



# MARITIME NORTH BUSINESS PARK

4270-4320 US HIGHWAY 421 N, WILMINGTON, NC

FLEX / WAREHOUSE SPACE FOR LEASE



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Strategically located in the thriving coastal market of Wilmington, North Carolina, Maritime North Business Park offers high-quality, flex / warehouse solutions tailored to meet the needs of today's modern businesses. The 138,500 square foot park, completed in 2025, is comprised of eight standalone buildings with versatile layouts ideal for distribution, light manufacturing, service providers, and office/warehouse users. Tenants enjoy efficient floorplans, dock-high and drive-in loading options, generous clear heights, and ample parking.

With direct access to major transportation corridors including U.S. Highway 421, I-140, and the Port of Wilmington, Maritime North provides unparalleled connectivity for logistics and commerce. The park benefits from proximity to a skilled labor force, growing residential communities, and Wilmington International Airport.

Rate	Call For Details
TICAM	\$2.00 PSF Estimated
Availabilities	2,970 – 8,965 SF
Zoning	I-2 Industrial
Building Signage	Available
Clear Heights	14' – 16'
Drive-in Doors / Dock Doors	Both
Power	3-Phase

# S I T E P L A N / A V A I L A B I L I T I E S

**BUILDING 8**  
Fully Leased

**BUILDING 5**  
Fully Leased

**BUILDING 6**  
Fully Leased

**BUILDING 7**  
Fully Leased

**BUILDING 1**  
Fully Leased

**BUILDING 2**  
Fully Leased

**BUILDING 3**  
Fully Leased

**BUILDING 4**



BUILDINGS	AVAILABILITIES
BUILDING 4	SUITE 110, 120, 130

421

US HWY 421

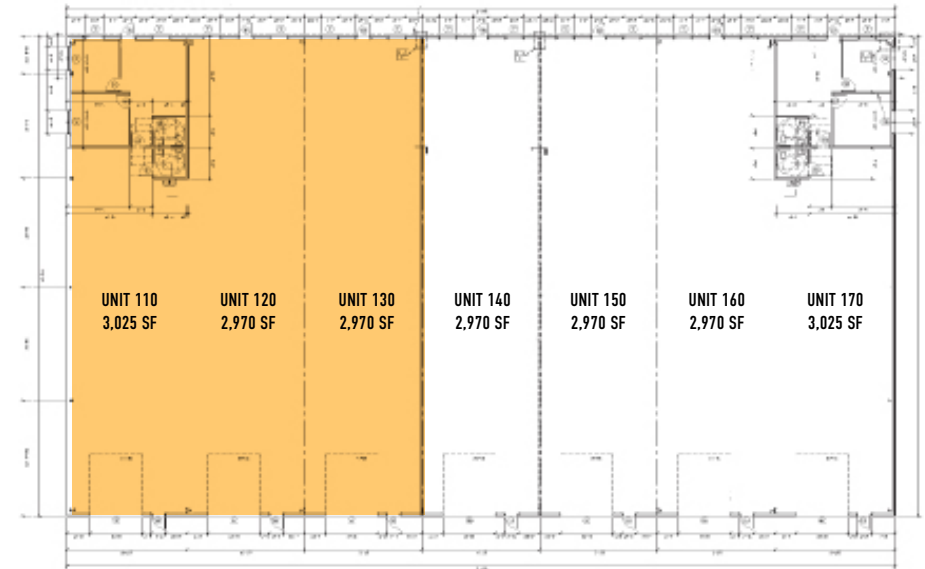
421

▲ DRIVE-IN DOOR  
□ DOCK DOOR

# LEASING AVAILABILITIES

## BUILDING 4

Address	4270 US Hwy 421 N Wilmington, NC
Suites	110, 120, 130
Size	2,970 - 8,965 SF can be demised
Available	Immediately
Dock High Doors	None
Drive-ins	Three, 12'x14'
Layout	Approximately 765 SF of spec, class A office space including a reception area, two private offices and two restrooms (one warehouse facing)





# MARKET OVERVIEW

## NEW HANOVER COUNTY, NORTH CAROLINA



**2023  
TOP 100**  
BEST PLACES TO  
LIVE  
*Livability*

**#1  
BEST  
RIVERWALK**  
IN THE U.S., 2023  
*USA Today*

**55.3%**  
JOB GROWTH  
(2010-2023)



**4.6%**  
VACANCY RATE

**#2 NORTH CAROLINA  
HIGHEST DESIRABILITY**  
*U.S. News & World Report*

**100,000+**  
RESIDENTIAL POPULATION  
IN WILMINGTON

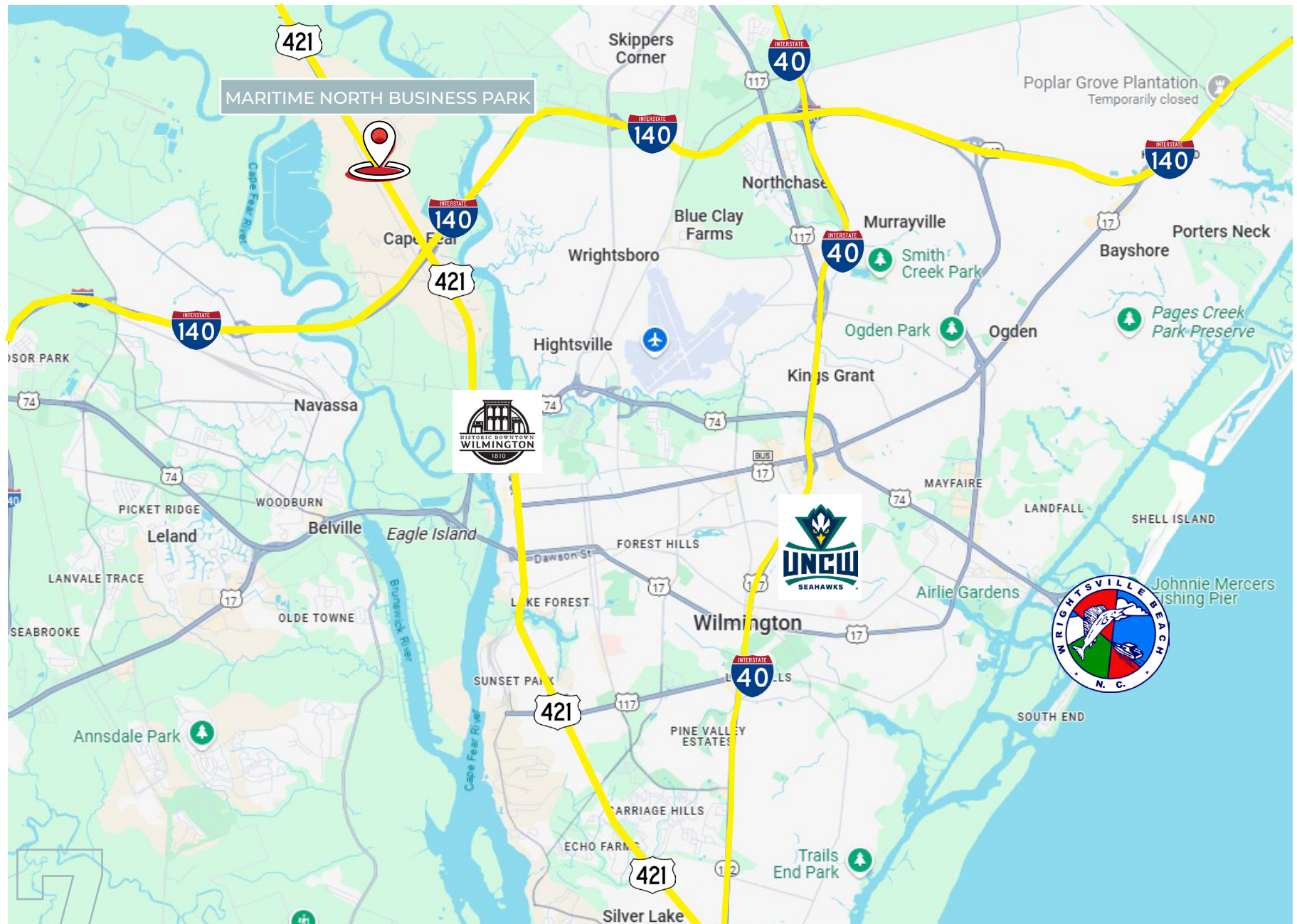
**#6 BEST BUSINESS  
CLIMATE (MID-SIZE MSAs)**  
*Business Facilities*

**27.8% POPULATION  
GROWTH (2010-2023)**



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# LOCATION OVERVIEW







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