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:

Daniel Lynch
BellCornerstone
315.498.1600
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PROPERTY FEATURES

Property Type:	Office
Building Class:	Class B
Building SF:	31,936
Available SF:	31,936
Parking:	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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