

MARITIME NORTH BUSINESS PARK

FOR LEASE: ± 8,965—20,900 SF OFFICE/WAREHOUSE SPACE

4270 US HIGHWAY 421 N, WILMINGTON, NEW HANOVER COUNTY, NORTH CAROLINA

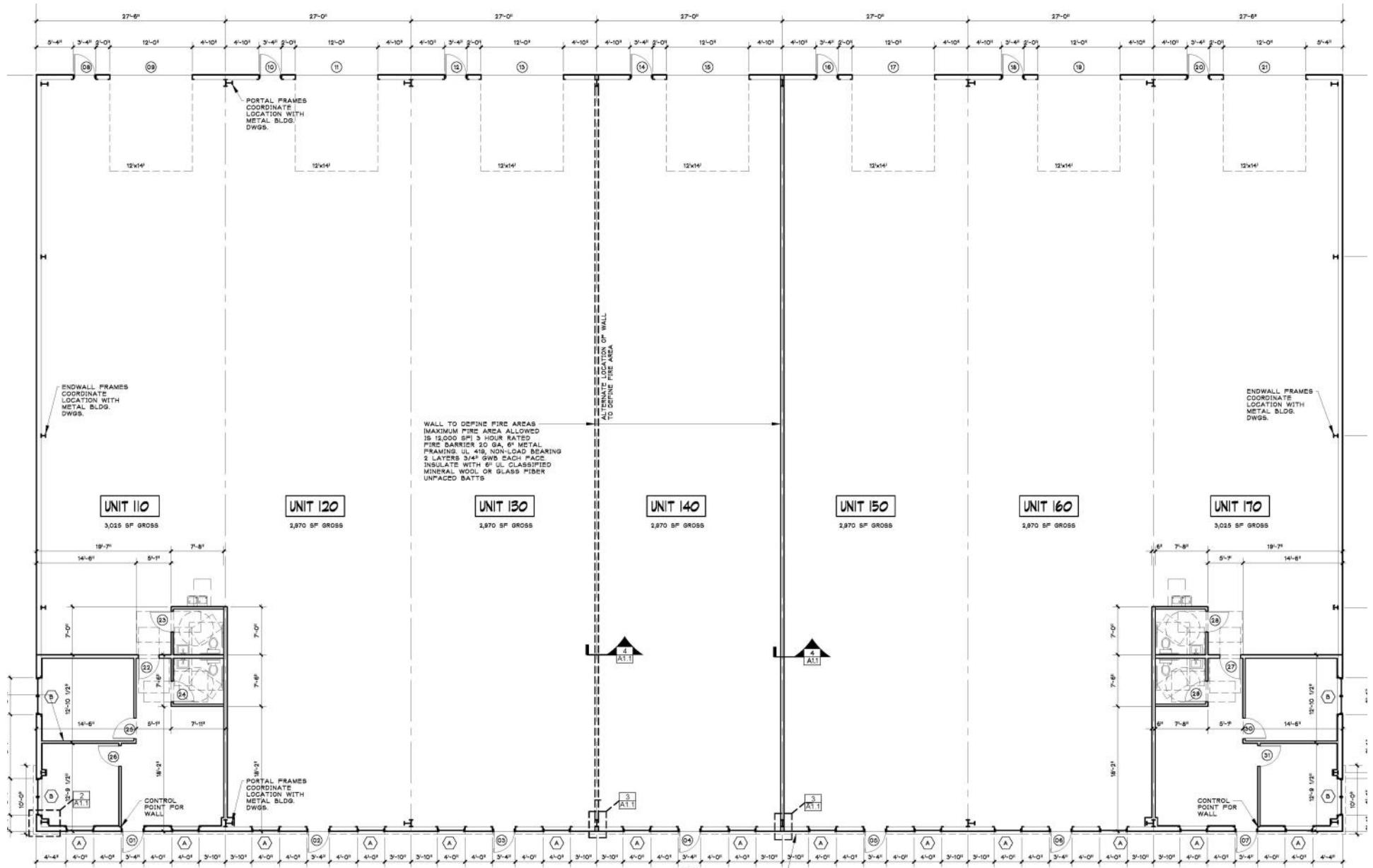




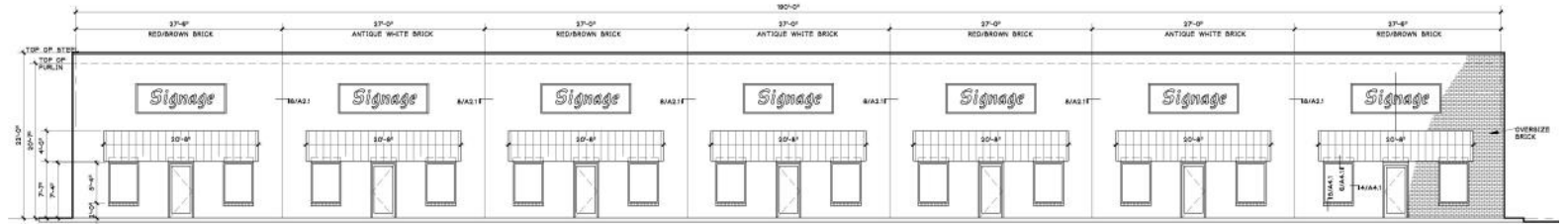
SUMMARY

ADDRESS	Maritime North Business Park 4270 US Highway 421 N Wilmington, NC New Hanover County
AVAILABLE SF	± 8,965—20,900 SF
LEASE RATE	\$12.00 PSF NNN
EST. DELIVERY	January 2025
DESCRIPTION	<p>Now preleasing ± 8,965—20,900 SF brand new office/warehouse space located in Maritime North Business Park, with frontage along Highway 421 N. This freestanding building offers an ± 11,935 SF space with four 12'x14' grade level drive-in doors. Also available is a ± 8,965 SF space featuring three 12'x14' grade level drive-in doors. Each space will have an office buildout of approximately 775 SF that includes a reception area, two private offices and two restrooms.</p> <p>From US Hwy 421 North, Maritime North Business Park is located within 1/2 mile of the new I-40 Outer Loop highway network and less than 4 miles from downtown Wilmington via the Isabel Holmes Bridge.</p>

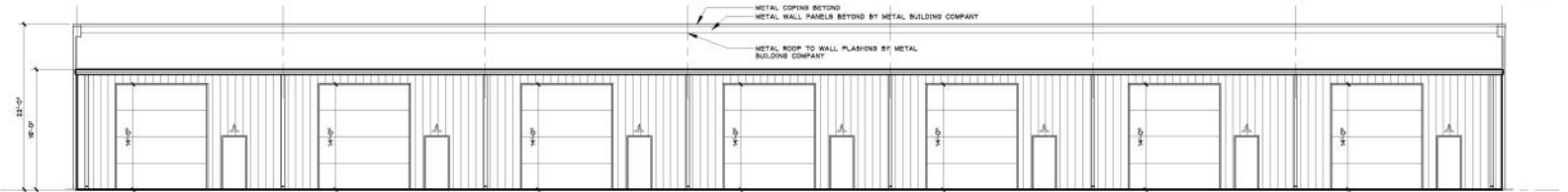
FLOOR PLAN



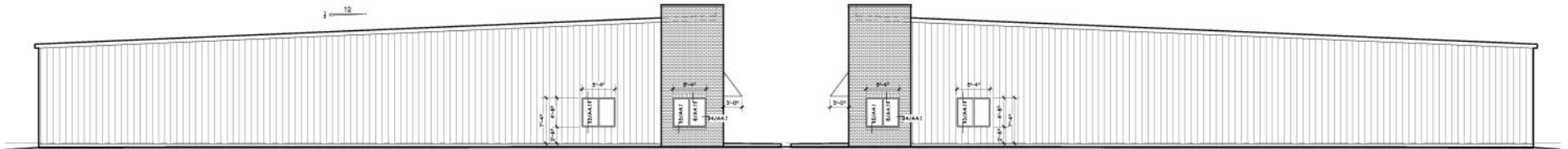
ELEVATIONS



1 FRONT ELEVATION



2 BACK ELEVATION



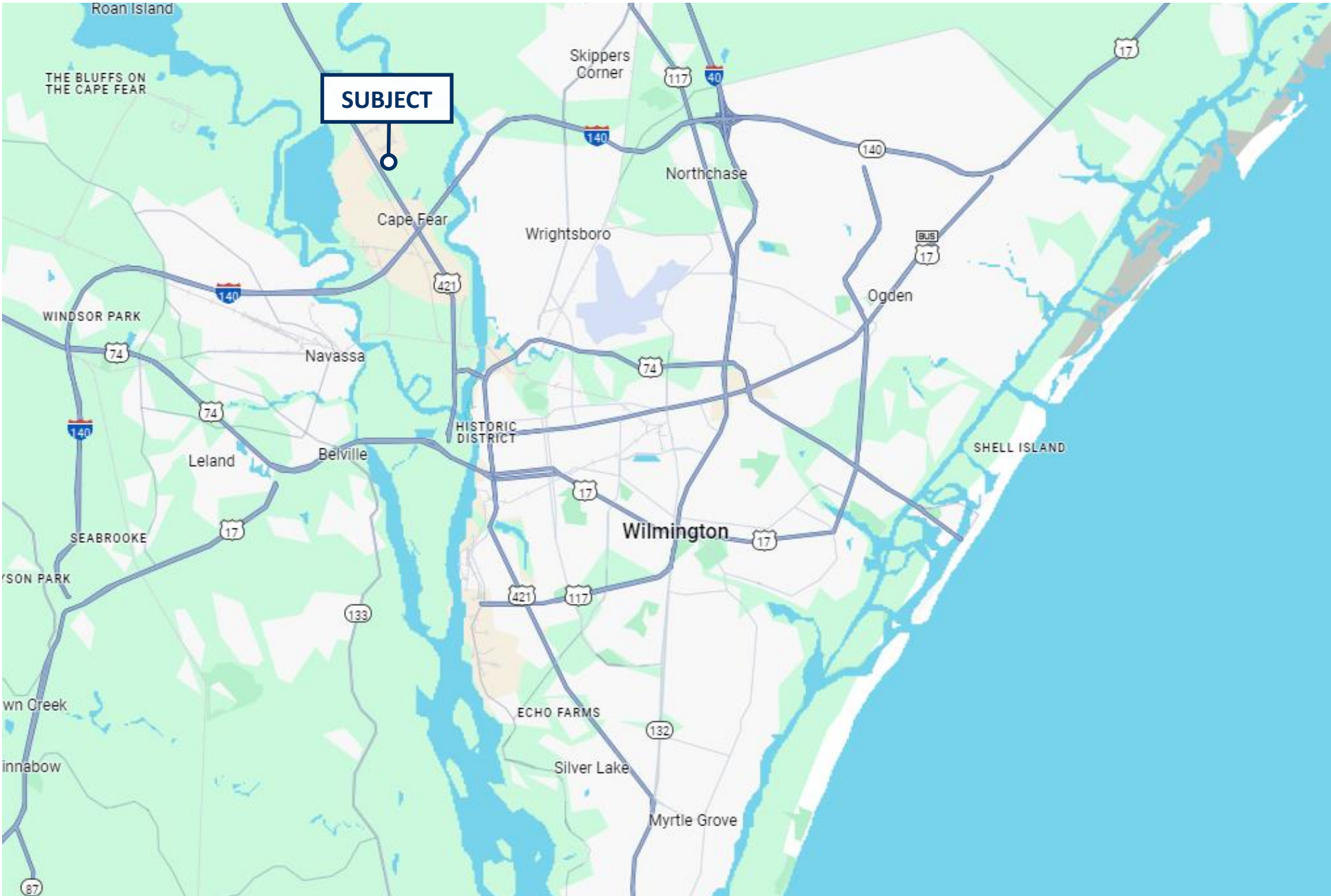
3 LEFT SIDE ELEVATION

4 RIGHT SIDE ELEVATION

AERIAL MAP



LOCATION MAP





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