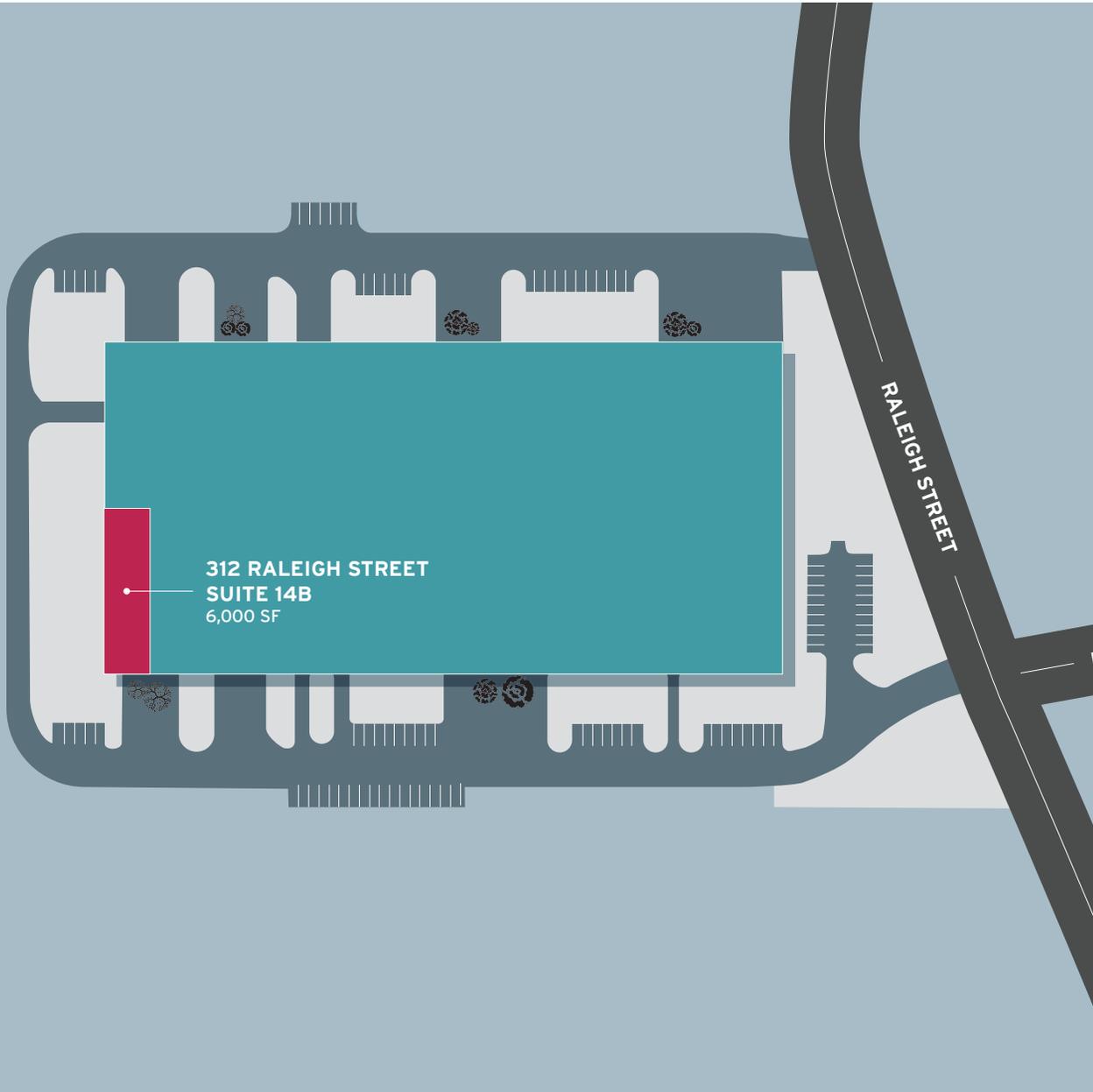


312 RALEIGH STREET | WILMINGTON, NC 28412

6,000SF WAREHOUSE - UNIT 14B - PORTSIDE WAREHOUSE



SITE PLAN + SPECIFICATIONS



ADDRESS	312 Raleigh Street
CITY	Wilmington
STATE	North Carolina
COUNTY	New Hanover
PARCEL ID	R06500-002-002-004
BUILDING NAME	Portside Warehouse
ZONING	IND
AVAILABLE SPACE	6,000 SF
NATURAL GAS	Yes
WATER & SEWER	Municipal
ELECTRICAL	3 Phase Power



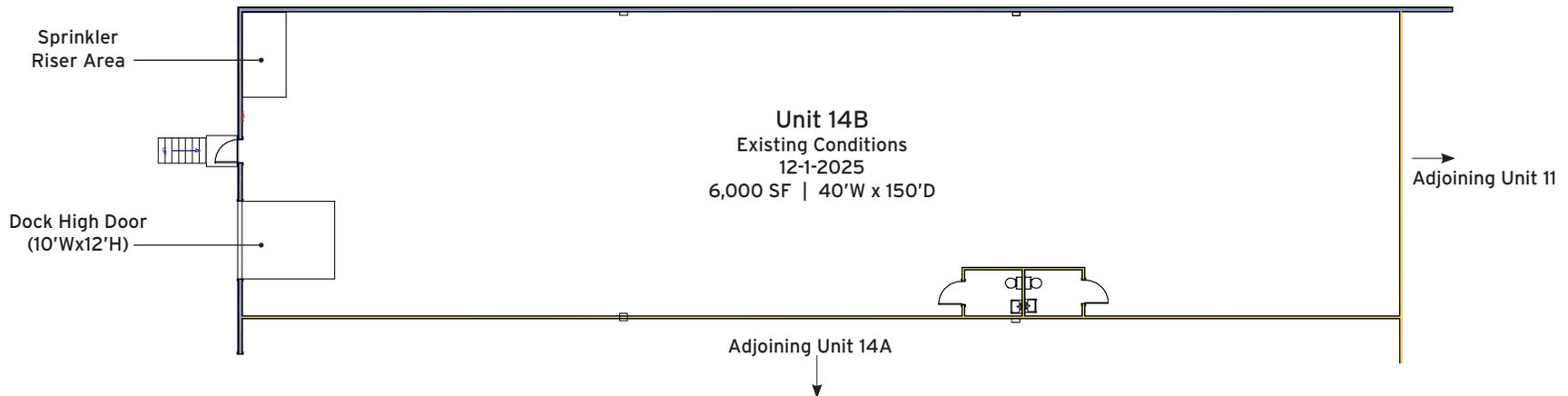
SPECIFICATIONS & FLOOR PLAN

Position your business for success at 312 Raleigh Street (Portside Warehouse), located two miles from the Port of Wilmington. Unit 14B offers 6,000 square feet of versatile warehouse space within a well-maintained industrial complex originally constructed in 1986 using durable tilt-up concrete construction.

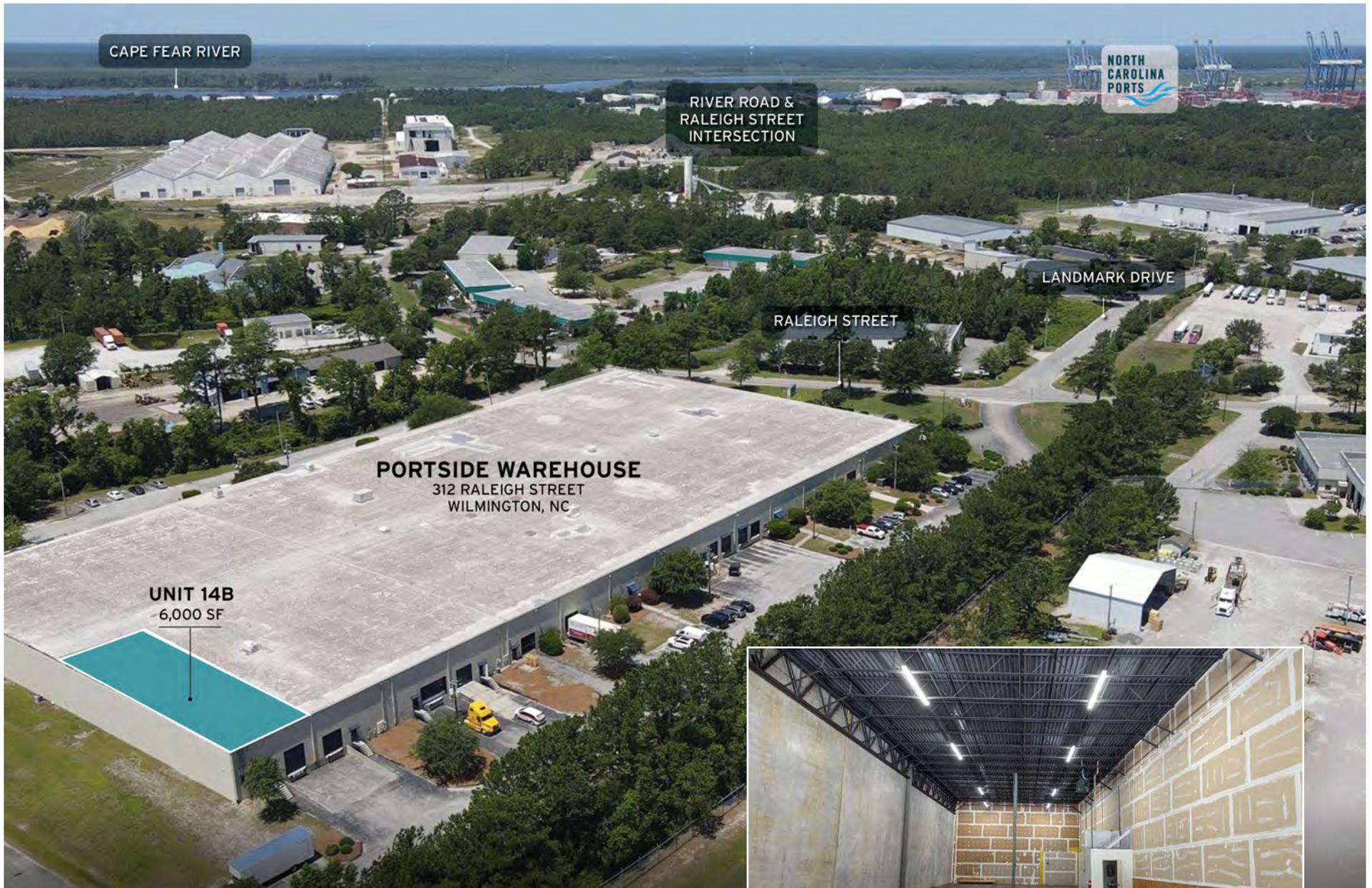
With direct connectivity to Carolina Beach Road (Hwy 421), the property provides excellent regional access for freight, logistics, and distribution operations.

This well-equipped warehouse offers the ideal combination of port adjacency, modern utilities, durable construction, and efficient transportation access—perfect for users seeking reliable industrial space in one of Wilmington’s most strategic locations.

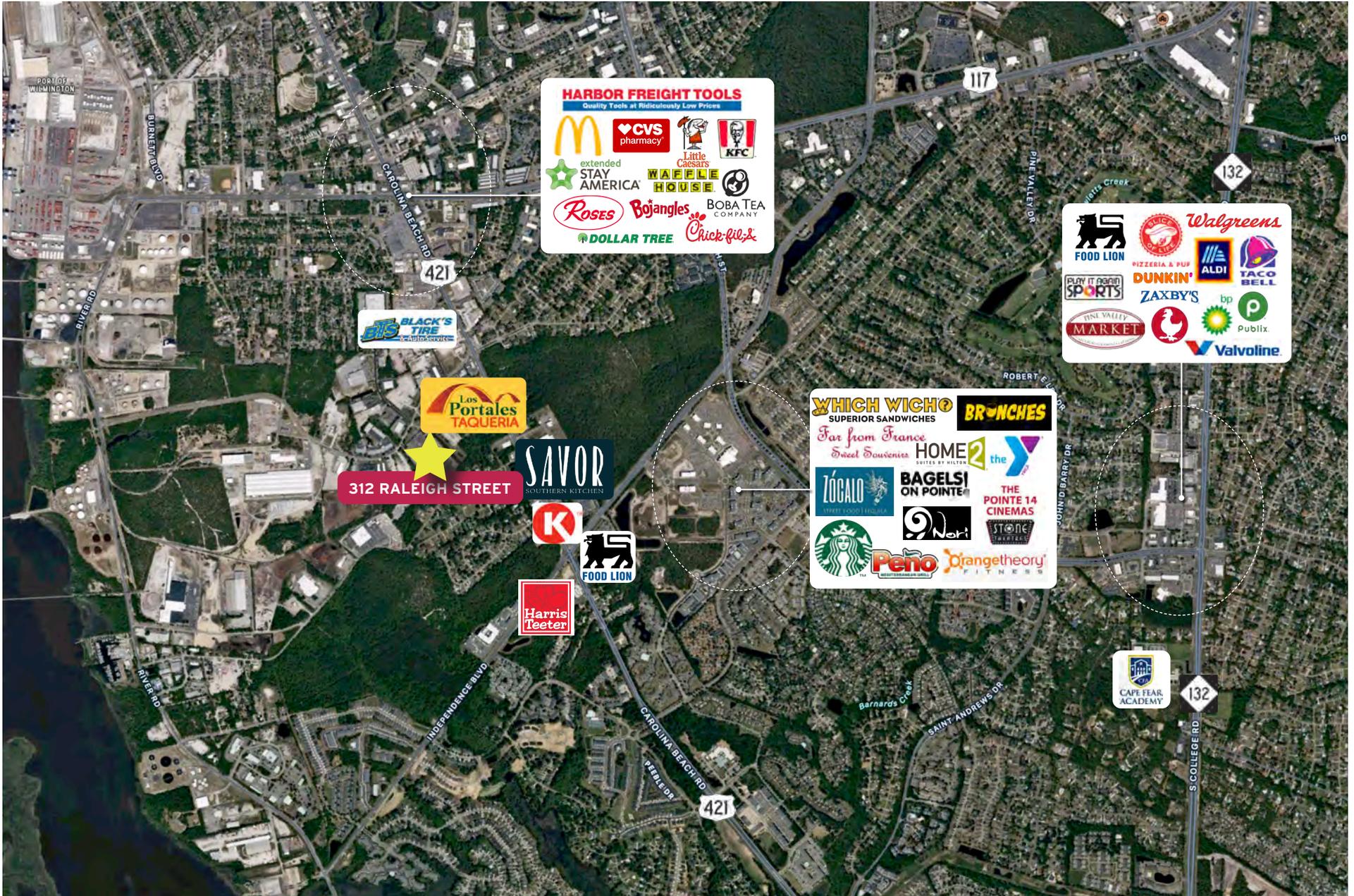
CLEAR HEIGHT	21'	RESTROOMS	2	Convenient access to Hwy 421/Carolina Beach Road	
WAREHOUSE SF	+/- 6,000 SF	SPRINKLER SYSTEM	Yes, wet	LEASE RATE	\$11.00/SF/Year \$5,500/MONTH
CLEAR-SPAN SPACE; no interior vertical support columns		BUILT	1986		
FLOORING	6" Reinforced Concrete	CONSTRUCTION	Durable, tilt-up concrete	LEASE TYPE	Modified Gross lease structure; Tenant pays electricity, phone, and data only
DOCK HIGH DOORS	1, 10'W X 12'H	PROXIMITY	Excellent, 2 miles to NC Ports		



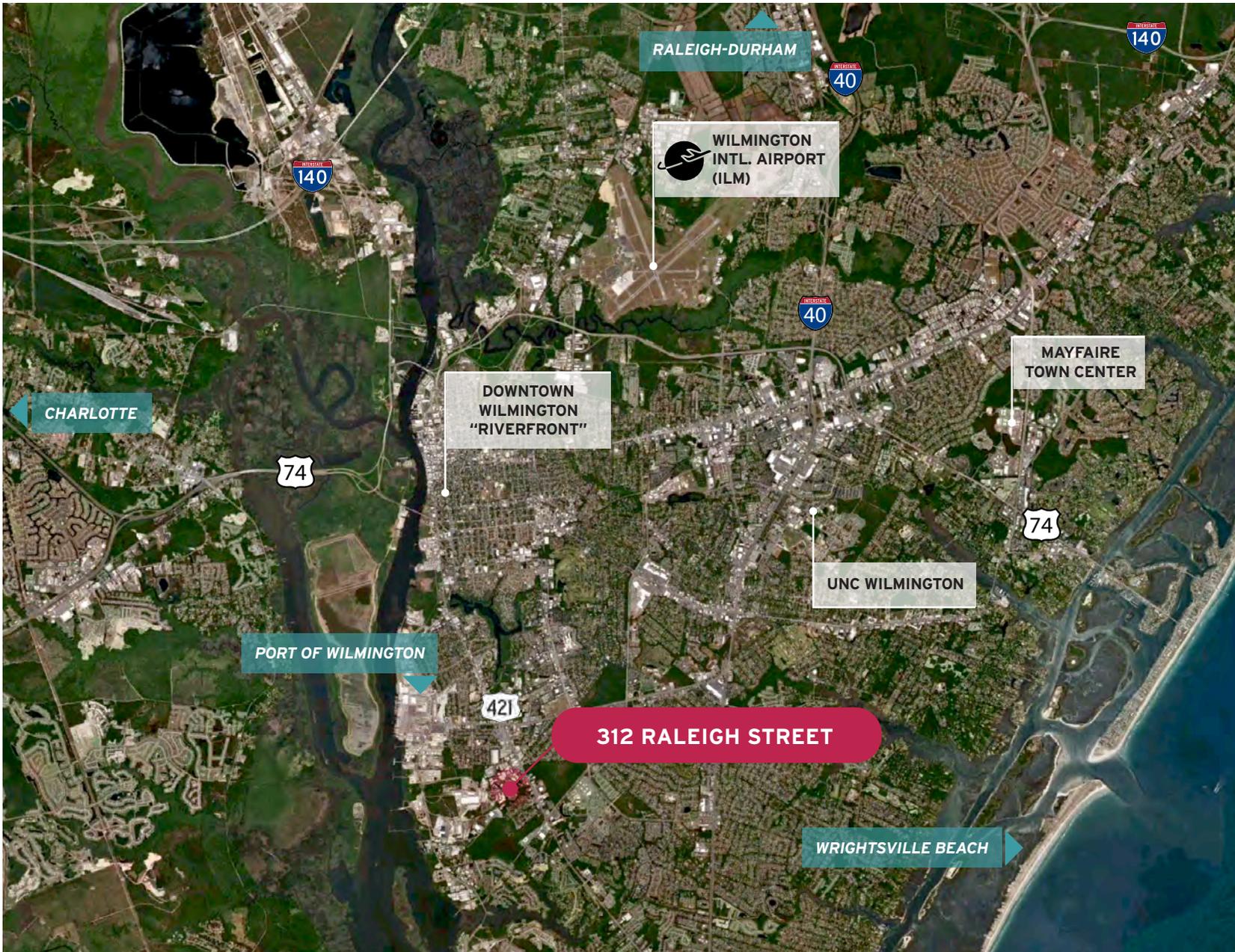
AERIAL & INTERIOR



SURROUNDING RETAIL



LOCATION OVERVIEW



RALEIGH-DURHAM
± 150 MILES

CHARLESTON
± 175 MILES

CHARLOTTE
± 200 MILES

PORT OF
WILMINGTON
10 MIN

421
4 MIN



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910 512 3550
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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.