

Net Leased National Tenant
5935 Market St. Wilmington, NC 28405

FOR SALE
Industrial Space

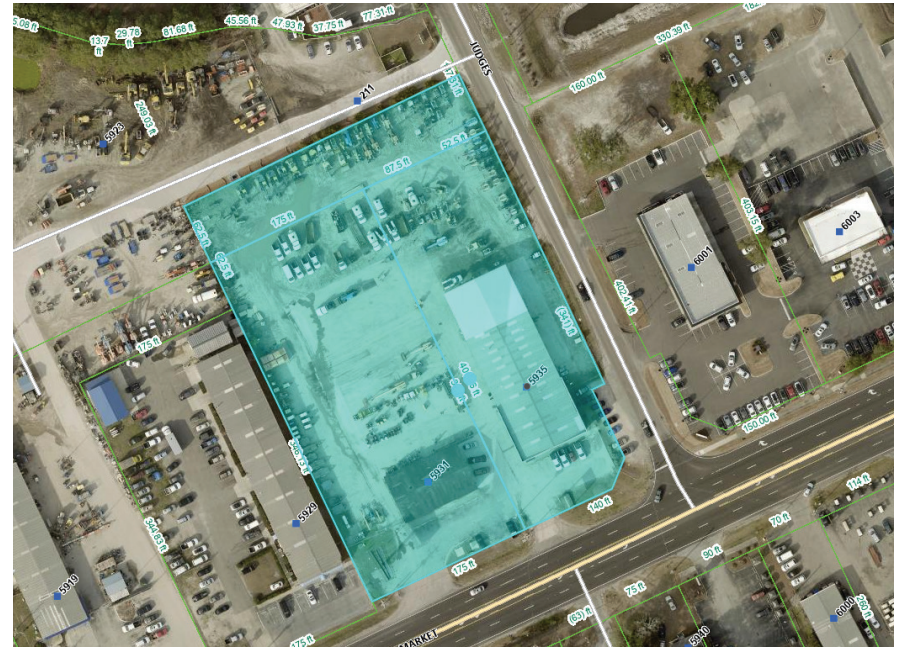


2524 Independence Blvd. Wilmington NC 28412
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OVERVIEW

Rare opportunity to own a local income property which is net leased by a national firm. Hertz Equipment Rental has leased this facility for many years. They have renewed the lease with several years remaining.

High visibility light industrial building with Market Street Frontage. Located near Dutch Square Industrial Park. Excellent property priced at a low cape rate.



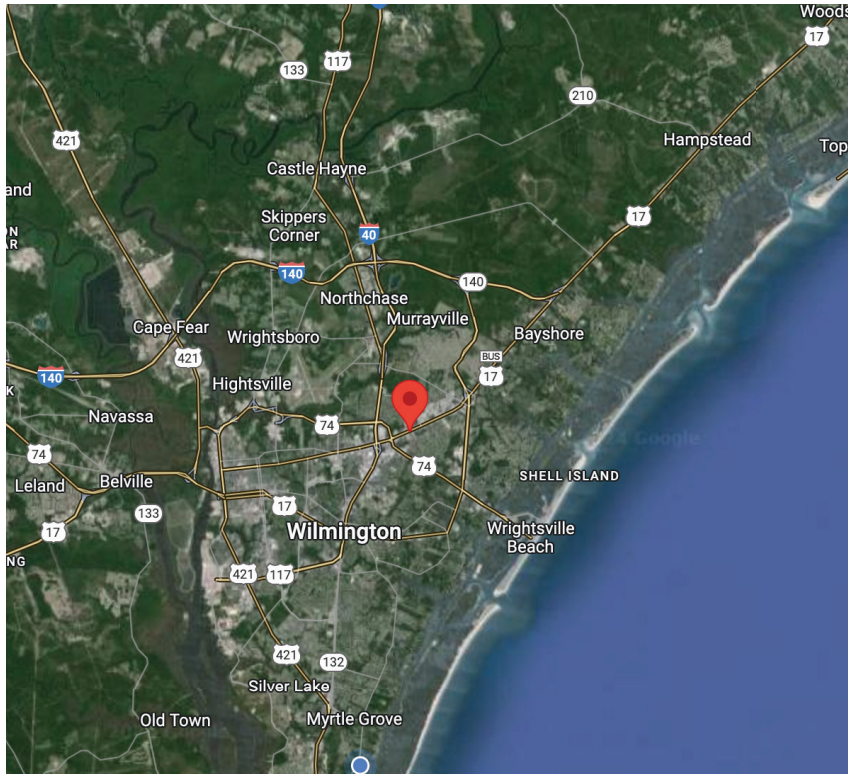
Property Type:	Industrial
Sub Type:	Warehouse/Office
Total Space:	9,800 SF
Investment:	NNN
Asking Price:	\$3,900,000
Zoning:	LI
Available:	Now

PROPERTY DETAILS

Listing ID: 39846878
Status: For Sale
Property Type: Industrial
Property Subtypes: Warehouse/Office
Total Available Space: 9,800 SF
Asking Price: \$3,900,000
Listing Price/SF: \$397.96
Investment: NNN
Vacant: No
Available: Now
Dock High Doors: Not Present
Grade Level Doors: 7
Rail Doors: Not Present

Zoning: LI
County: New Hanover
Parcels: 3148-64-0637.000
Building Status: Existing
Building Size: 12,656 SF
Land Size: 1.13 / 49,223 SF
of Buildings: 1
of Floors: 1
Year Built/Renovated: 1987, 1995
Primary Const Type: Framed
Occupancy Type: Single Tenant

DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE
ESTIMATED POPULATION	4,195	48,040	102,237
ESTIMATED HOUSEHOLDS	5,317	31,952	58,777
EMPLOYMENT	2,166	23,789	51,763
AVERAGE HH INCOME	\$58K	\$57K	\$63K

SUBMARKET OVERVIEW







Hansen Matthews

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