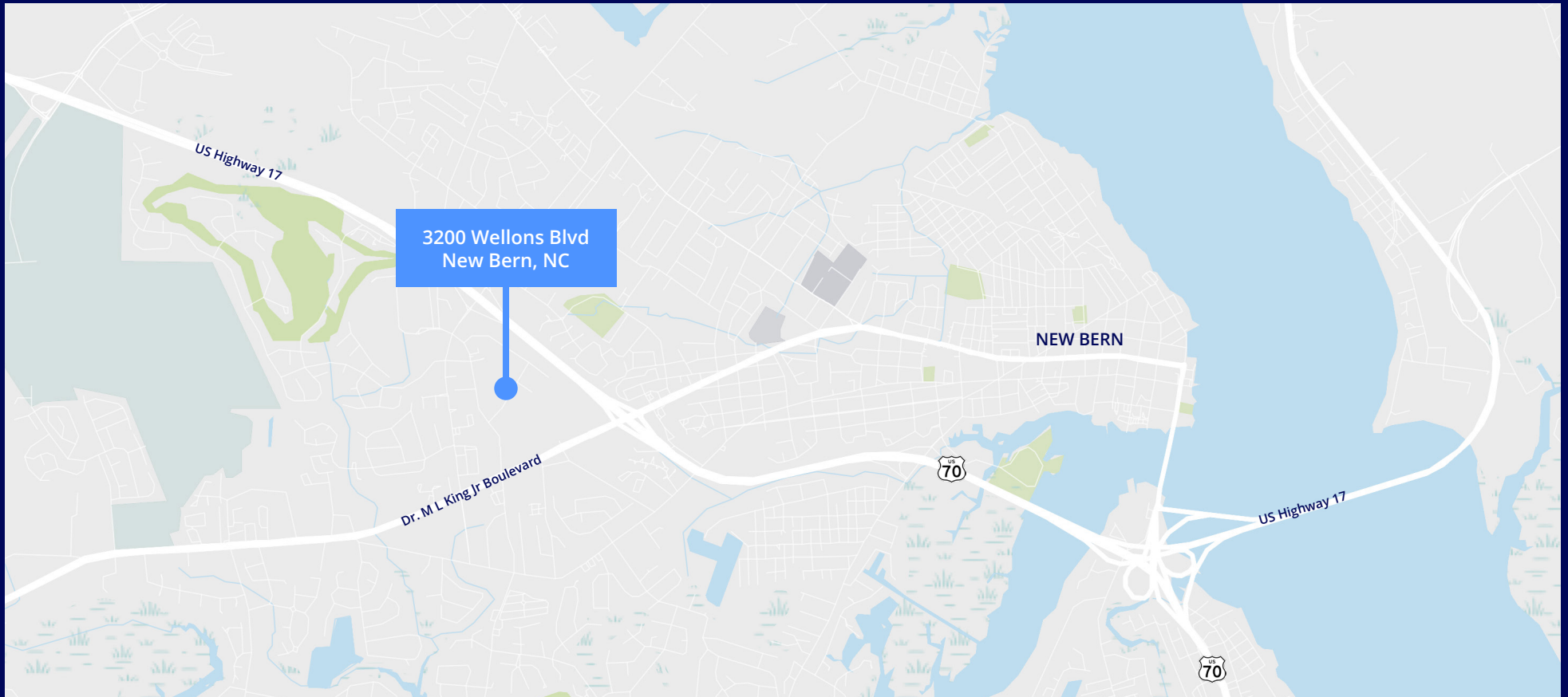
# Neighbors & Accessibility

Located in New Bern's medical corridor and less than a 10-minute drive to Downtown New Bern, **3200 Wellons Boulevard** offers flexible office and warehouse space ideal for medical suppliers or healthcare related conversion. Surrounded by clinics and major healthcare providers, the site delivers excellent accessibility, strong visibility, and close proximity to New Bern, Craven County's major retail corridors, as well as the and Hwy 17 / Hwy 70 interchange.

## Demographics

	1 Mile	3 Miles	5 Miles
 Total Population	5,326	29,618	44,462
 Number of Households	2,675	13,729	20,050
 Average Household Income	\$69,181	\$92,063	\$93,846





For more information, contact:

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