



15894 HIGHWAY 17
P.O. BOX 56
HAMPSTEAD, NC 28443
910/270-5100 FAX: 910/270-5110

FOR SALE

OFFICE/WAREHOUSE

IN DUTCH SQUARE



**6604 WINDMILL WAY
WILMINGTON, NORTH CAROLINA**

This 7,500 square foot office/warehouse sits in the heart of the highly desirable Dutch Square Industrial Park. It features a 4,500 square foot main shop, plus two smaller bays, presenting a perfect opportunity for a buyer to utilize rental income to help pay the mortgage.

**CALL
LAURENCE NADEAU
(910) 515-3622**

Commercial & Investment Real Estate Specialists

email: info@creativecommercial.biz
www.creativecommercial.biz



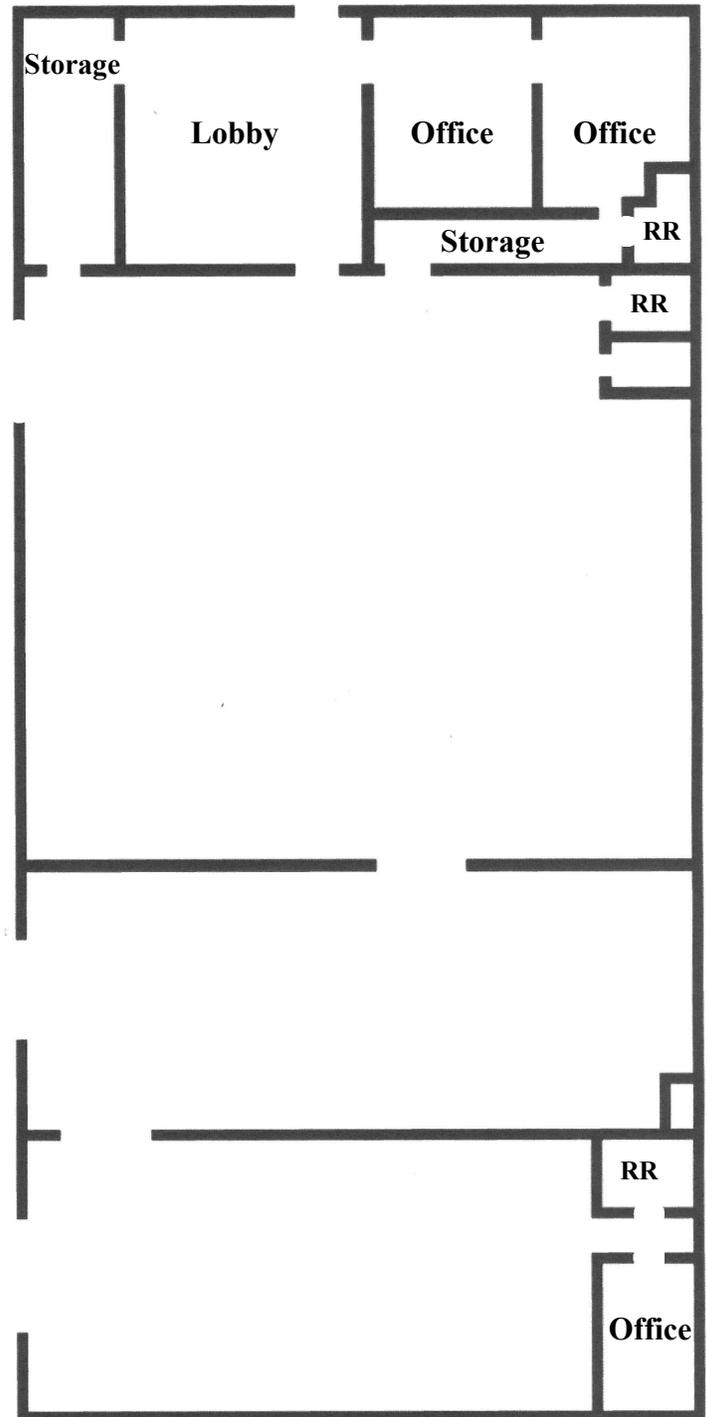
6604 WINDMILL WAY

THE BUILDING

- **7,500 Square Feet**
 - Suite A - 4,500 Square Feet
 - Suite B - 1,500 Square Feet
 - Suite C - 1,500 Square Feet
- **2 Electric Meters**
- **Ceiling Height:**
 - Eave: 13'
 - Peak: 15'6"
- **3-Phase Power**
- **Municipal Water/Sewer**
- **Three Overhead Doors**

THE LOT

- **Located In Dutch Square Industrial Park**
- **.51 Acres**
- **Exterior Lighting**
- **Industrial (I-2) Zoning**
- **Gravel Parking Lot**
- **Tax Parcel ID: R04319-005-022-000**
- **New Hanover County Deed Book 1614,
Page 1763**



THE OFFERING

\$1,500,000

CREATIVE COMMERCIAL PROPERTIES, INC.

CALL

LAURENCE NADEAU

(910) 515-3622

Email: laurence@creativecommercial.biz

www.creativecommercial.biz



Individual
Members



Creative Commercial Properties, Inc. reasonably believes the information in this brochure is fairly and accurately stated. However, any prospective purchaser is urged to independently confirm its accuracy and completeness.