

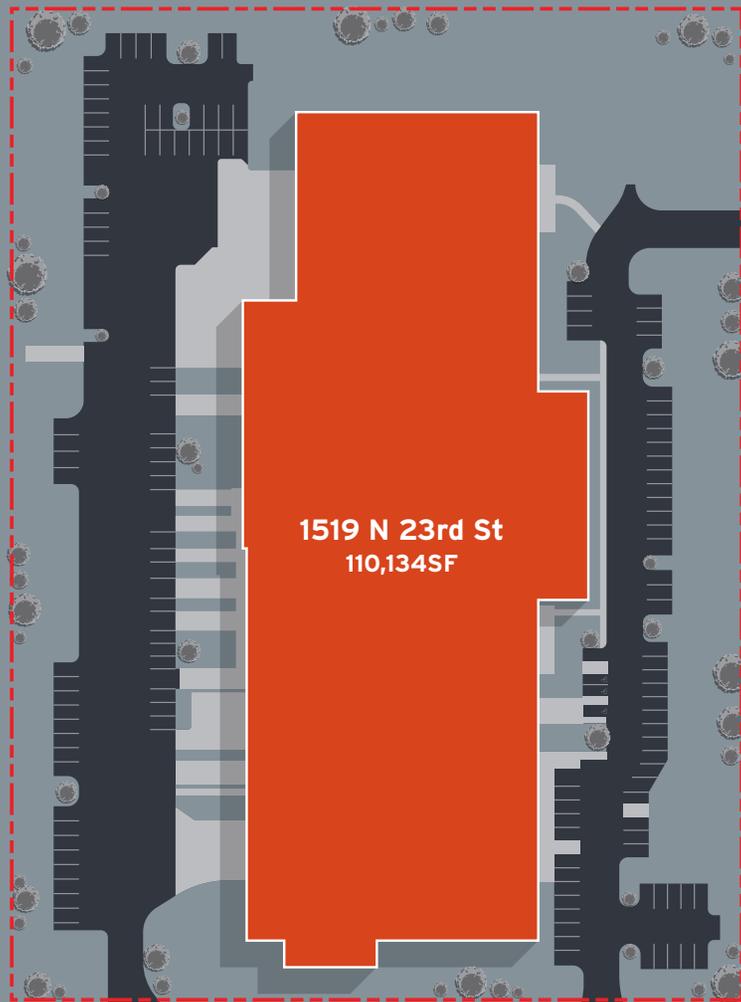
# VENTURE23

1519 NORTH 23RD STREET | WILMINGTON, NORTH CAROLINA

28,390 SF OF WAREHOUSE/SHOWROOM SPACE AVAILABLE



## SITE PLAN + SPECIFICATIONS



ONE TREE HILL WAY

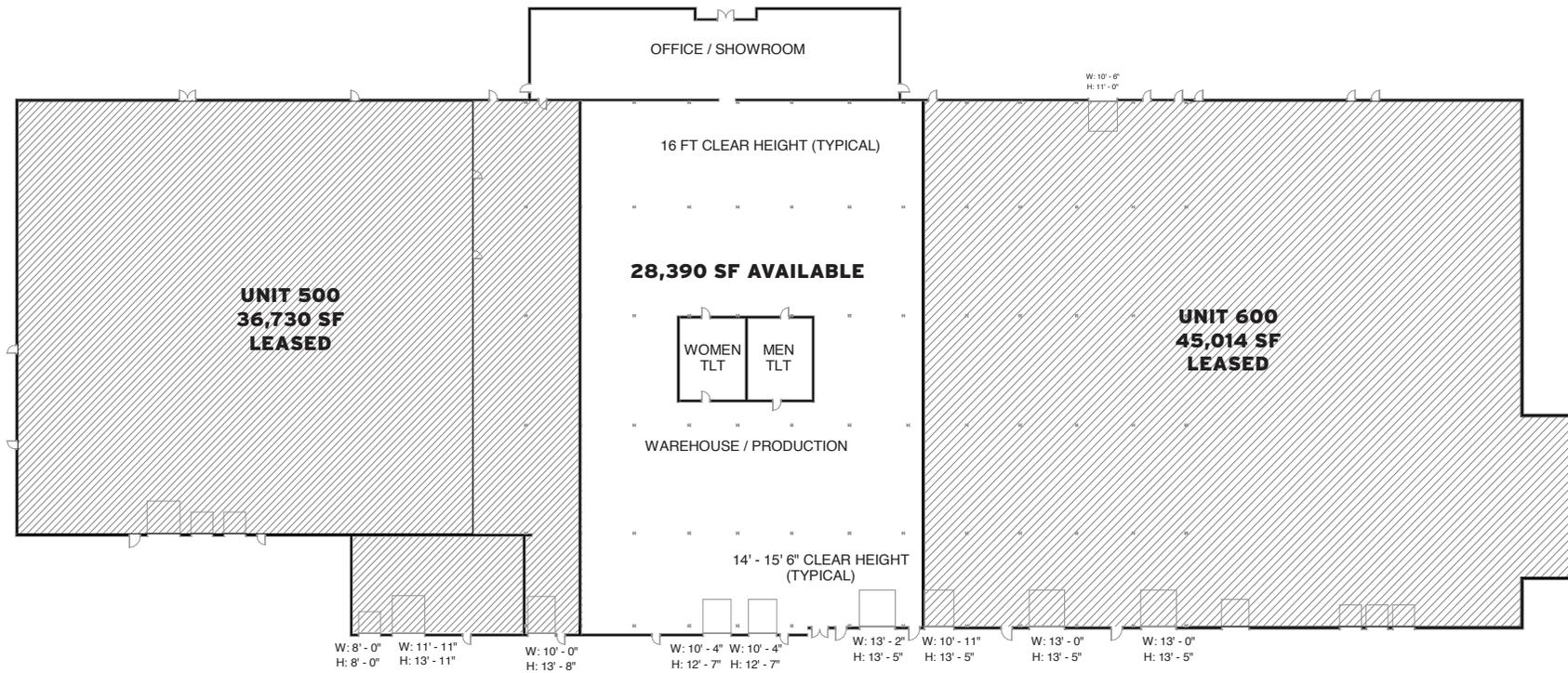
N 23RD ST

<b>ADDRESS</b>	1519 North 23rd Street
<b>CITY</b>	Wilmington
<b>STATE</b>	North Carolina
<b>COUNTY</b>	New Hanover
<b>PARCEL ID</b>	3128-65-1810.000
<b>ACRES</b>	7.14
<b>ZONING</b>	Light Industrial
<b>TOTAL SF</b>	110,134
<b>NATURAL GAS</b>	Piedmont Natural Gas
<b>WATER &amp; SEWER</b>	Cape Fear Public Utility Authority
<b>ELECTRIC</b>	Duke Energy Progress



## FLOOR PLAN + SPECIFICATIONS

<b>CLEAR HEIGHT</b>	16' (typical)	<b>PARKING</b>	130 Employee and Visitor Spaces	<b>SPRINKLER</b>	Wet
<b>COLUMN SPACING</b>	20' x 40' (typical)	<b>TRUCK COURT DEPTH</b>	±105 ft From Building	<b>LOADING</b>	Three (3) grade level overhead doors (dimensions noted on floor plan)
<b>AVAILABLE SF</b>	28,390 SF	<b>HVAC</b>	Fully Conditioned	<b>DATE AVAILABLE</b>	1/1/2026
<b>OFFICE SF</b>	4,590 SF	<b>POWER</b>	3-Phase 480 Volt	<b>LEASE RATE</b>	Call for Details
<b>WAREHOUSE SF</b>	23,800 SF				



## LOCATION OVERVIEW



**RALEIGH-DURHAM**  
±75.1MI

**CHARLESTON**  
±172.0MI

**CHARLOTTE**  
±192.0MI

**74** >1MI

**40** ±4MI



**OWNED + OPERATED BY**  
**EDGEWATER**  
VENTURES

**LEASING BY**

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