

FOR LEASE

Office/General Purpose Flex

3200 Corporate Drive
Wilmington, NC 28405



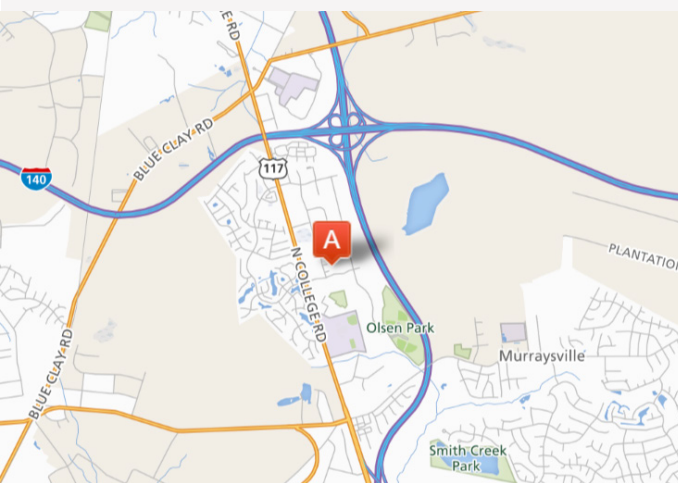
Suitable for: R&D, Office,
Lab, Light Manufacturing/
Assembly, Data, etc.



Wilmington
Zoned: PD



+/- 22,432 SF



PROPERTY INFORMATION

Price Per SF: \$8.50- \$10.50 PSF

Lease Type: NNN Sublease

Property Type: Office/General Purpose Flex

Space: +/- 22,432 SF

Zoning: PD

DETAILS

Excellent sublease
opportunity for
occupancy in a flex space
building with high profile
I-40 frontage

Hansen Matthews
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INDUSTRIAL SPACE AVAILABLE!

Excellent sublease opportunity for occupancy in a flex space building with a high profile I-40 frontage. This space comprises office, production area, and warehouse. Originally designed for light production and distribution, a firm needing large office space with an open layout can also use this climate-controlled building. The building has great street appeal and plenty of on-site parking. Competitive lease rates add to the appeal of this building.



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DETAILED INFORMATION

Listing ID:	30500951	Nearest MSA:	Wilmington
Status:	For Lease	County:	New Hanover
Property Type:	Office/General Purpose Flex	Tax ID/APN:	R02616-001-008-000
Contiguous Space:	4,776-22,432 SF	Zoning:	PD
Total Building Area:	74,590 SF	Tenancy:	Multiple Tenants
Gross Land Area:	6.20 Acres	Airports:	ILM
Lease Rate:	\$8.50- \$10.50 PSF (Annual)	Year Built:	1994
Base Monthly Rent:	\$4,179-\$15,889	Year Renovated:	2018
Lease Type:	NNN	Parking Type:	Surface
Property Subtypes:	Flex Space, Industrial- Business Park, Light Industrial, Warehouse/ Distribution, Other	Parking Spaces:	48
		Overhead Cranes:	Undisclosed
		Amps:	1,500
		Volts:	480
		Zoning Description:	Planned Development

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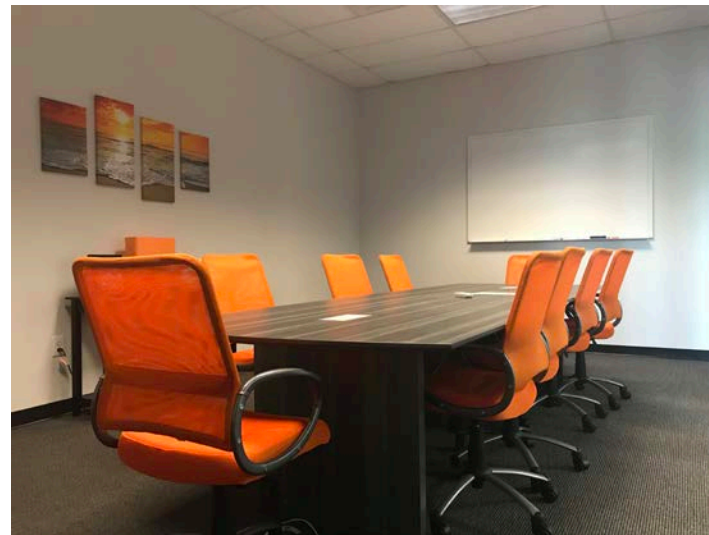
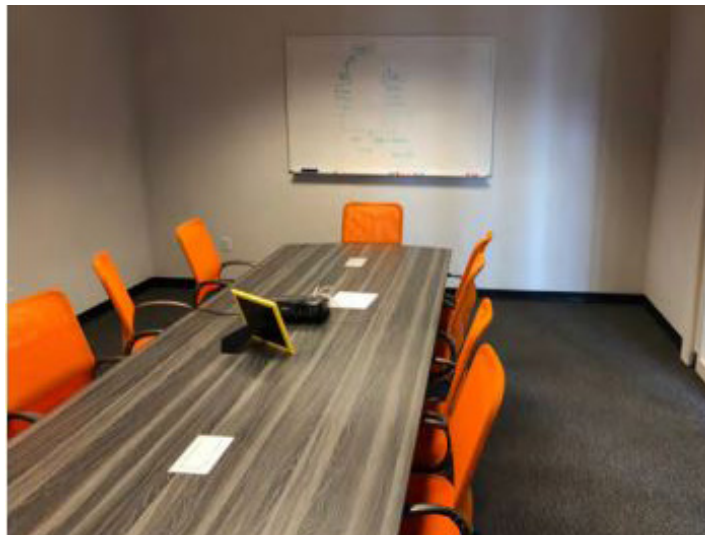
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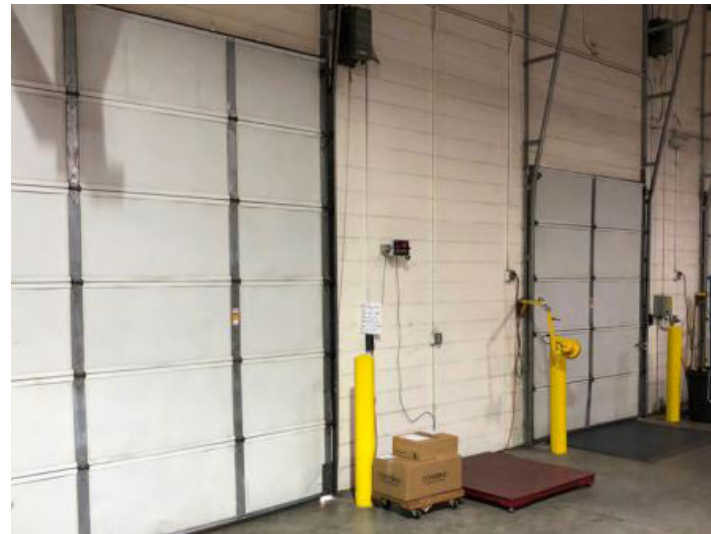
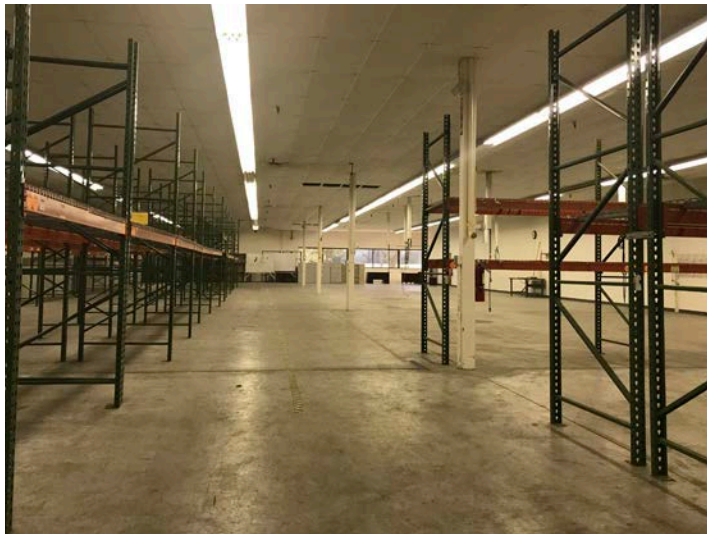
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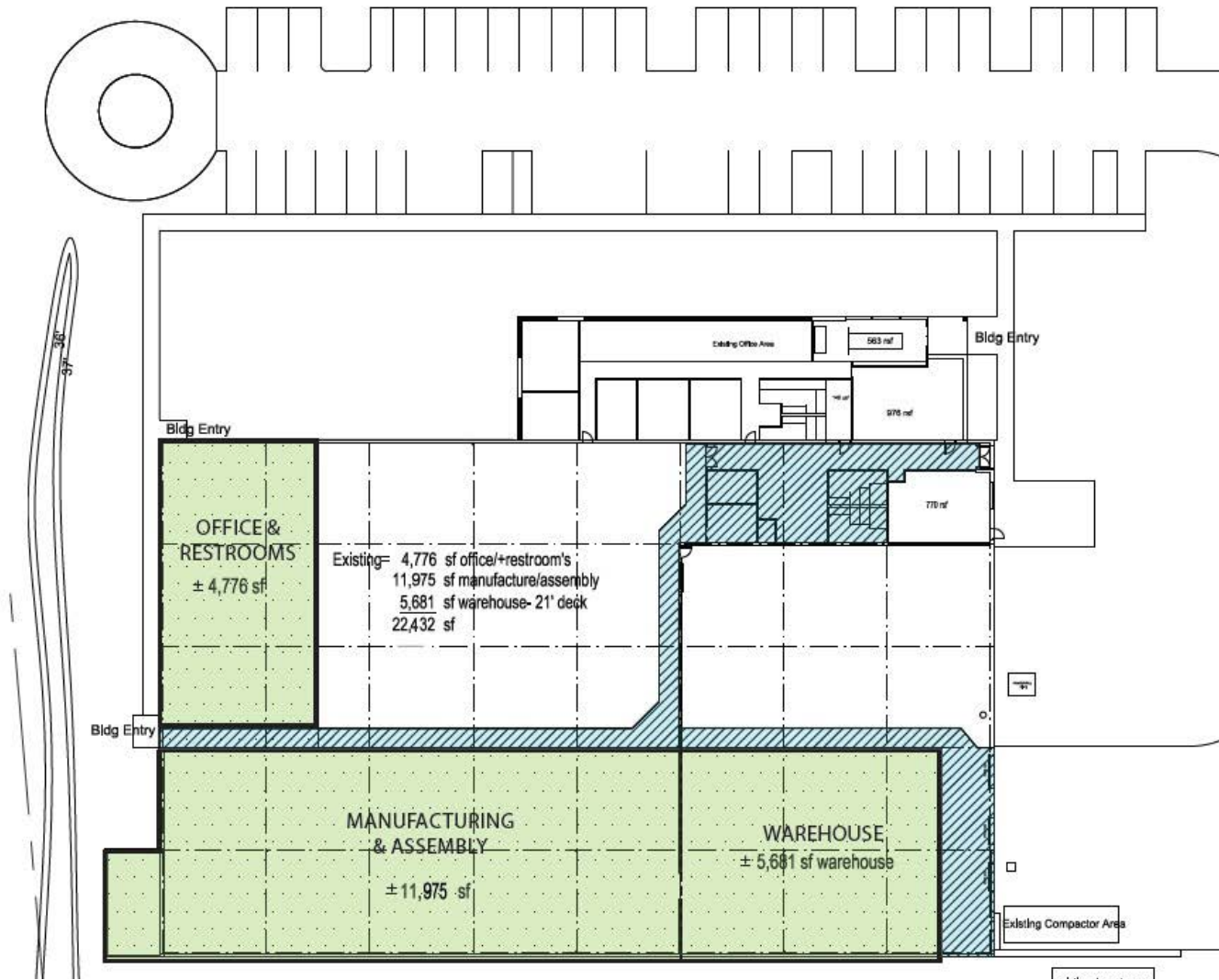
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FLOOR PLAN

Sublease Space
Common Area Bonus $\pm 5,760$ sf



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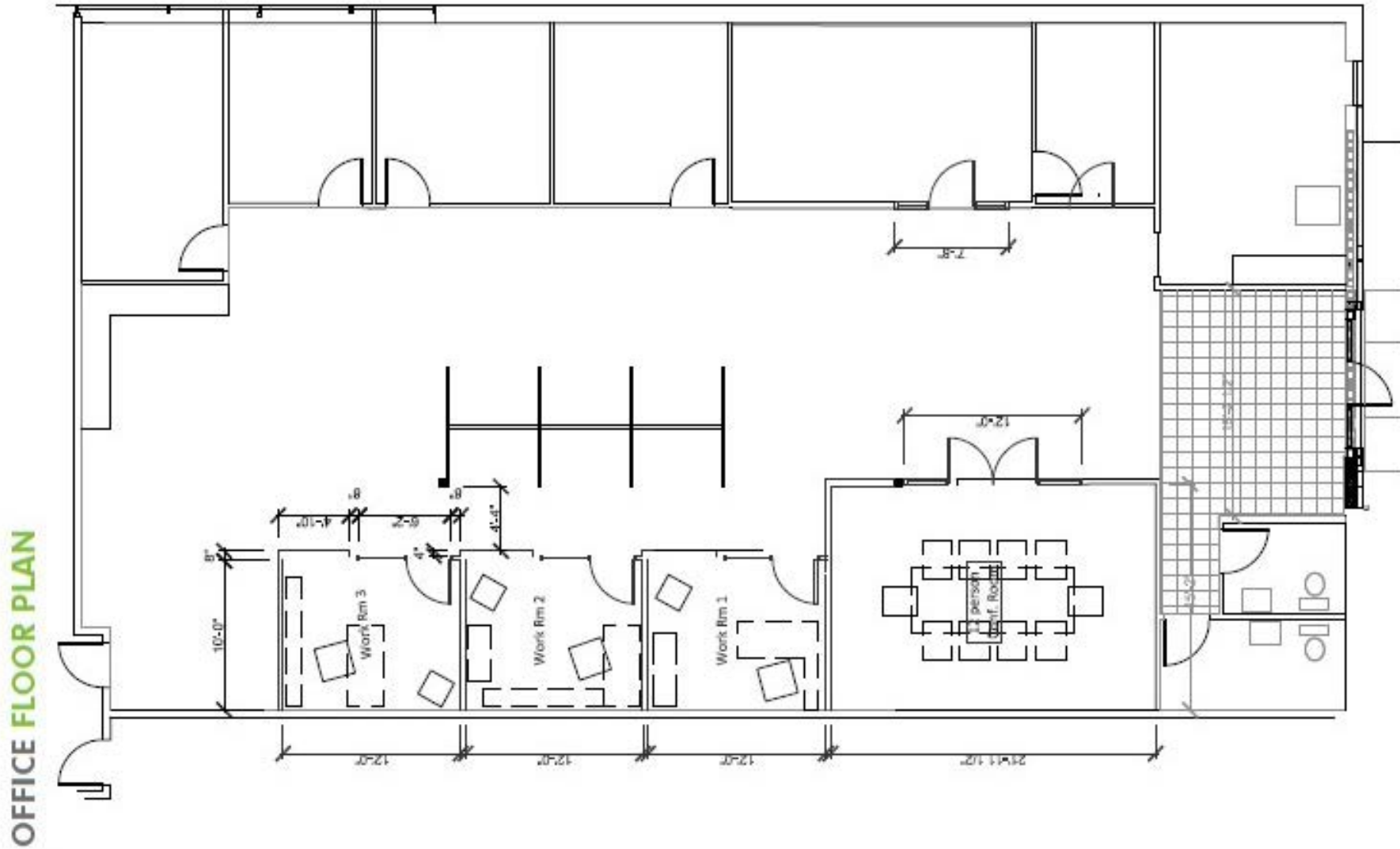
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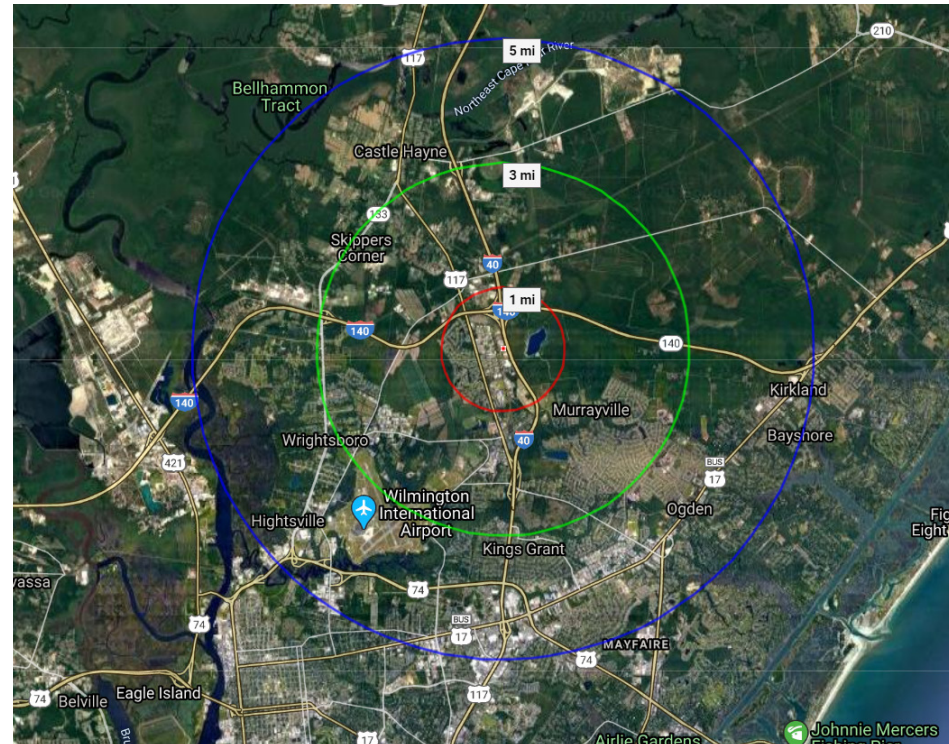
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DEMOGRAPHICS

Proximity	1 mi	3 mi	5 mi
Total Population	2,972	23,840	63,546
Median Age	33.52	35.65	36.29
Households	1,236	9,556	26,678



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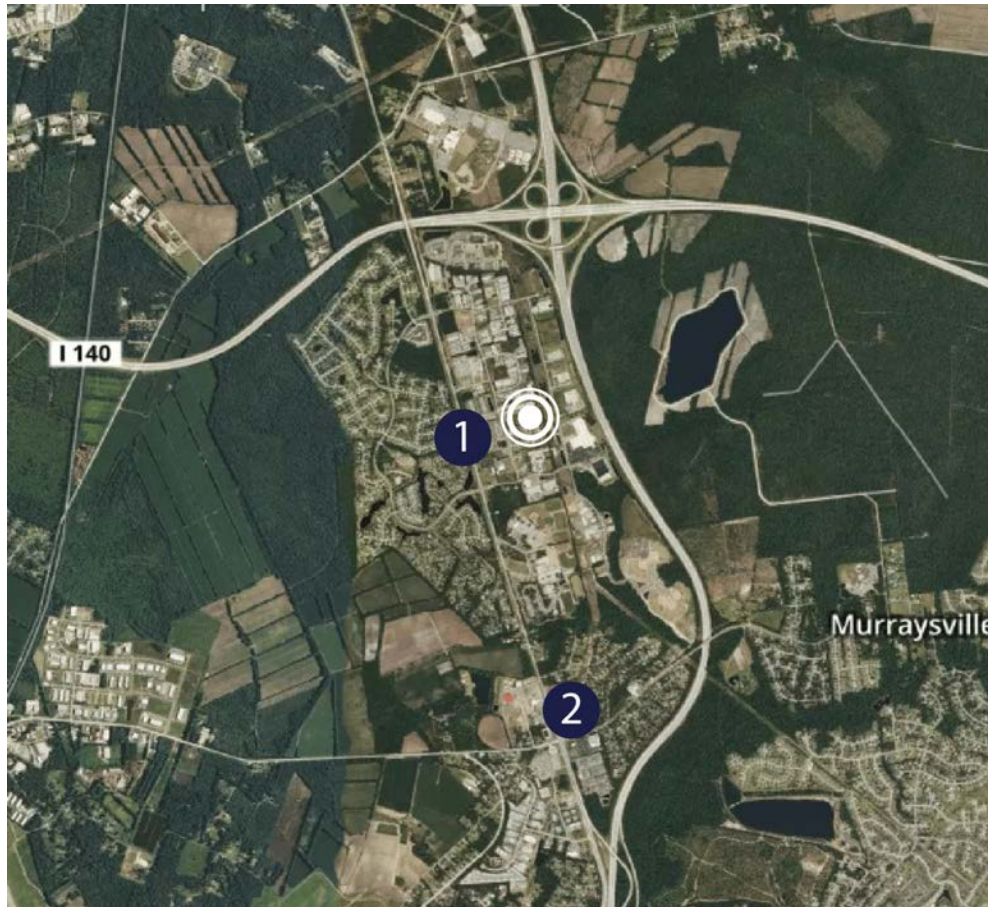
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LOCAL BUSINESSES



1

Food Lion
Burger King
Dollar Tree
Airmax
Drillers Service
O'Brien
CRC Auto Sales
Amchar NC
Interroll Corp

2

Taco Bell
McDonald's
Walgreens
BP
Dunkin'
Lowe's foods
China Wok
Camino
Family Dollar

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TRAFFIC COUNTS

- **37,512** daily- South of Gordon Rd on N College Rd
- **30,234** daily- North of Holly Shelter Rd on I-40
- **20, 648** daily- Between Castle Hayne Rd and I-40 on I-140
- **37,876** daily- Between Long Ridge Dr and Bavarian Ln on Hwy 117



ABOUT THE AREA ECONOMICS

Companies with headquarters in Wilmington include nCino, Live Oak Bank, Wilmington Health Associates, Untappd, Liberty Healthcare Management, Half United, and PPD. The major industries are agriculture, oil & gas, and mining, manufacturing, wholesalers and retail. The main employers include New Hanover Regional Medical Center, New Hanover County Public Schools and the University of North Carolina Wilmington.

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AGENT CONTACT



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