



Each office independently owned and operated

SPACE FOR LEASE

INDUSTRIAL PROPERTY

KENNETH FISHER - RE/MAX COMMERCIAL

1650 Military Cutoff Rd | Ste 100

Wilmington, NC 28403

# CAPE FEAR INDUSTRIAL COMPLEX

1830 CARVER DR | ROCKY POINT, NC 28457



PRESENTED BY:

**KENNETH FISHER**

Broker / REALTOR

910.616.2123

NC #227264

# CAPE FEAR INDUSTRIAL COMPLEX

1830 CARVER DR | ROCKY POINT, NC 28457



## PROPERTY DESCRIPTION

Cape Fear Industrial Complex, on the banks of the Cape Fear River in Rocky Point, NC is a multi-tenant facility boasting approximately 448,687 square feet on approximately 38 acres, accommodating manufacturing, distribution, storage, and office uses. The access control gated facility is off the beaten path, but located in close proximity to workforce in the Wilmington area, as well as convenient access to major transit( 12 miles to ILM airport/ 15 miles to NC State Port at Wilmington).

The complex currently has a small portion of space available for lease, including storage/ production / factory, offices, as well as lay down yard space and even potential access to the river, where at one time new yachts were launched. The complex is 100% fire protected by wet sprinkler system and available warehouse space could be climate controlled (some is, not all).

## OFFERING SUMMARY

Number of Units in Complex:	18
Lot Size:	18+/- Acres
Total Building Size:	448,687 SF
Units available:	Suite i
Square Feet Available	15,988
Lease Rate:	\$7.00/SF annual
TICAM Fees	\$0.45/SF



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## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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■ Unit i	Available	15,988 SF	NNN	\$7.00 SF/yr	
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Suite i is located at the river facing, Southeast corner of the complex. It consists of approximately 9269 square feet of warehouse / factory space (including shop bathrooms), accompanied by 6719 square feet in 2 floors of office space.

The warehouse is offered with 2 dock high (8'x10') loading bays (with potentially more available if needed), plus a 12' x 12' drive in door. Clear height in the majority of the shop area is 23', varying down to about 14' in loading dock area. Power coming into the space is 480/277V at 400amps, with 4 step down transformers to 208/120V (125amps, 200amps, and two at 100amps. See floor plan for dimensional details.

Adjacent to the warehouse space, the office suite features 20 private offices of various sizes. Each floor has a set of restrooms to accommodate a bustling workplace. A reception area and a front desk office and a breakroom on the first floor offers a welcoming environment. Lay down yard can also be added to the premises if needed. If additional space is desired, please contact listing broker to discuss.

Space is currently occupied. Please do not disturb tenants. Call broker with any questions and to schedule an appointment.



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## PROPERTY HIGHLIGHTS

- 15,988 SF available (9269 SF Warehouse/ 6719 SF office space)
- 100% fire protected with wet sprinklers
- 20 offices
- 2 loading docks and 1 drive in door
- Heavy power with 4 step down transformers
- Welcoming reception area
- Break room and multiple restrooms
- Clear height in warehouse 23 Feet
- Access controlled gated facility
- Cape Fear Industrial Complex accommodates manufacturing, distribution, storage, and office usage
- Potential access to the Cape Fear River
- Convenient access to major transit
- Laydown yard could be added to premises



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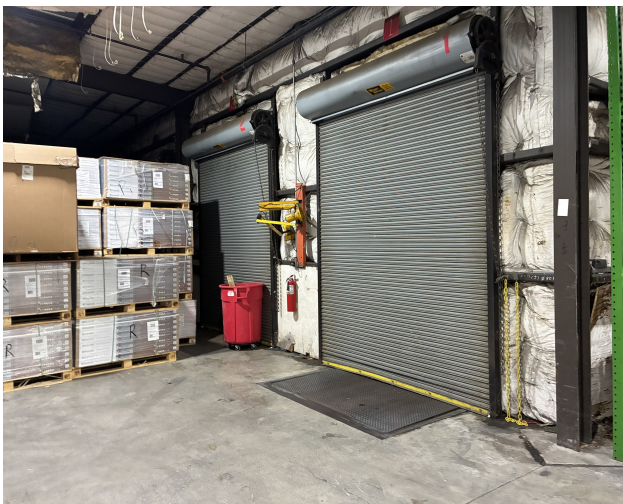
SPACE FOR LEASE

FLOOR PLAN UNIT 1

FLOOR PLAN UNIT 1

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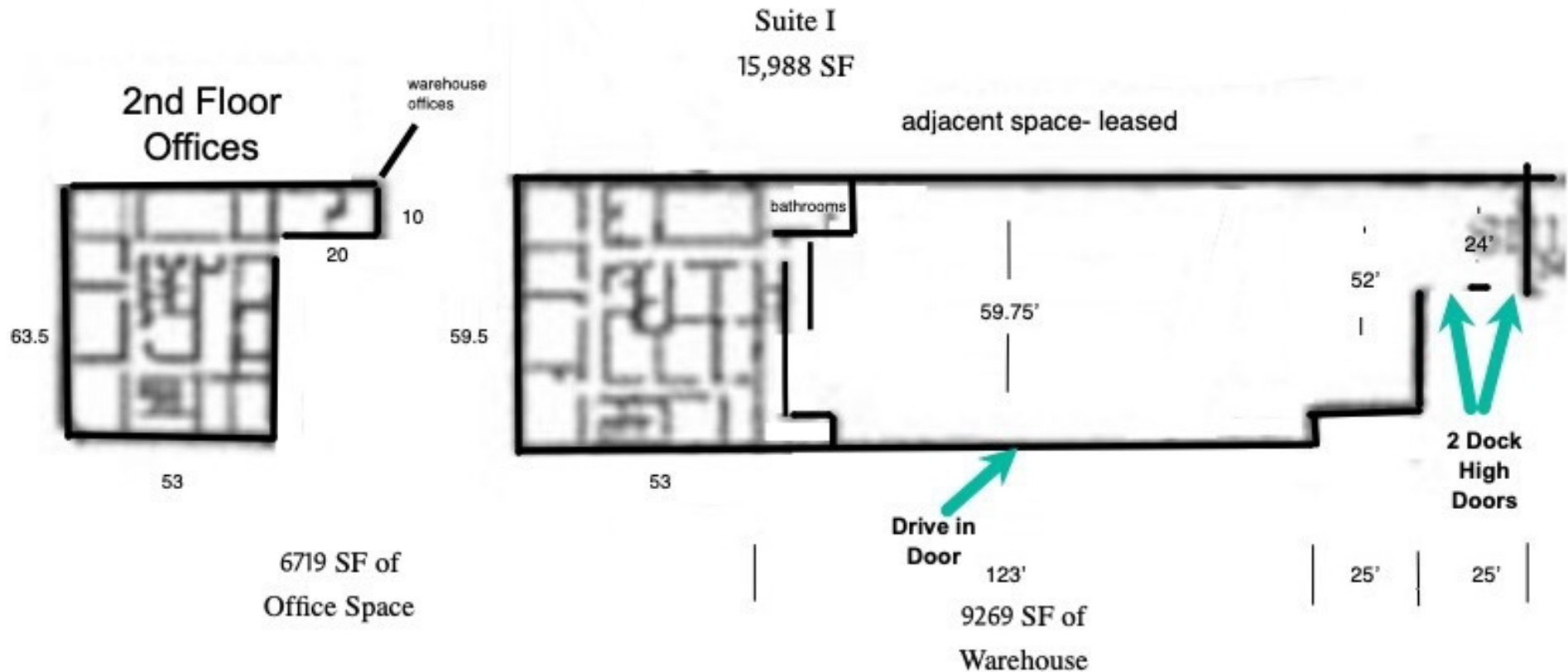
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Not drawn to scale



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SPACE FOR LEASE

FLOOR PLAN UNIT I

FLOOR PLAN UNIT I

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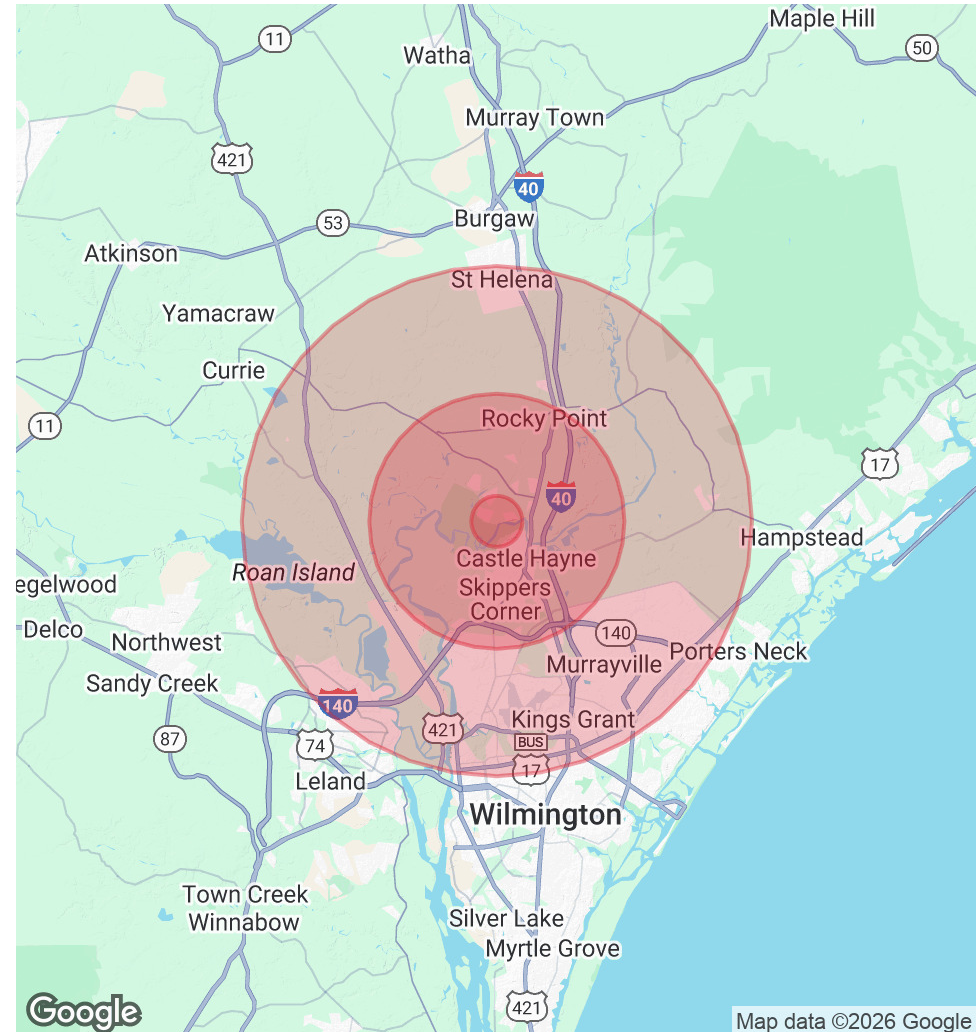
## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,117	15,722	125,279
Average Age	41	41	41
Average Age (Male)	40	40	39
Average Age (Female)	41	43	42

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	430	6,105	52,015
# of Persons per HH	2.6	2.6	2.4
Average HH Income	\$87,280	\$79,575	\$93,702
Average House Value	\$268,568	\$300,832	\$397,838

Demographics data derived from AlphaMap



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