

Soda Pop District Industrial Space

920 Princess St. Wilmington, NC 28401

FOR LEASE

Industrial



2524 Independence Blvd. Wilmington NC 28412

O: 910-791-0400

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Commercial & Investment Specialists

OVERVIEW

Located in the vibrant Soda Pop District, directly across from the Bottle Works Building, this prime downtown warehouse offers 24-hour access. It features a 14'H x 18'W grade-level roll-up door, along with a chain-link fence rolling gate for added security when the door is open. Zoned UMX with adaptive reuse potential, the space is highly versatile, accommodating a wide range of users. It is fully equipped with essential utilities, including electricity, water, and sewer. Additional amenities include two bathrooms and a ceiling-mounted infrared heater for comfort.



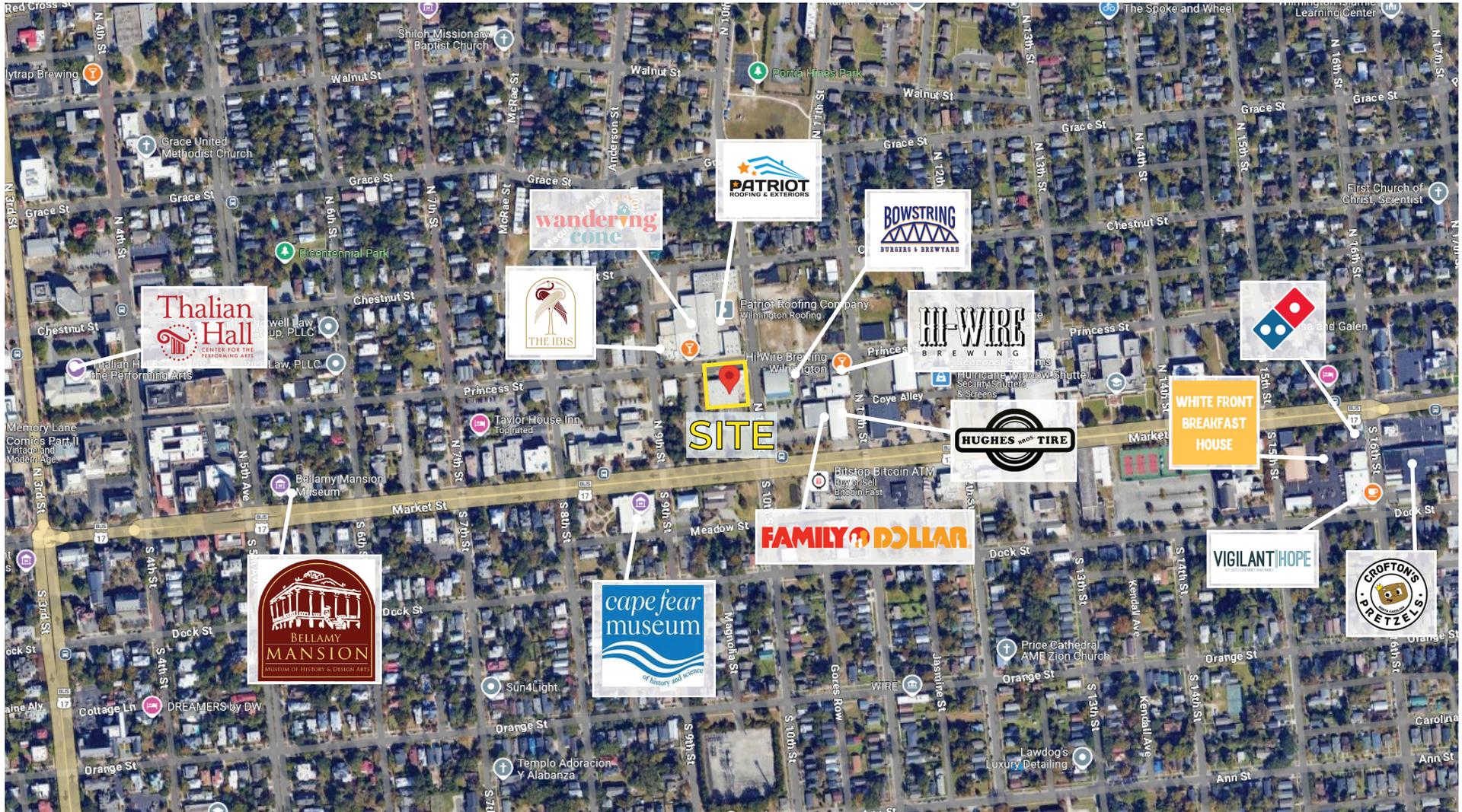
Property Type:	Industrial
Secondary Uses:	Flex/R&D
Asking Rate:	\$1,996- \$3,992/month
Total Space:	1,500-3,000 SF
Zoning:	UMX
Occupancy Type:	Multi-Tenant

PROPERTY DETAILS

Listing ID: 40273823
Status: For Lease
Property Type: Industrial
Primary Use: Industrial
Secondary Uses: Flex/R&D
Asking Rate: \$1,996-\$3,992/month
Total Available Space: 1,500-3,000 SF
Land Size: 0.50 Acres / 21,742 SF
Lot Width/Depth: 80 ft / 133 ft
County: New Hanover
Center Name: Soda Pop District
Cross Street: 10th St
Building Class: B
Zoning: UMX

Parcels: 3127-19-2022.000
Occupancy Type: Multi-tenant
Year Built: 1930
Year Renovated: 1970
Building Size: 16,896 SF
Available: November 1, 2025
Heated: Yes
Ceiling Height: 16 ft.
Standard Electric: Yes
Sprinklers: Yes
Grade Level Doors: 1- 14H x 18W
Floor: 1
of Units: 4
Primary Const. Type: Reinforced Concrete
Rail Service: No
Water: Yes, CFPUA
Sanitary Sewer: Yes, CFPUA
Legal Desc.: Lot 2 of Recombination of
BLK 173 WM

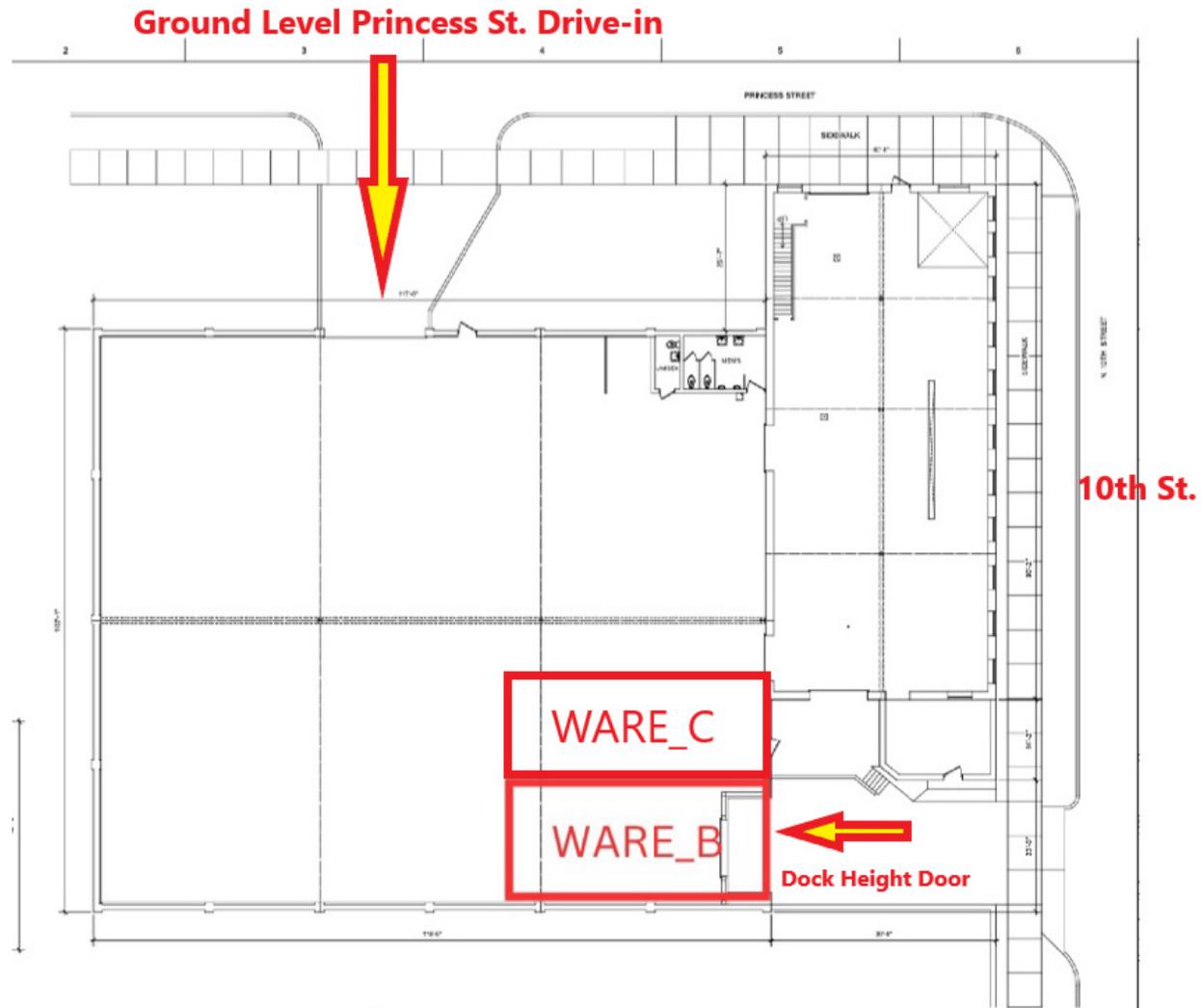
SUBMARKET OVERVIEW



AERIAL VIEW



FLOOR PLANS









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