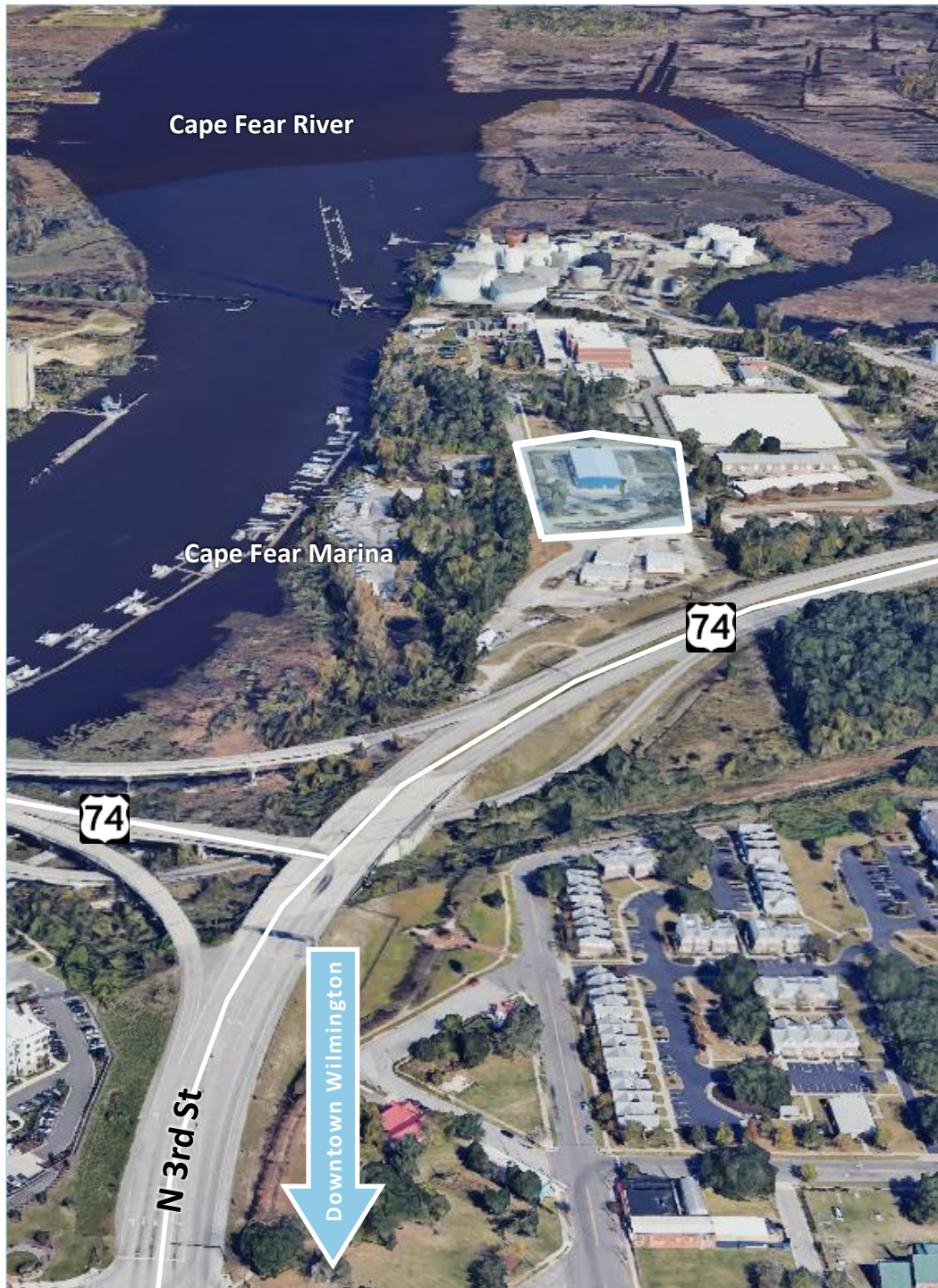


FOR LEASE: +/- 8,660 SF OF INDUSTRIAL SPACE

1701 N 5TH STREET

WILMINGTON, NC | NEW HANOVER COUNTY





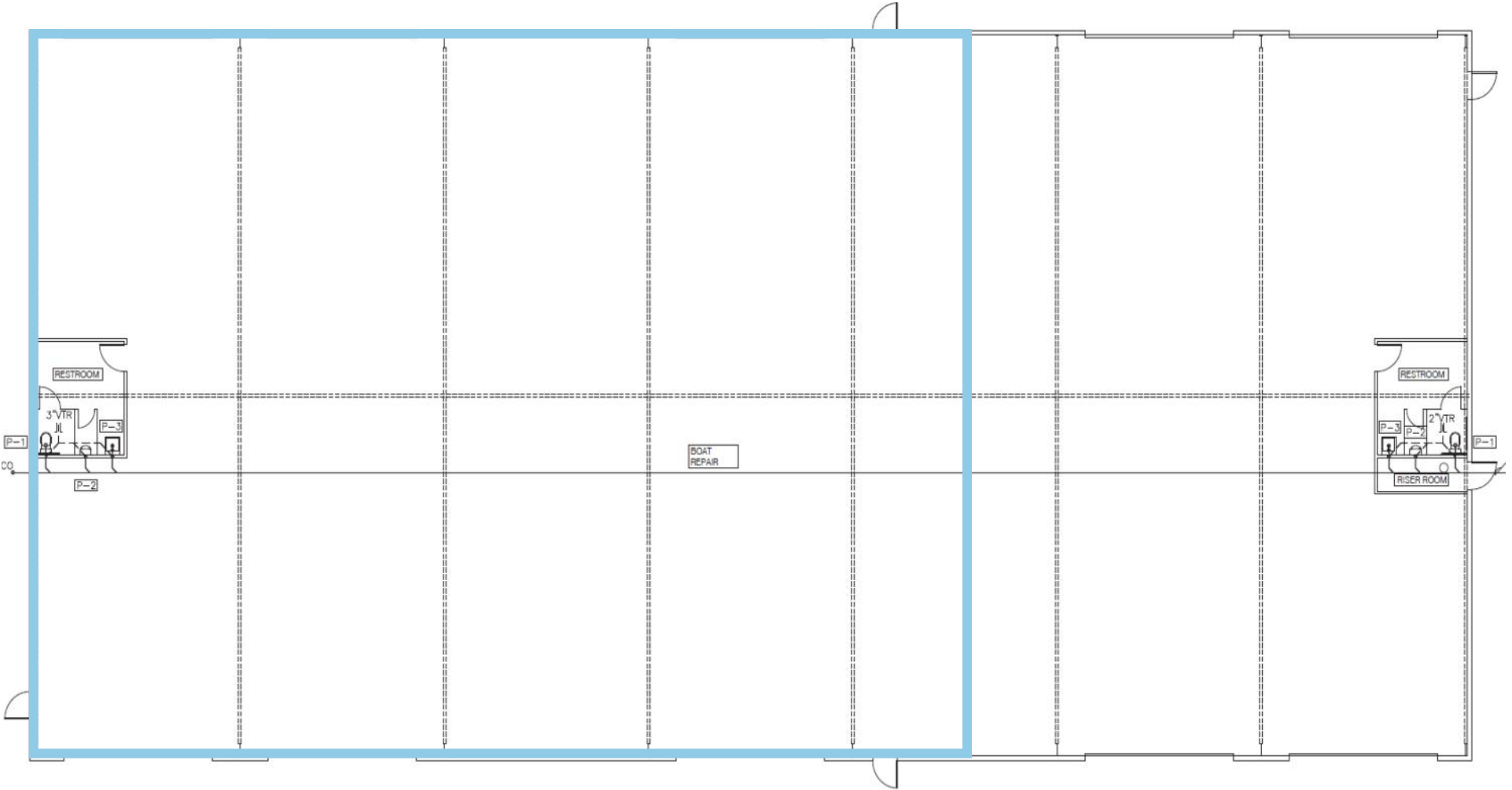
SUMMARY

ADDRESS	1701 N 5th Avenue Wilmington, NC 28401 New Hanover County
AVAILABLE SF	± 8,660 SF
ZONING	LI—Light Industrial (<i>NHC & City of Wilmington</i>)
LEASE RATE	\$14.00 PSF NN TICAM : \$2.96 <i>includes all utilities (electricity, water, and sewer)</i>
DESCRIPTION	Approximately 8,660 square feet are available in this newly constructed, light industrial zoned building on the outskirts of Downtown Wilmington. This prime location offers seamless access to major highways, including Highway 74, Highway 421, and I-140, enabling efficient transport and distribution throughout the Wilmington area and beyond. The space is complete with 18' eave heights and 22' center clearances. There are 6 18'x18' electric rollup doors, ceiling fans, and LED lighting,. The large yard space offers additional storage area and plenty of parking.

PHOTOS



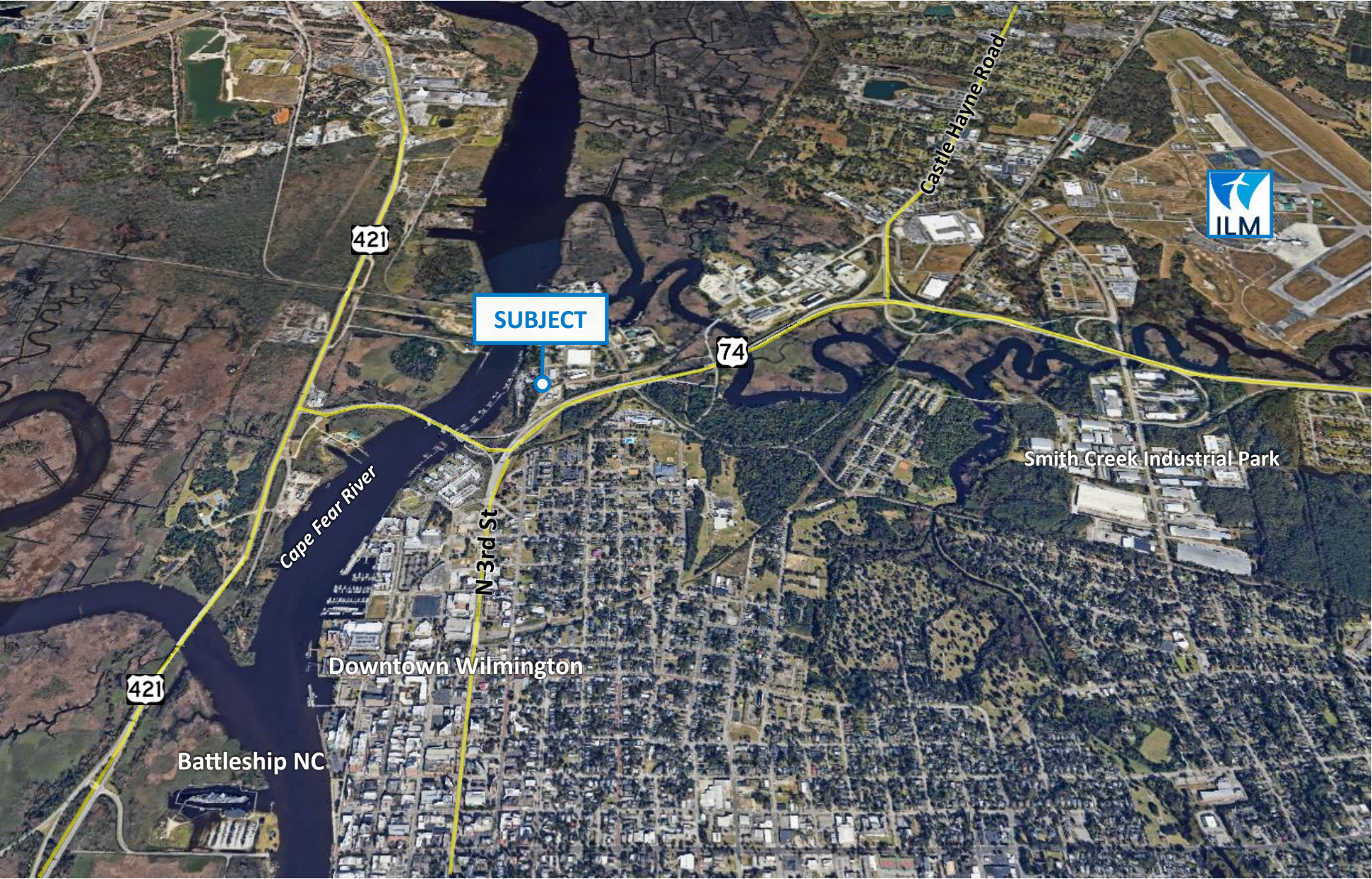
SITE PLAN



SITE AERIAL



AERIAL MAP



LOCATION MAP





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