

FOR LEASE: 5,000 SF OFFICE WAREHOUSE UNIT

NORTH KERR INDUSTRIAL PARK | 3217 PENNINGTON DRIVE — UNIT #1

WILMINGTON, NORTH CAROLINA, NEW HANOVER COUNTY





SUMMARY

Address	North Kerr Industrial Park, Wilmington, NC 28405 3217 Pennington Drive – Unit 1 Brand New Facility, constructed 2025
Unit SF	5,000 SF per Unit
Lease Rate	\$14.50/SF rent plus \$2.50 TICAM (Taxes, Insurance, Common Area Management) Expenses. Utilities by Tenant. \$7,083 per month Total (includes rent and TICAM)
Date Available	Available Nov 1.
Description	5,000 SF Unit for lease in North Kerr Industrial Park. Unit is fully built-out with three offices and two bathrooms (1200 SF climate controlled). Unit has 3800 SF of fully insulated warehouse space. Unit is equipped with one 14' x 12' floor level overhead door. Zoned I-2.
Power	3 phase 200AMP
Contact Information	Jason Rimel (Owner) 919-395-6190 jason.rimel@gmail.com

PHOTOS



3217 Unit #1 – End Unit



Large paved area behind building is shared loading/unloading space.



6' Overhang over rear rollup and personnel doors

PHOTOS



Entrance Foyer



Three Large Offices



Two Bathrooms



PHOTOS

Warehouse area is well lit with LED lights

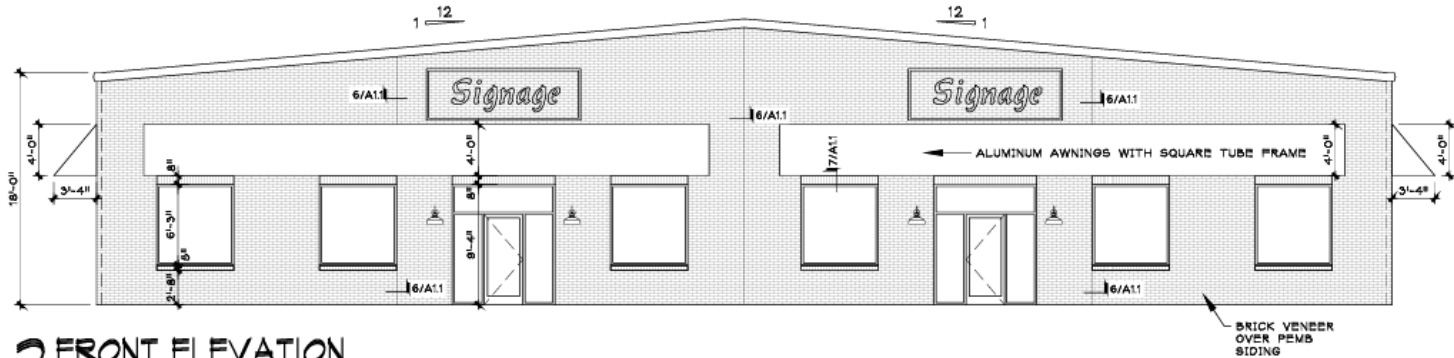
Metal wall liners on warehouse walls

Warehouse concrete floor is epoxy coated

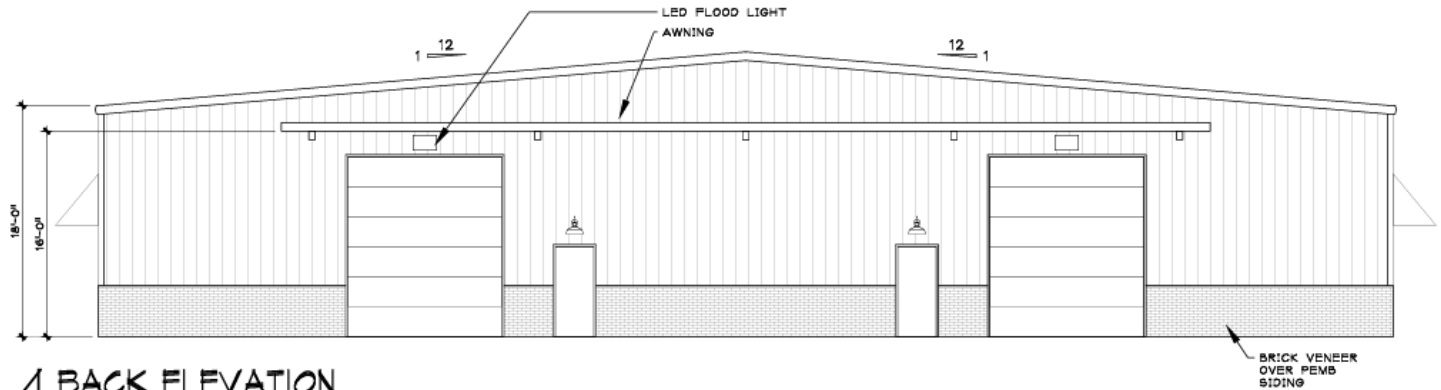
Ceiling Beam Clearances (approximately):
16' on Low End
19' on High End



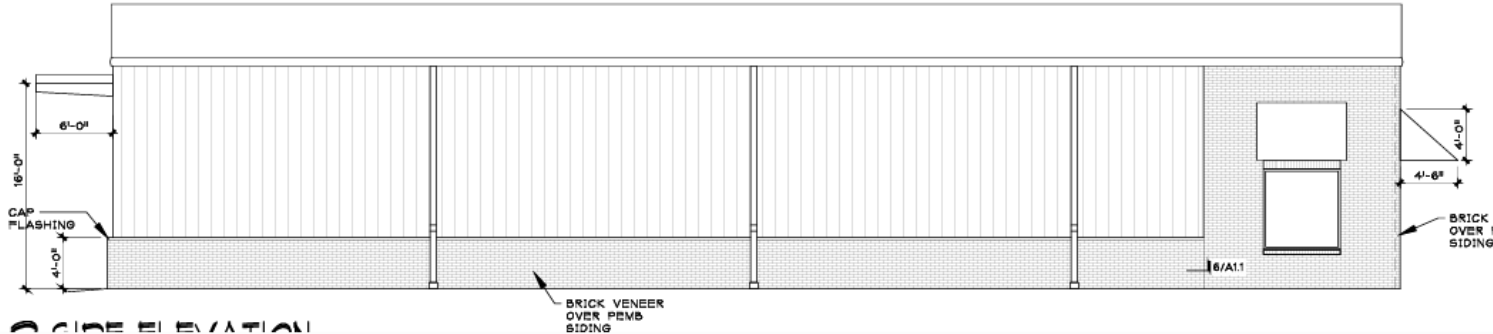
Architectural Drawings



2 FRONT ELEVATION

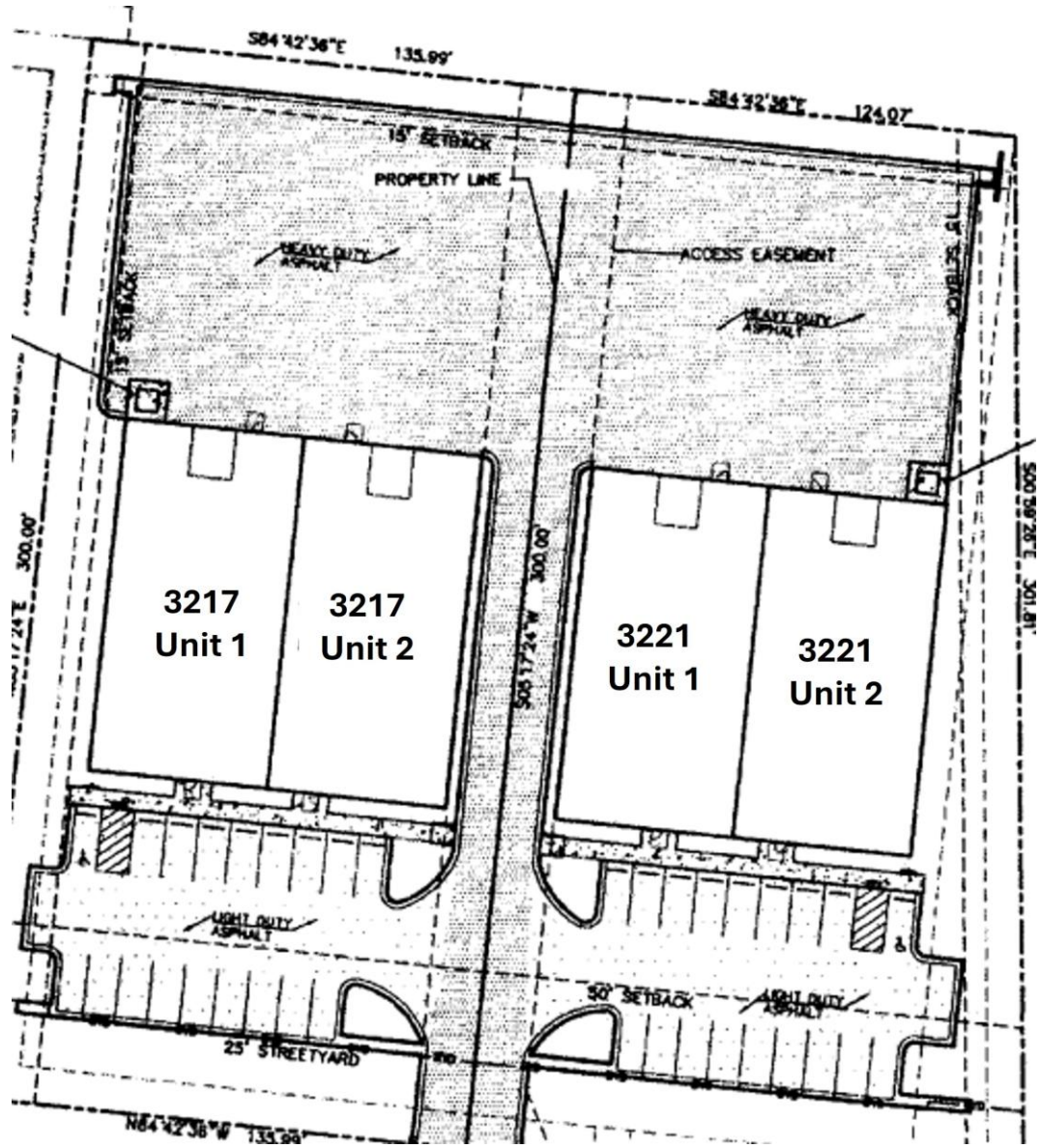


4 BACK ELEVATION

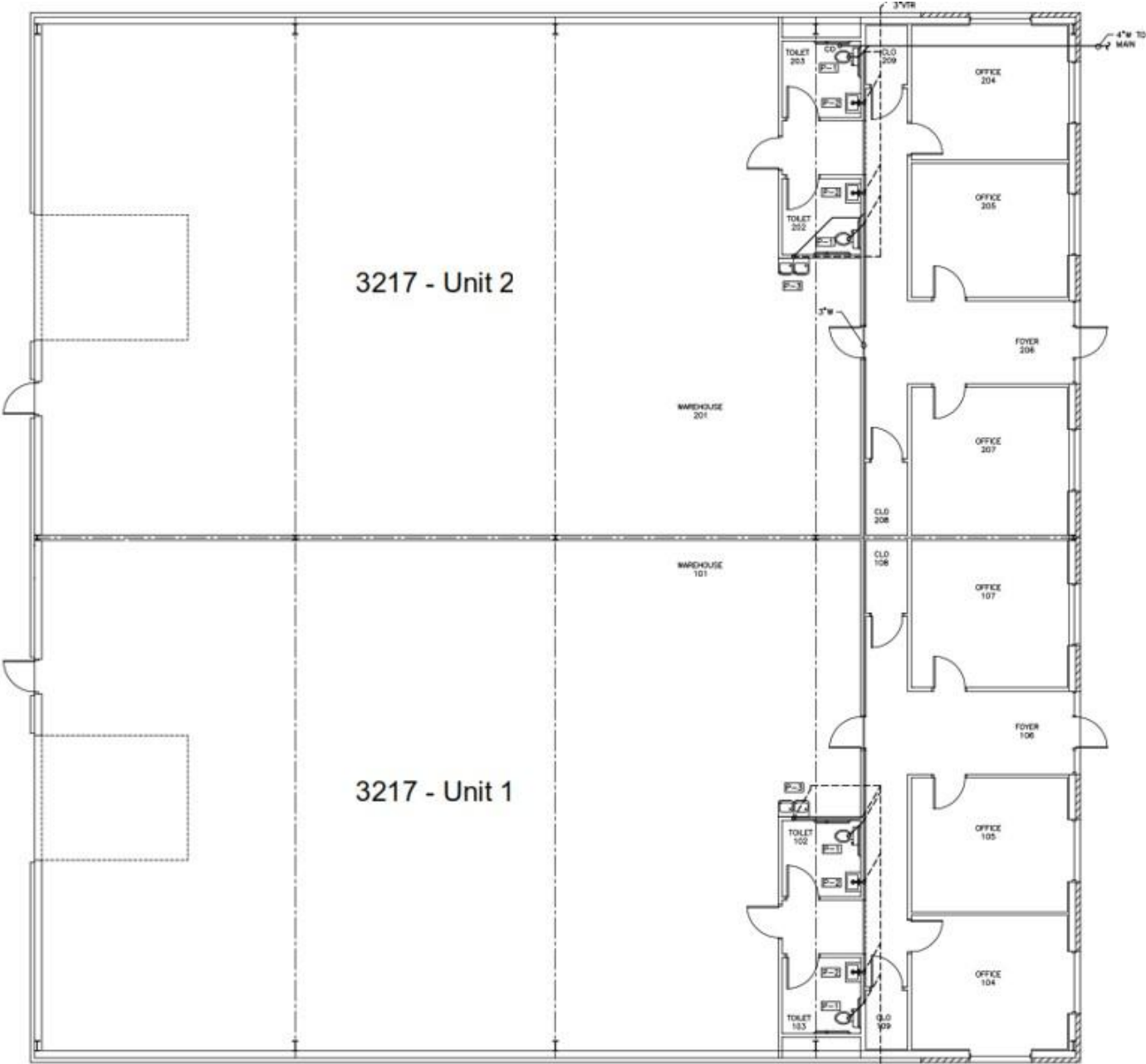


6 SIDE ELEVATION

SITE LAYOUT



UNIT LAYOUT



MAP



LOCATION

