

# FOR SUBLEASE - OFFICE BUILDING

3200 Wellons Blvd., New Bern, NC 28562



**31,936 SF AVAILABLE | SINGLE STORY | 75 PARKING SPACES**

**BELLCORNERSTONE**  
Commercial Real Estate

## **FOR MORE INFORMATION:**

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# PROPERTY OVERVIEW

3200 Wellons Blvd., New Bern, NC



## PROPERTY FEATURES

<b>Property Type:</b>	Office
<b>Building Class:</b>	Class B
<b>Building SF:</b>	31,936
<b>Available SF:</b>	31,936
<b>Parking:</b>	75 Surface

Two warehouse spaces; approximately 5,000 sf each. Both warehouse spaces share a loading dock. Approximately 13,000 sf of office space which is a mix of open floor plan and private offices. Recent rate improvement to \$9.00/sf/year + taxes, utilities & maintenance.

- Sublease space available from current tenant
- Partially Built-Out as Standard Office
- Space is divisible
- Easily adapted to specific uses
- Listed rate may not include certain utilities, building services and property expenses
- Office intensive layout
- Term is negotiable









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