

DUPLIN COUNTY INDUSTRIAL CENTER

601-605 [825-827] OLD WILMINGTON RD

WALLACE, NC 28466

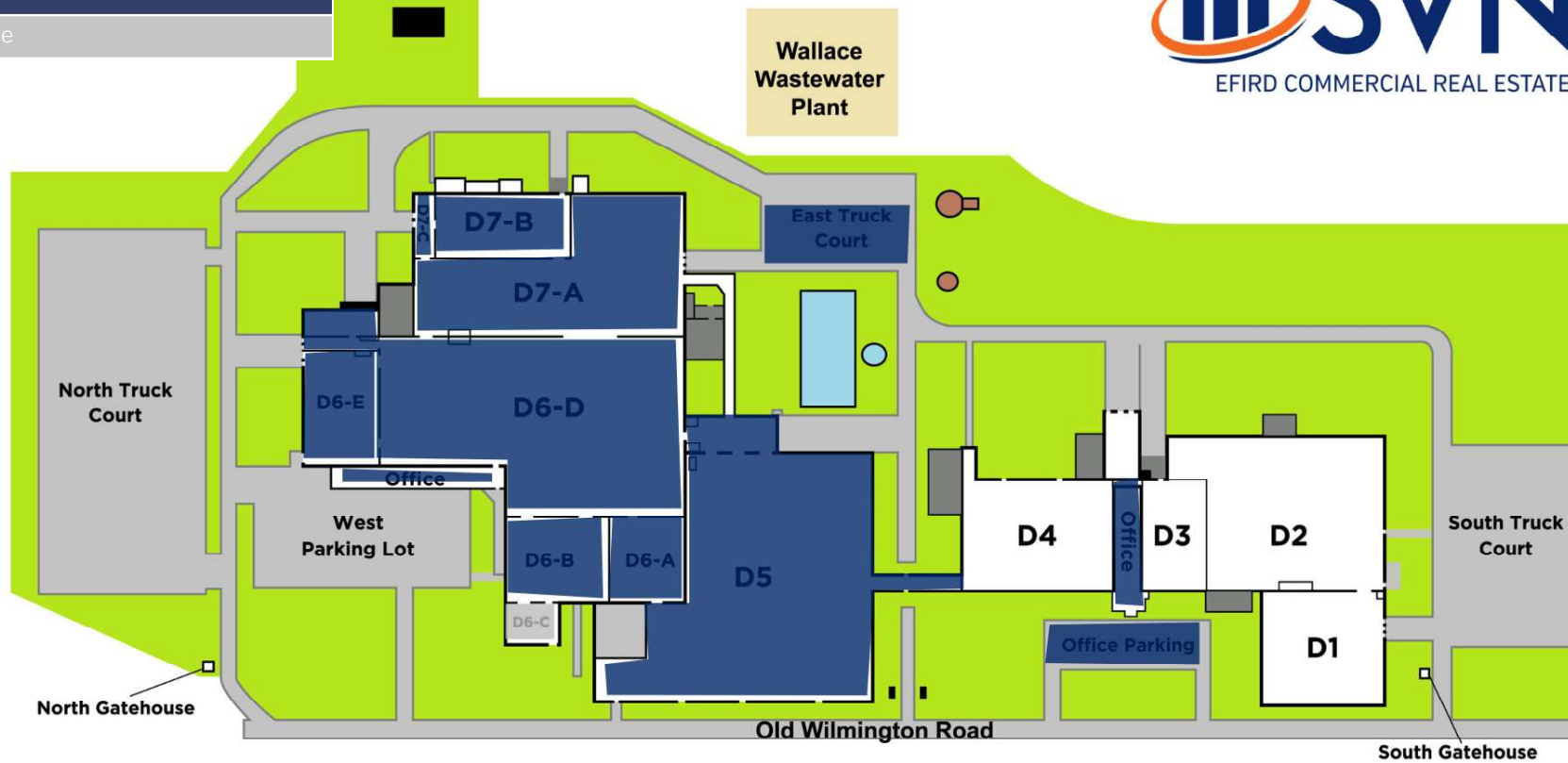


Plans

LEGEND

Available

Unavailable



DUPLIN CO INDUSTRIAL CENTER

Plans

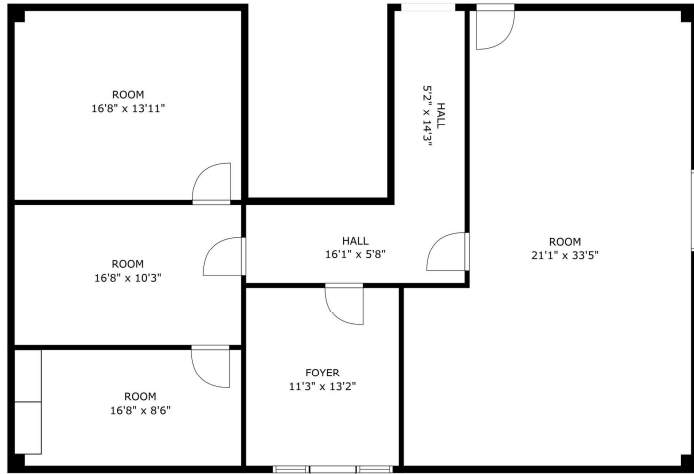
LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	4,500 - 150,000 SF	Lease Rate:	\$2.50 - \$8.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE
D5	150,000 SF	Modified Gross	\$3.50 - 4.00 SF/yr
D6-A	14,000 SF	Modified Gross	\$3.00 - 3.50 SF/yr
D6-B	16,000 SF	Modified Gross	\$2.50 - 3.00 SF/yr
D6-D	108,000 SF	Modified Gross	\$3.50 - 4.00 SF/yr
D6-E	30,000 SF	Modified Gross	\$3.00 - 3.50 SF/yr
D7-A	82,000 SF	Modified Gross	\$3.00 - 3.50 SF/yr
D7-B	26,000 SF	Modified Gross	\$3.25 - 3.75 SF/yr
D7-C	4,500 SF	Modified Gross	\$3.50 - 4.00 SF/yr
North Offices	15,000 SF	Modified Gross	\$4.00 - 8.00 SF/yr
South Offices	15,000 SF	Modified Gross	\$4.00 - 8.00 SF/yr
East Truck Court & Laydown Yard	1 Acres	Modified Gross	Negotiable
Office Parking Lot	1 Acres	Modified Gross	Negotiable

Duplin Co Industrial Center Offices



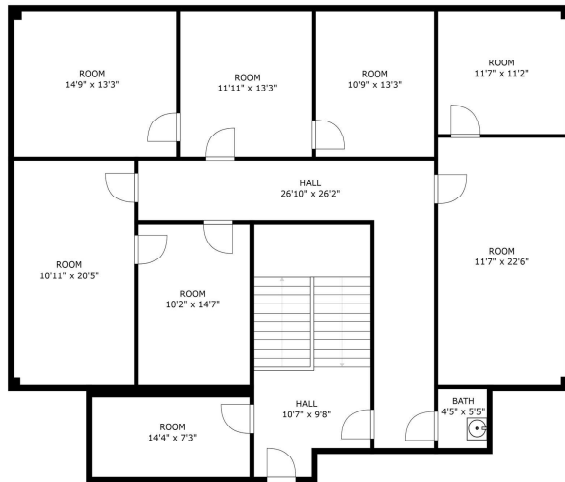
FLOOR 1

The Floor Plan is intended to represent the floor of the property and may not accurately represent the dimensions of each room or the property as a whole. Copyright © 2023 Financial Business Systems, Inc. All rights reserved.

FlöPlan



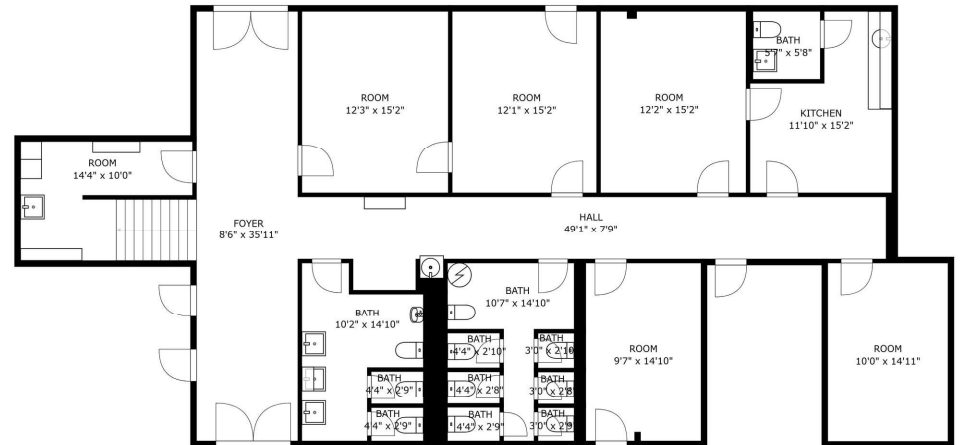
FLOOR 1



FLOOR 1

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FlöPlan



FLOOR 1

Property Summary



Lease Rate

\$3 TO \$5 PSF

PROPERTY OVERVIEW

Duplin County NC Industrial Center Warehouse & Offices For Lease

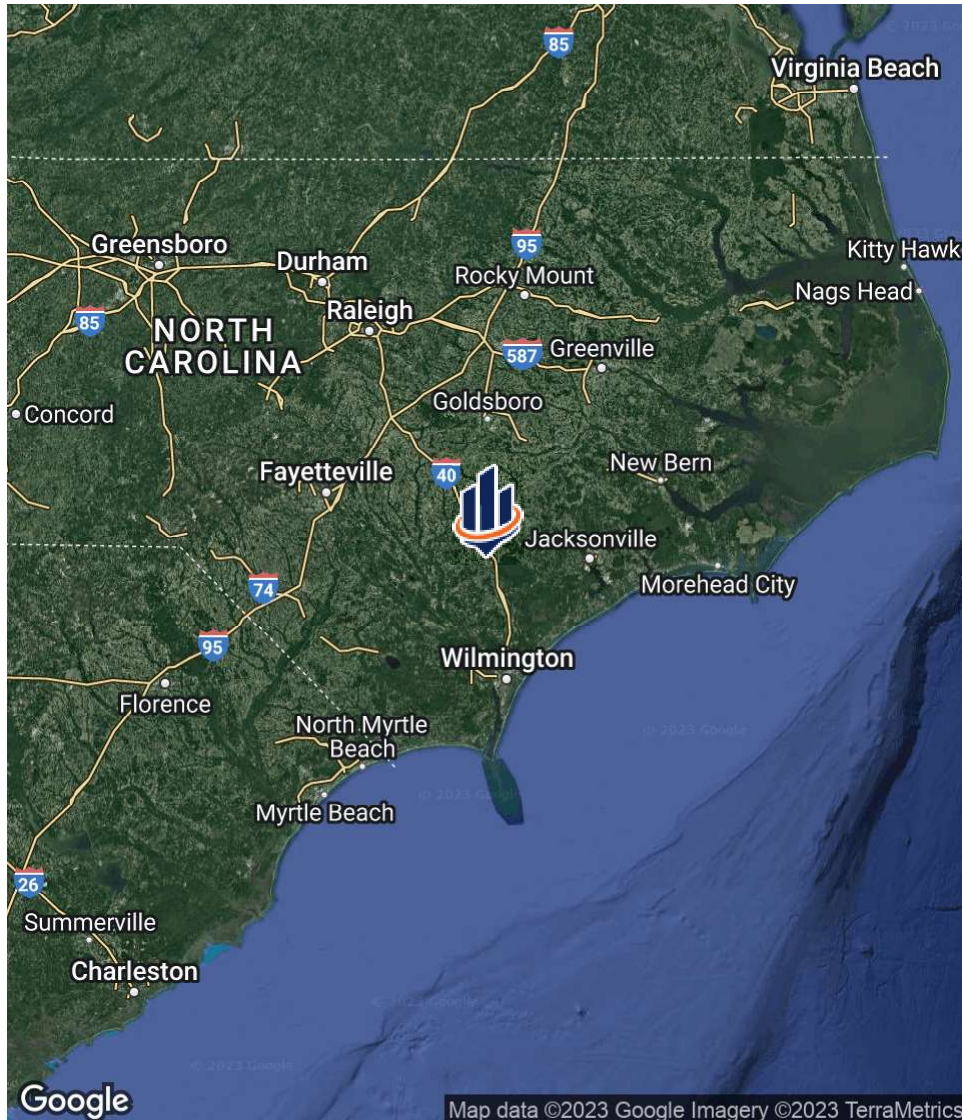
OFFERING SUMMARY

Building Size:	700,000 SF
Available SF:	400,000 SF
Lot Size:	54.36 Acres
Year Built:	1951 / 1971
Renovated:	2023
Zoning:	Industrial
Market:	Wilmington

PROPERTY HIGHLIGHTS

- Three miles from I-40
- New High Dock Doors, levelers, seals in process
- Laydown yards available
- 15 FT to 30 FT +/- Ceiling Heights
- New motion sensor LED Lighting
- Fire Suppression System [Wet Sprinkled]
- 3PL Available for unloading & loading

Duplin Co NC Industrial Center Info



LOCATION DESCRIPTION

Two-thirds of the U.S. population is within a day's trucking distance of Duplin County [<https://www.duplinedc.com/>]

Located in Foreign-Trade Zone #214 in Southeastern North Carolina

Population: 250 Mile Radius: 18,896,451 / 50 Mile Radius: 993,533

CSX Railroad bisects Duplin County

ILM International Airport Wilmington NC 39 miles

RDU International Airport Raleigh NC 100 miles

NC Global Transpark 56 Miles

Interstate I-95 Benson NC 58 miles

Albert J. Ellis Airport Jacksonville NC 28 miles

Camp Lejeune MCAS, Jacksonville NC 45 miles

Fort Bragg US Army, Fayetteville NC 67 miles

Seymour Johnson AFB, Goldsboro NC 55 miles

Port of Wilmington 44 miles

Interstate 40 Exit 390 NC Hwy 117 3.5 miles

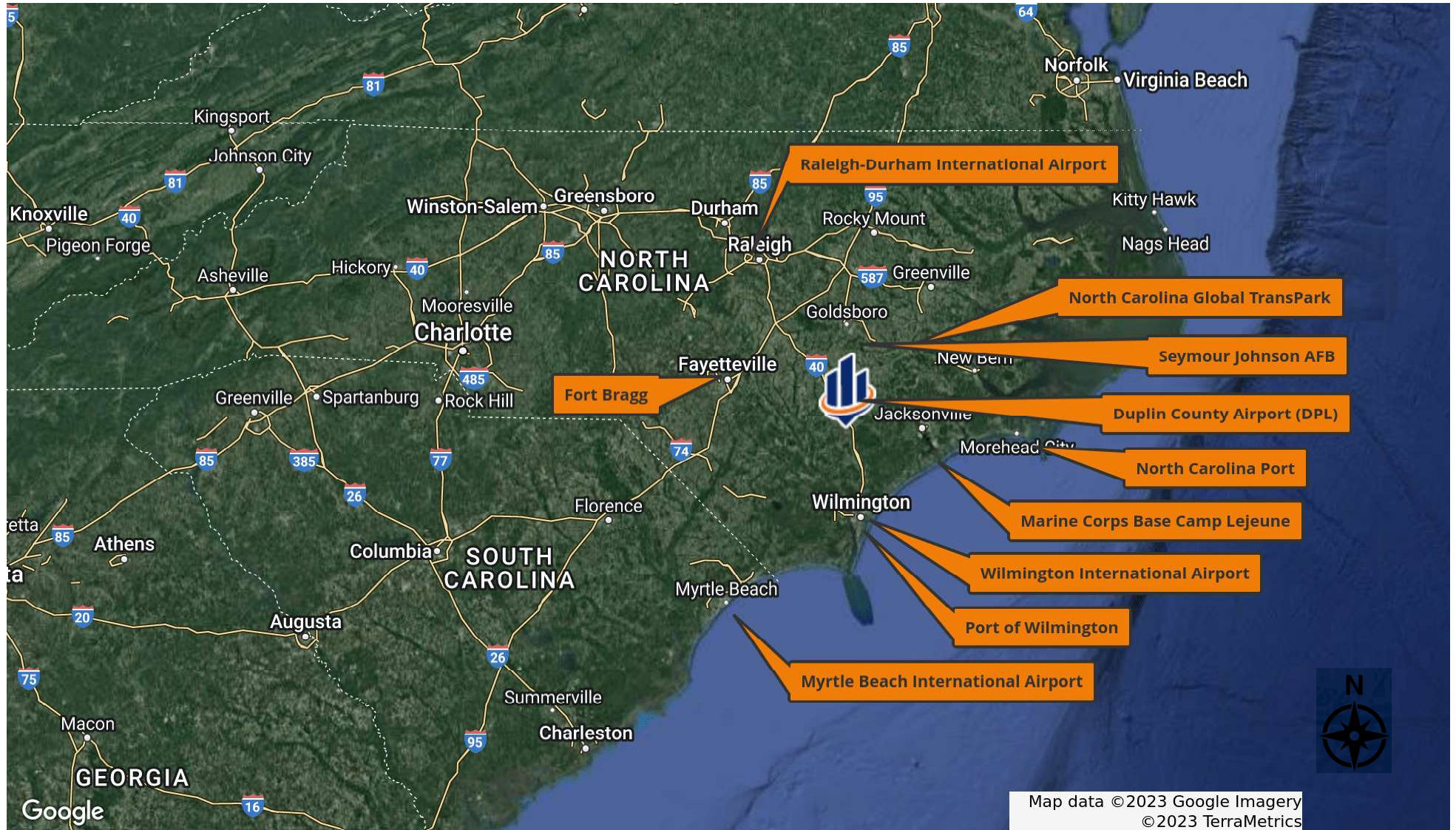
Interstate 40 Exit 385 NC Hwy 41 3 miles Exit

Walmart Supercenter 1.5 miles

LOCATION DETAILS

Market	Wilmington
County	Duplin
Cross Streets	NC Hwy 117
Road Type	Paved
Market Type	Opportunity Zone
Nearest Highway	117
Nearest Airport	Duplin County Airport (DPL)

Regional Map



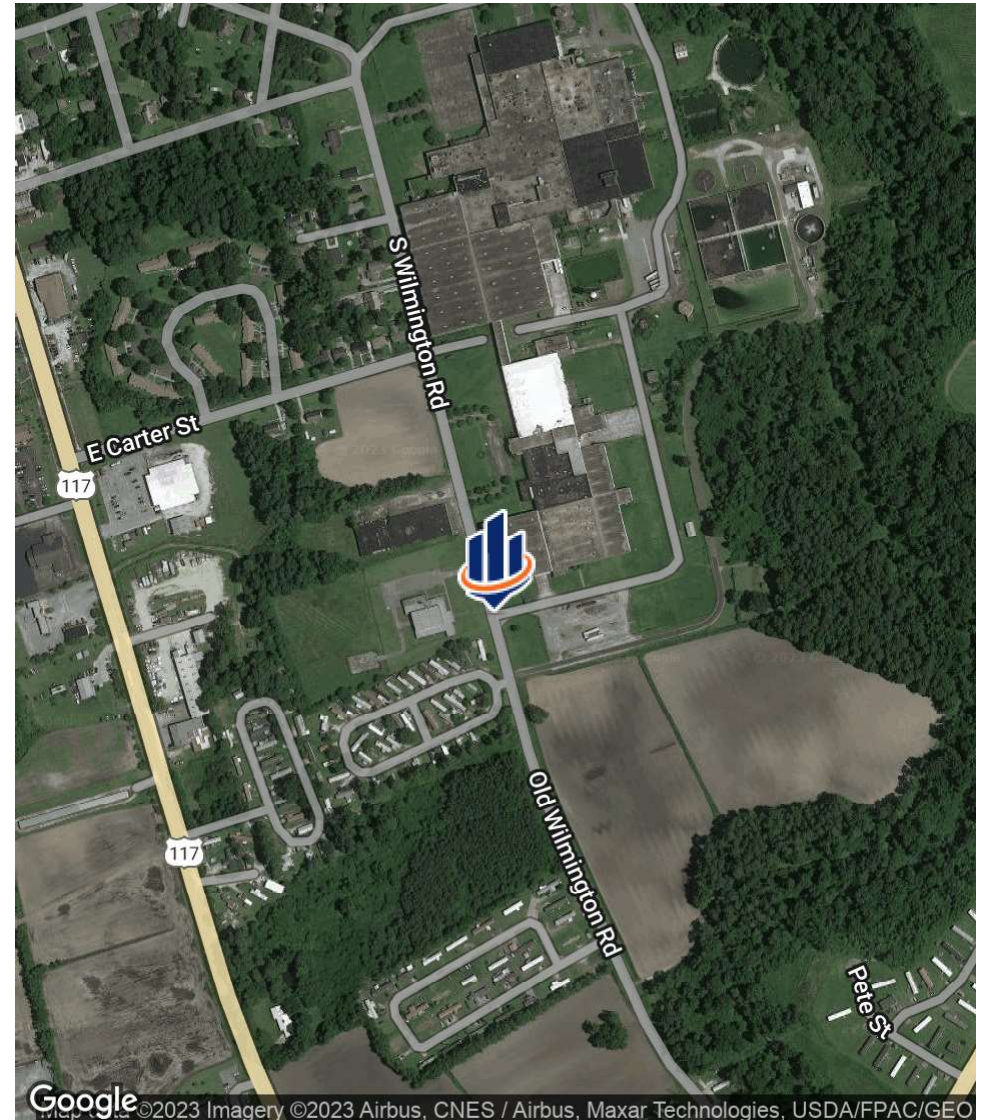
Demographics Map & Report

	400 MILES	200 MILES	50 MILES
POPULATION			
Total Population	54,086,630	15,369,891	911,436
Average Age	40.0	39.6	38.7
Average Age (Male)	38.6	38.2	37.0
Average Age (Female)	41.2	40.9	40.3
HOUSEHOLDS & INCOME			
Total Households	23,502,713	6,783,003	415,429
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$78,862	\$71,062	\$58,414
Average House Value	\$241,626	\$209,912	\$175,429

TRAFFIC COUNTS

Interstate-40 21,000 /day

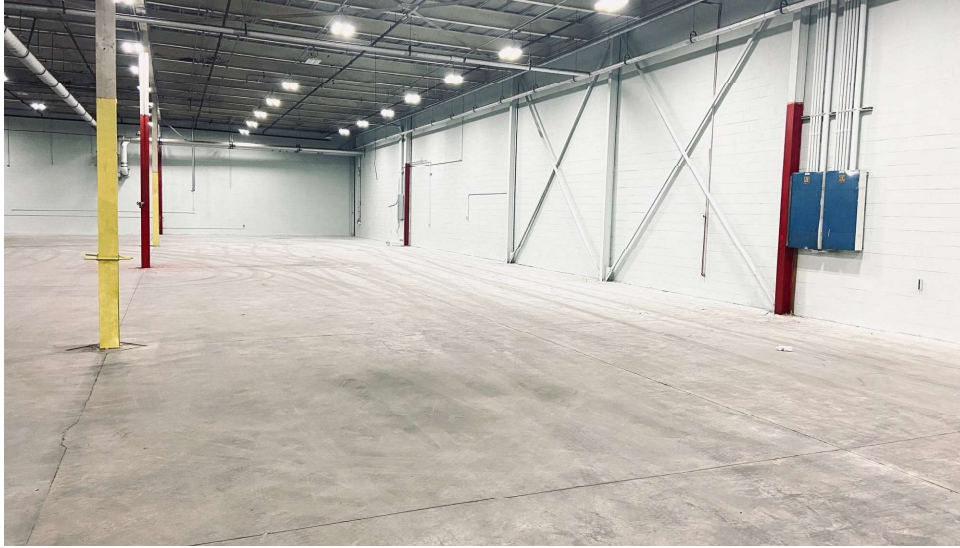
* Demographic data derived from 2020 ACS - US Census



Duplin Co NC Industrial Center



Duplin Co NC Regional Industrial Center D-4



Meet The Team



Managing Director

FRANK EFIRD JR

C: 910.200.0037

NC #106541

SVN | EFIRD COMMERCIAL REAL ESTATE

6 Market Street
Wilmington, NC 28401
910.769.1915



Advisor

WIN EDWARDS

C: 252.560.9472

NC #243984

SVN | EFIRD COMMERCIAL REAL ESTATE

6 Market Street
Wilmington, NC 28401
910.769.1915



Advisor

JOSH TAYLOR

C: 252.670.9590

NC #318210

SVN | EFIRD COMMERCIAL REAL ESTATE

6 Market Street
Wilmington, NC 28401
252.670.9590

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