

± 22,680—158,760 SF FIRST GENERATION WAREHOUSE/DISTRIBUTION SPACE FOR LEASE  
1203 CEDAR HILL ROAD | NAVASSA, NC 28451

*Concept Image Photo is of the neighboring space. New building will be constructed similar in design.*



Presented By:  
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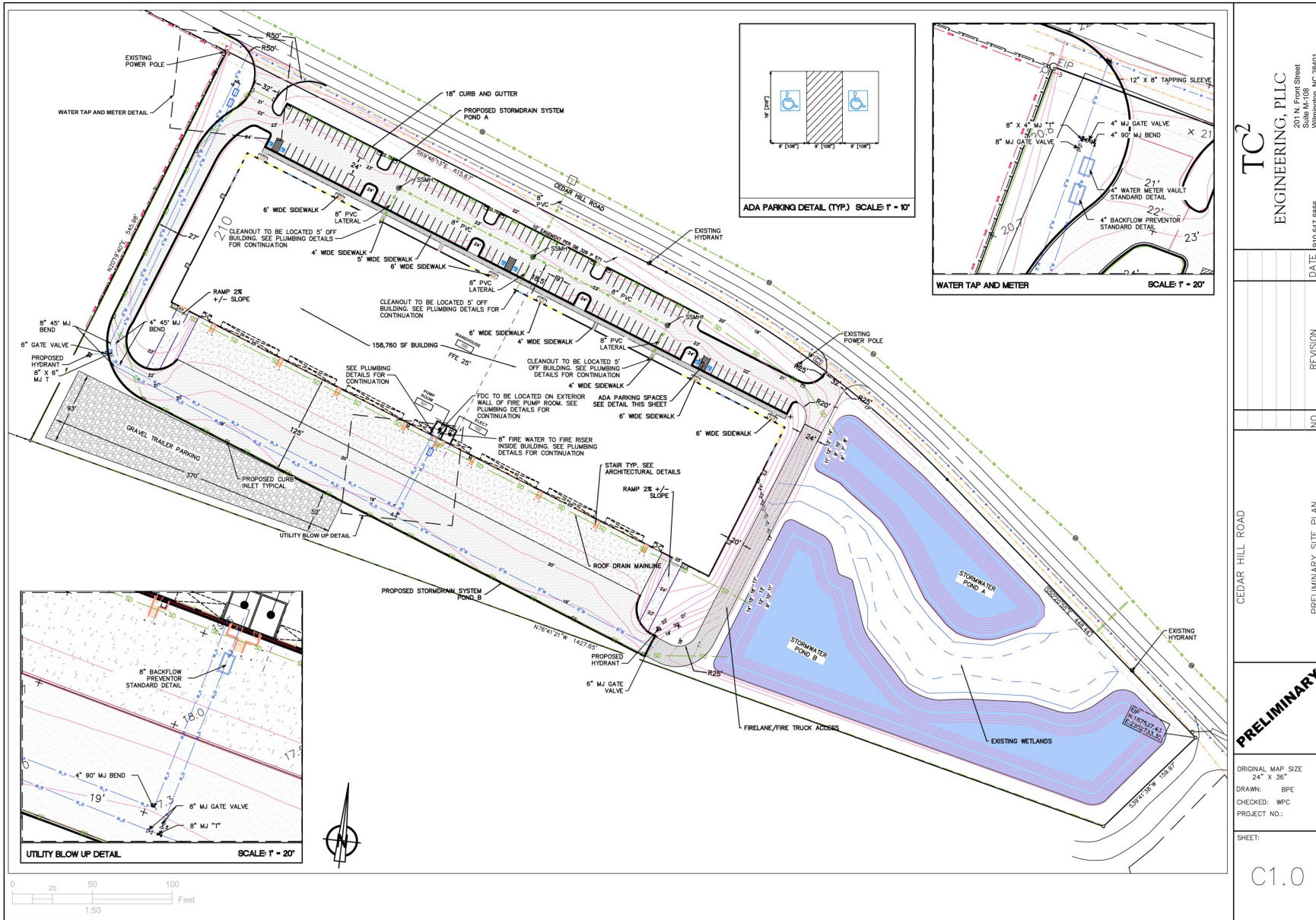
<b>ADDRESS:</b>	<b>1203 Cedar Hill Road</b> Navassa, NC 28451   Brunswick County
<b>AVAILABLE SF:</b>	± 22,680—158,760 SF of first generation, Class A warehouse/distribution space. The building will be delivered in the Summer of 2026.
<b>LEASE RATE:</b>	\$9.50 PSF   NNN to include a \$5.00/SF Tenant Improvement Allowance. TICAM estimated at \$2.05/SF
<b>ZONING:</b>	LI - Light Industrial (Town of Navassa)
<b>DESCRIPTION:</b>	For Lease, ± 22,680—158,760 SF of first generation, Class A warehouse/distribution space. The subject will consist of fourteen (14) bays (54' x 210' each). The project will be located on approximately 13.77 acres. The building will be equipped with 38 dock doors (9' x 10') as well as two drive-in doors (12' x 14') with ramps. 30' clear ceiling heights with full ESFR fire suppression system. The building will have access to 135 car parking spaces, as well as additional trailer parking spaces behind the truck court.
<b>LOCATION:</b>	Located at the intersection of Cedar Hill Road (NC State Road 140) and Interstate 140, the location provides unparalleled access to all parts of the Greater Wilmington area, as well as Brunswick County and the Myrtle Beach, SC MSA.

For more information, please contact:

**Will Leonard, SIOR**  
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# SITE PLAN

Cedar Hill Road  
Navassa, NC



**TC<sup>2</sup>**  
ENGINEERING, PLLC  
201 N. Front Street  
Suite M-108  
Wilmington, NC 28401

DATE: 9/10/24/2026  
REVISION:

NO.:

CEAR HILL ROAD  
PRELIMINARY SITE PLAN

**PRELIMINARY**

ORIGINAL MAP SIZE  
24" X 36"  
DRAWN: BFE  
CHECKED: WPC  
PROJECT NO.:

SHEET:  
C1.0

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# CONSTRUCTION PROGRESS

Cedar Hill Road  
Navassa, NC



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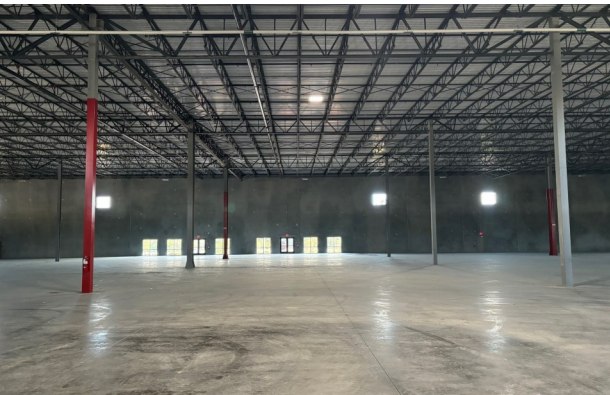
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# CONCEPTUAL PHOTOS (NEIGHBORING SITE WITH SIMILAR DESIGN)

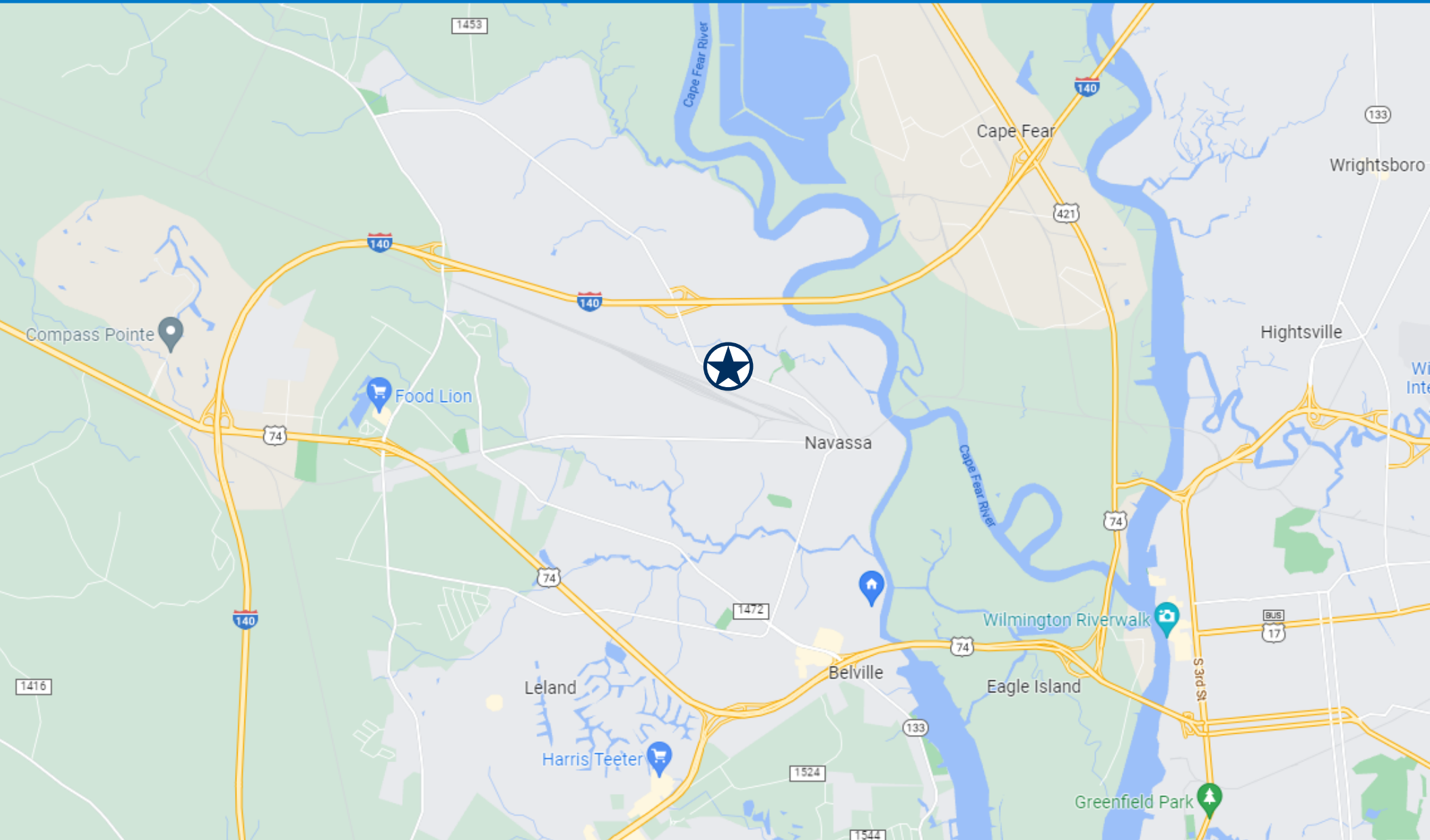


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# LOCATION MAP

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