



NEW BUILD INDUSTRIAL FACILITY FOR SALE OR LEASE

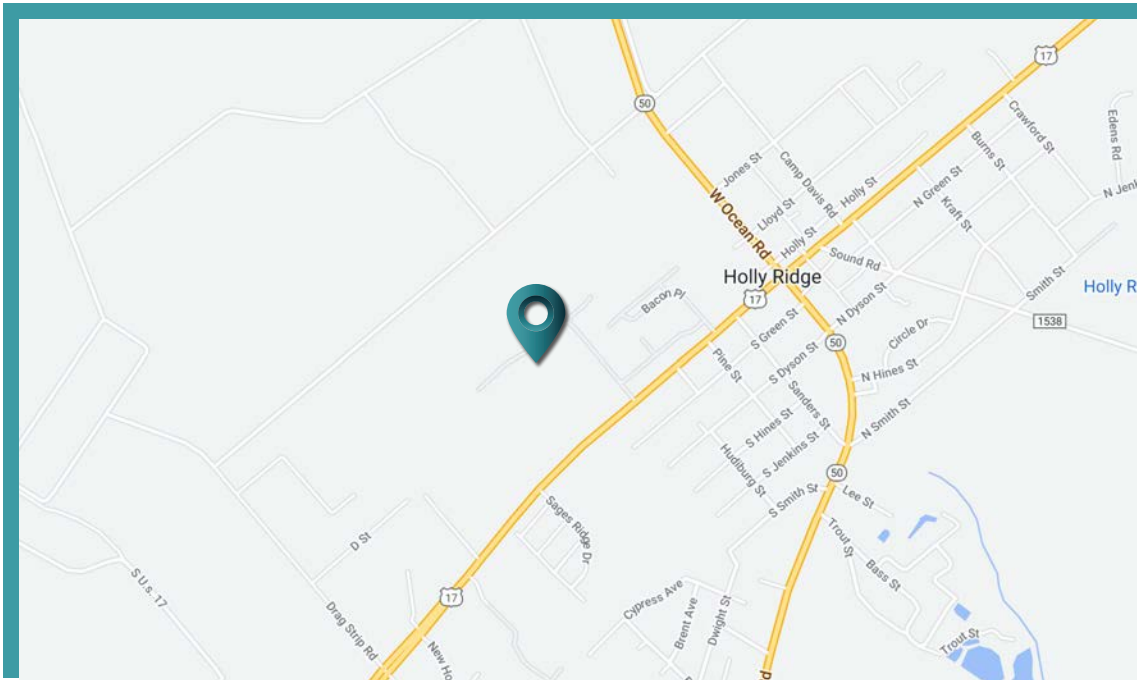
STEVE MITCHELL
910 581 7811
steve.mitchell@senccommercial.com

FOR SALE OR LEASE

SUN COAST PARTNERS COMMERCIAL
1430 Commonwealth Drive, Suite 102
Wilmington, NC 28403
910 350 1200 | scpcommercial.com



**Sun Coast
Partners**
COMMERCIAL



401 Betty Taylor Wood Drive Holly Ridge, NC 28445

LOCATION	Floor 1, Suite 1 & 2
AVAILABLE SPACE*	6,000 SF
SALE PRICE	\$1,400,000
LEASE RATE	\$16 Annual/SF
LEASE TYPE	NNN
LOT SIZE*	1.21 Acres
APN	423714236607
ZONING	Light Industrial

Available for purchase and/or lease, newly constructed industrial facility is centrally located between Wilmington and Jacksonville, right off US Highway 17 in the Camp Davis Industrial Complex. The building was completed in April of 2023 and was designed to be used for as a food processing, storage and distribution facility.

Recent changes in the owner's business model and enhancements to their supply chain capabilities make the need for the facility no longer necessary. Space is currently divided into offices, production area, warehouse and a separate unit that is currently being leased for rental income. Main space contains two restrooms, conference room, two offices, a wet mop sink, prep area with two stainless steel three compartment sinks, stainless steel single compartment prep sink, stainless-steel hand washing sink and dock high door truck well loading dock. **Inventory and equipment in the main warehouse area is not included in the sale price. HVAC unit in the leased space is owned by the Tenant and is not included in the purchase.**

*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

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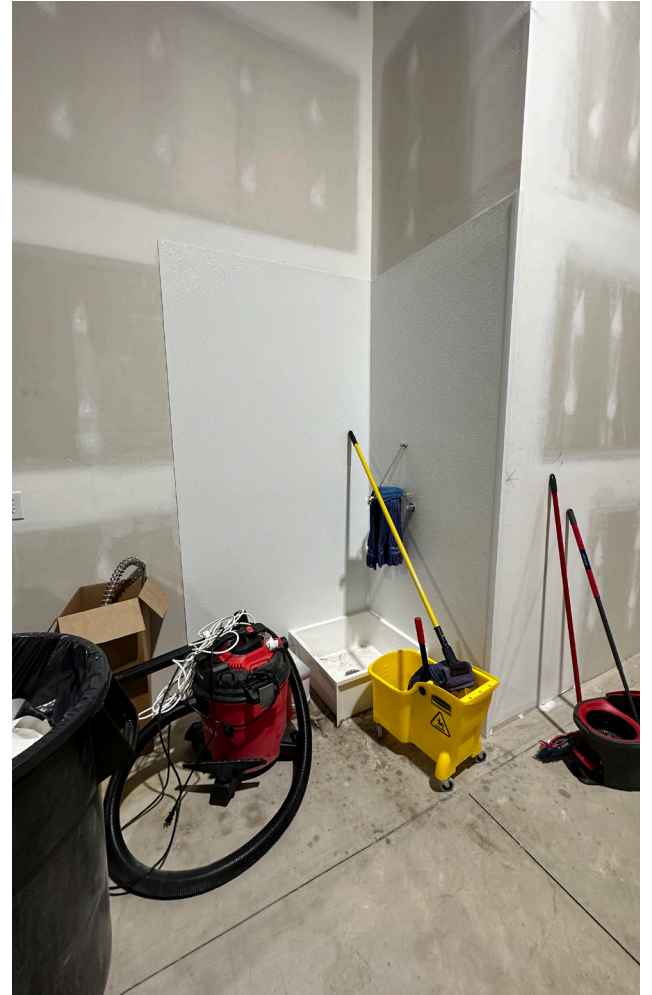




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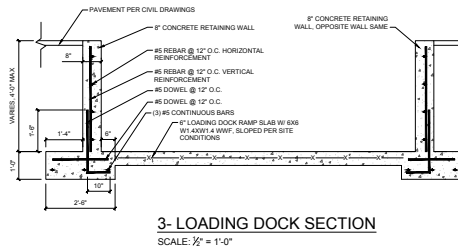
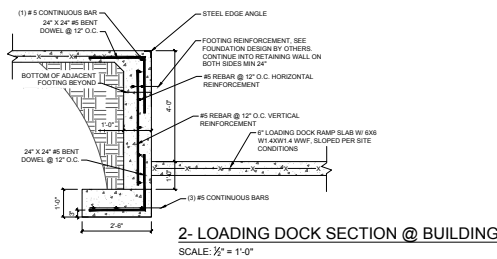
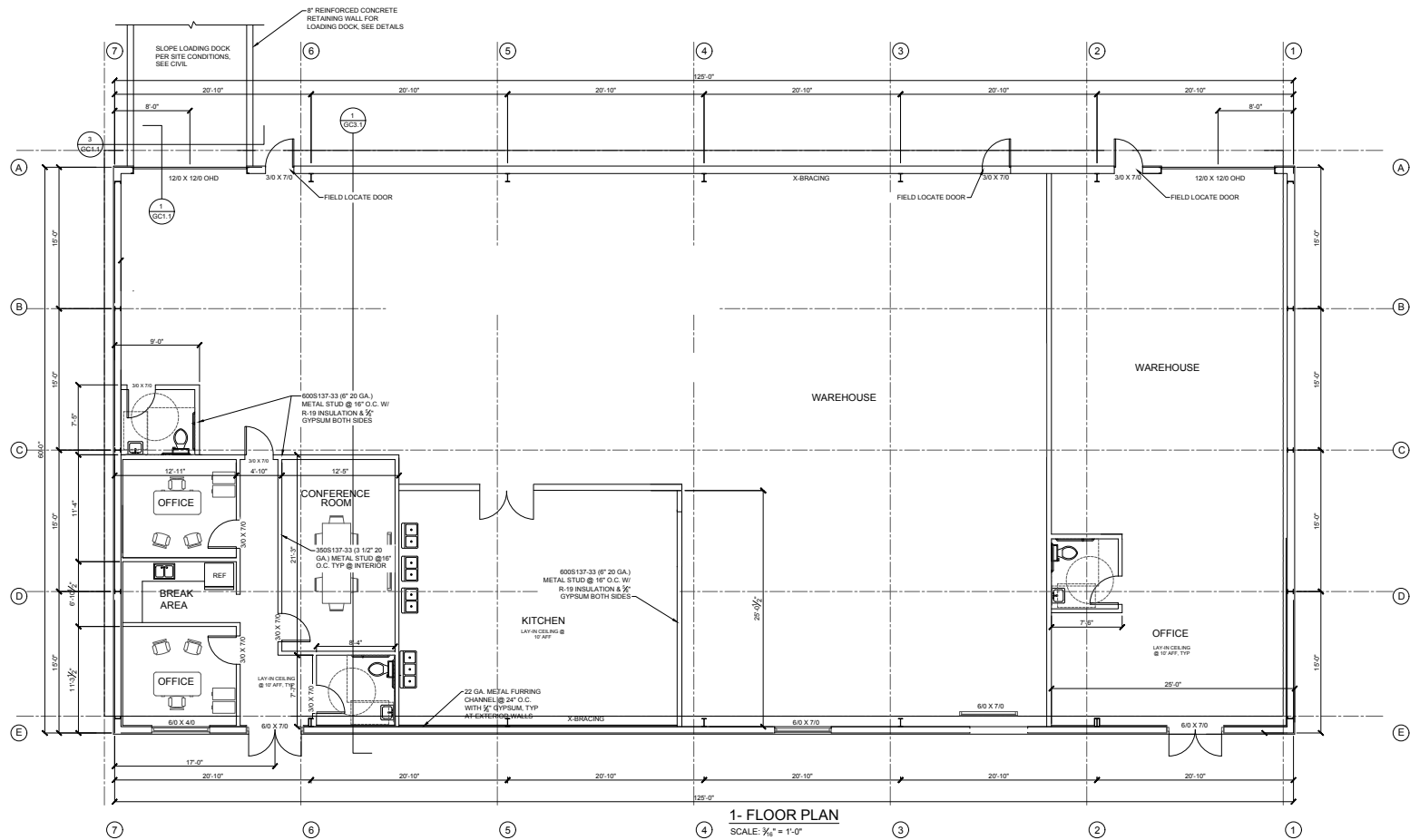


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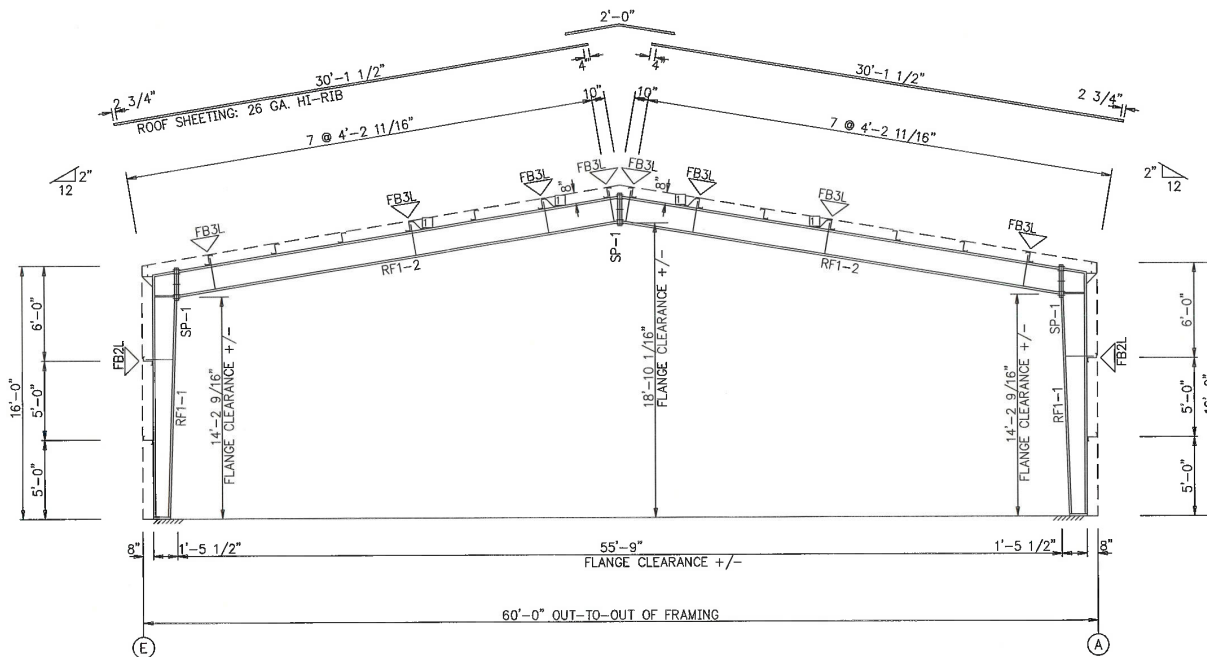


FLOORPLAN

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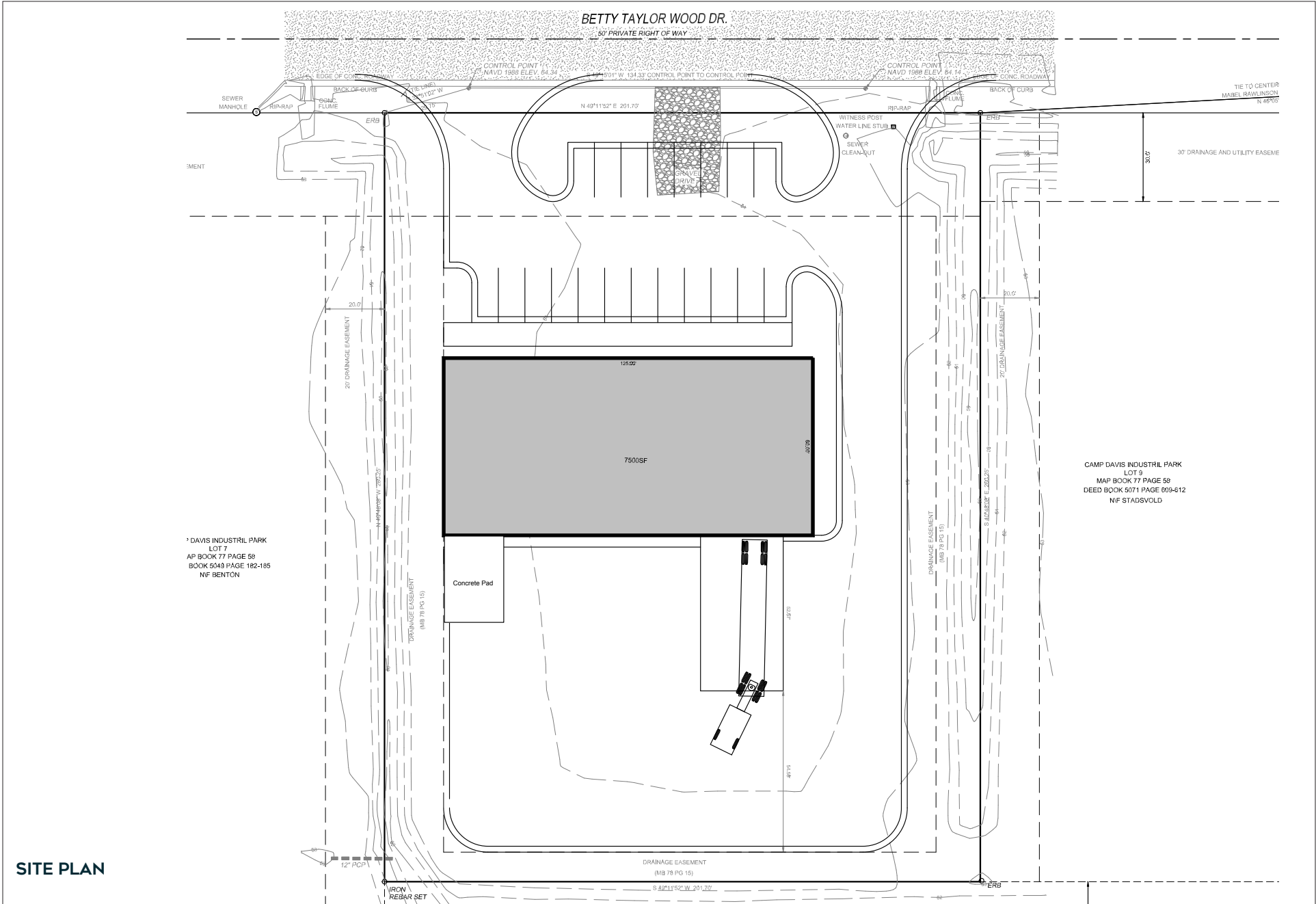


CLEAR CEILING HEIGHTS

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CAMP DAVIS INDUSTRIAL PARK
 LOT 7
 MAP BOOK 77 PAGE 58
 DEED BOOK 5043 PAGE 182-185
 N/F BENTON

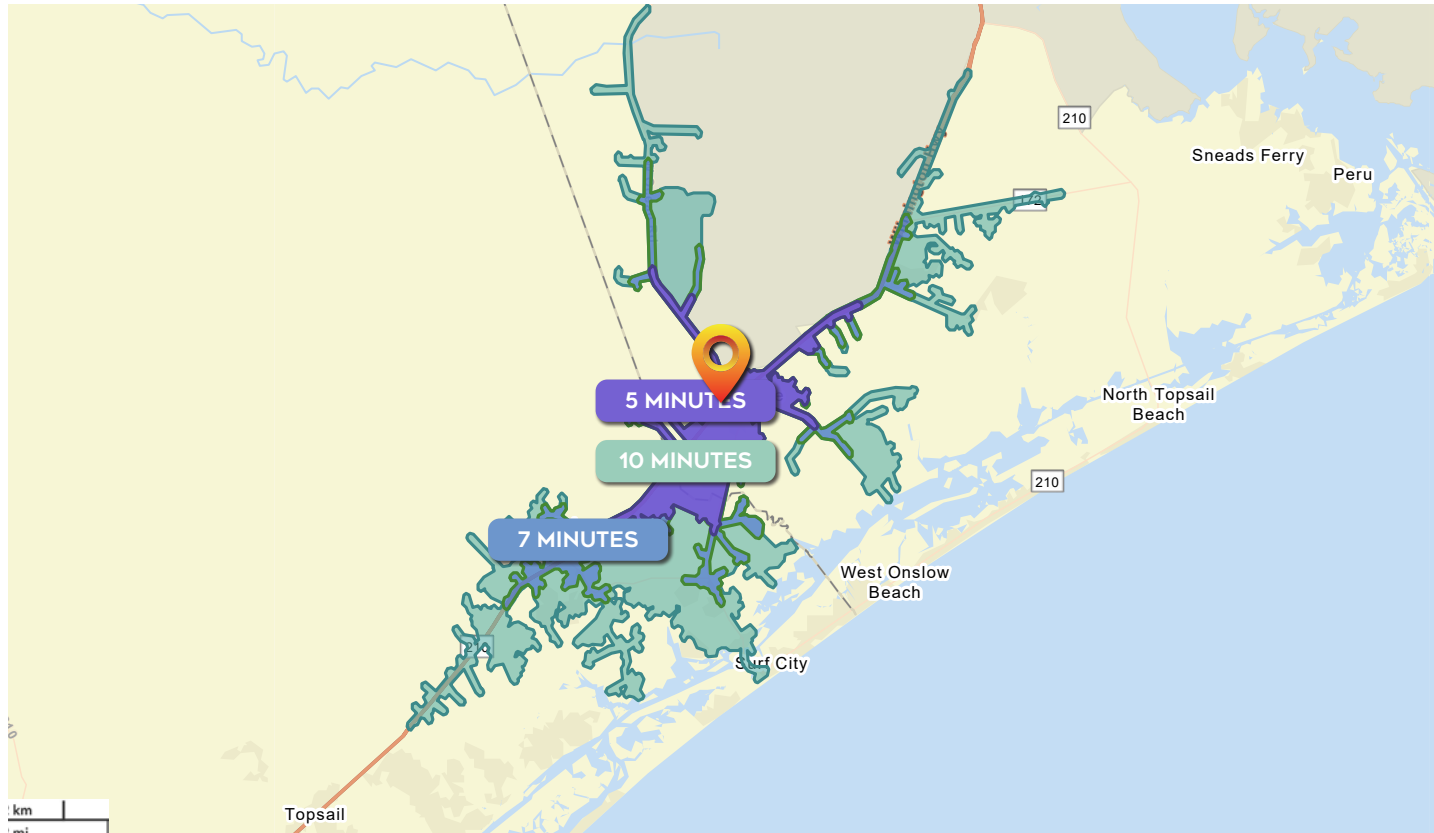
CAMP DAVIS INDUSTRIAL PARK
 LOT 9
 MAP BOOK 77 PAGE 58
 DEED BOOK 5071 PAGE 609-612
 N/F STADSVOLD

SITE PLAN

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DEMOGRAPHICS	5 MINUTES	7 MINUTES	10 MINUTES
Total Population	3,066	3,374	10,501
Average Age	35.4	35.8	41.8
Households	1,183	1,293	3,943
Average HH Size	2.59	2.61	2.66
Median HH Income	\$68,332	\$68,450	\$73,870
Average HH Income	\$90,146	\$89,409	\$105,716
Per Capita Income	\$34,392	\$34,154	\$40,628

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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