

± 22,680—56,700 SF WAREHOUSE/DISTRIBUTION SPACE FOR LEASE

1335 CEDAR HILL ROAD | NAVASSA, NC 28451

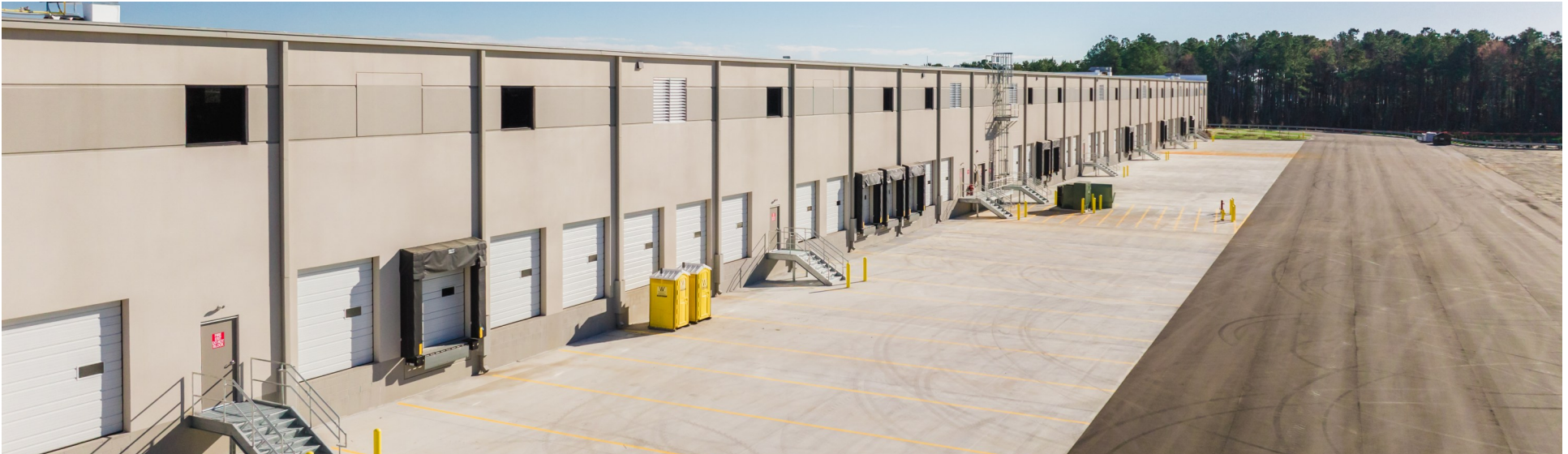


Presented By:
Cape Fear Commercial
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Wilmington, NC 28403
(p) 910.344.1000 (f) 910.344.1020



PROPERTY OVERVIEW

1335 Cedar Hill Road
Navassa, NC



ADDRESS:	1335 Cedar Hill Road Navassa, NC 28451 Brunswick County
AVAILABLE SF:	± 22,680—56,700 SF of first generation, Class A warehouse/distribution space
LEASE RATE:	\$9.50 PSF NNN To include approximately 1,400 SF of office buildout. Please inquire regarding additional Tenant Improvement Allowance.
ZONING:	LI - Light Industrial (Town of Navassa)
DESCRIPTION:	For Lease, ± 22,680—113,400 SF of first generation, Class A warehouse/distribution space. The subject will consist of nine (9) bay (108' x 210'). The first phase of the project will be located on approximately 16.5 acres. The building will be equipped with 57 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 178 car parking spaces, as well as 66 trailer parking spaces.
LOCATION:	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

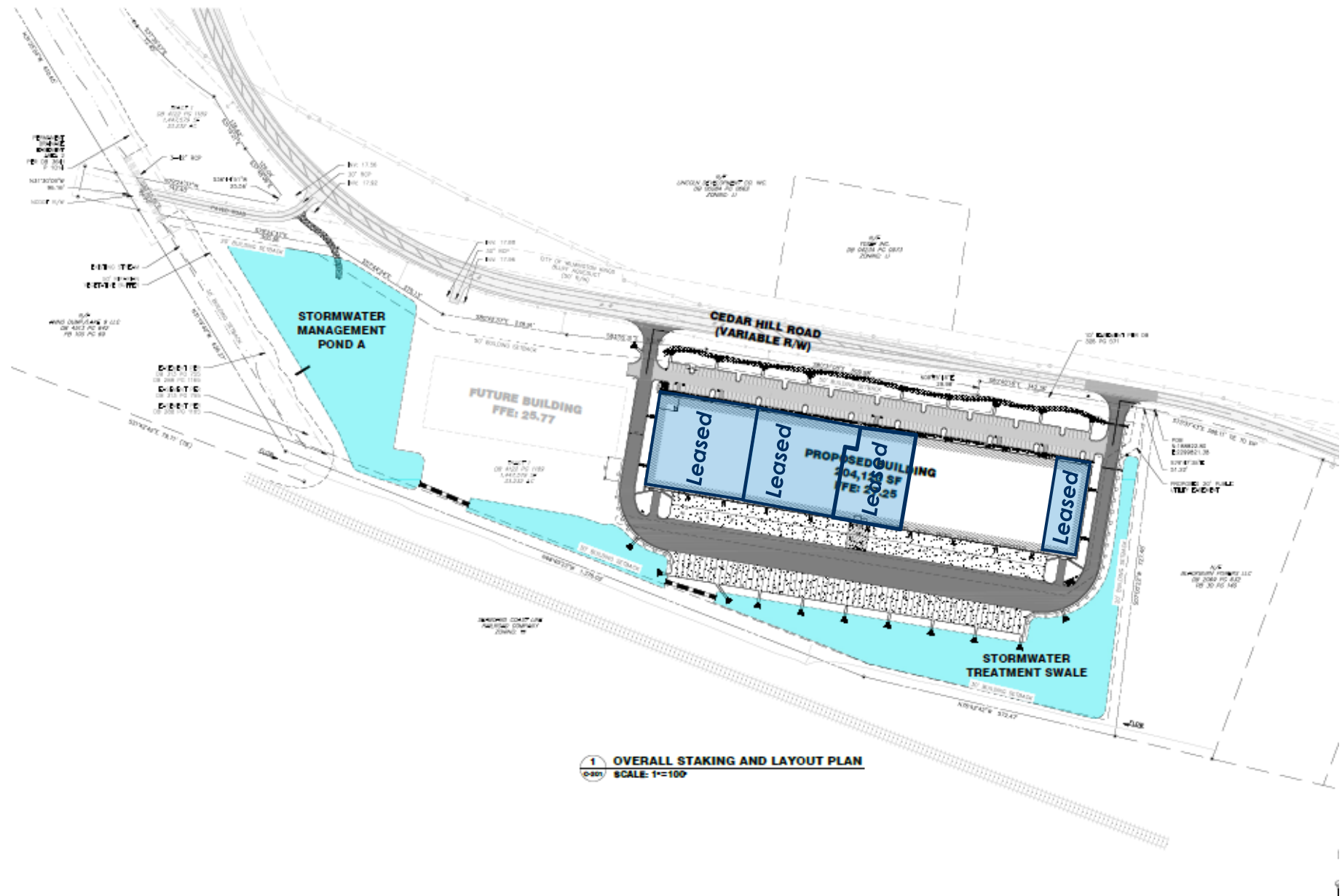
910.344.1015 (main)

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SITE PLAN

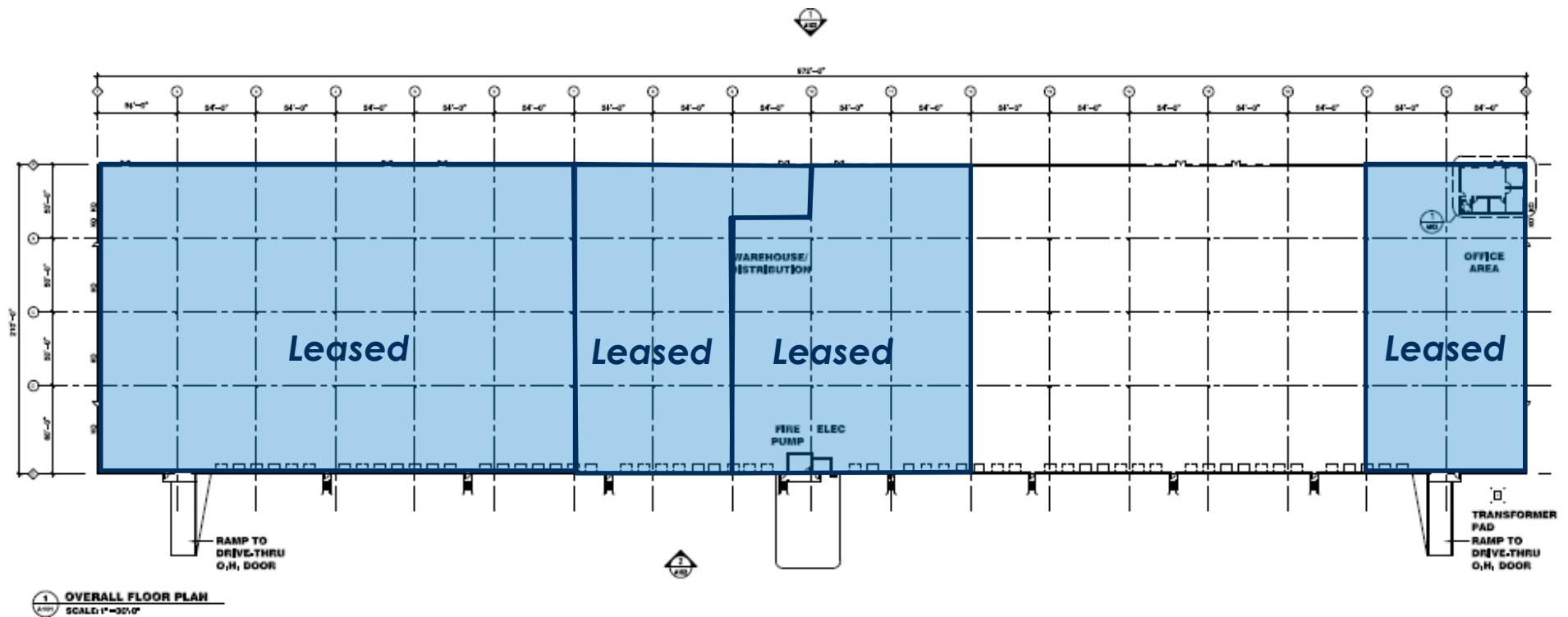
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FLOOR PLAN

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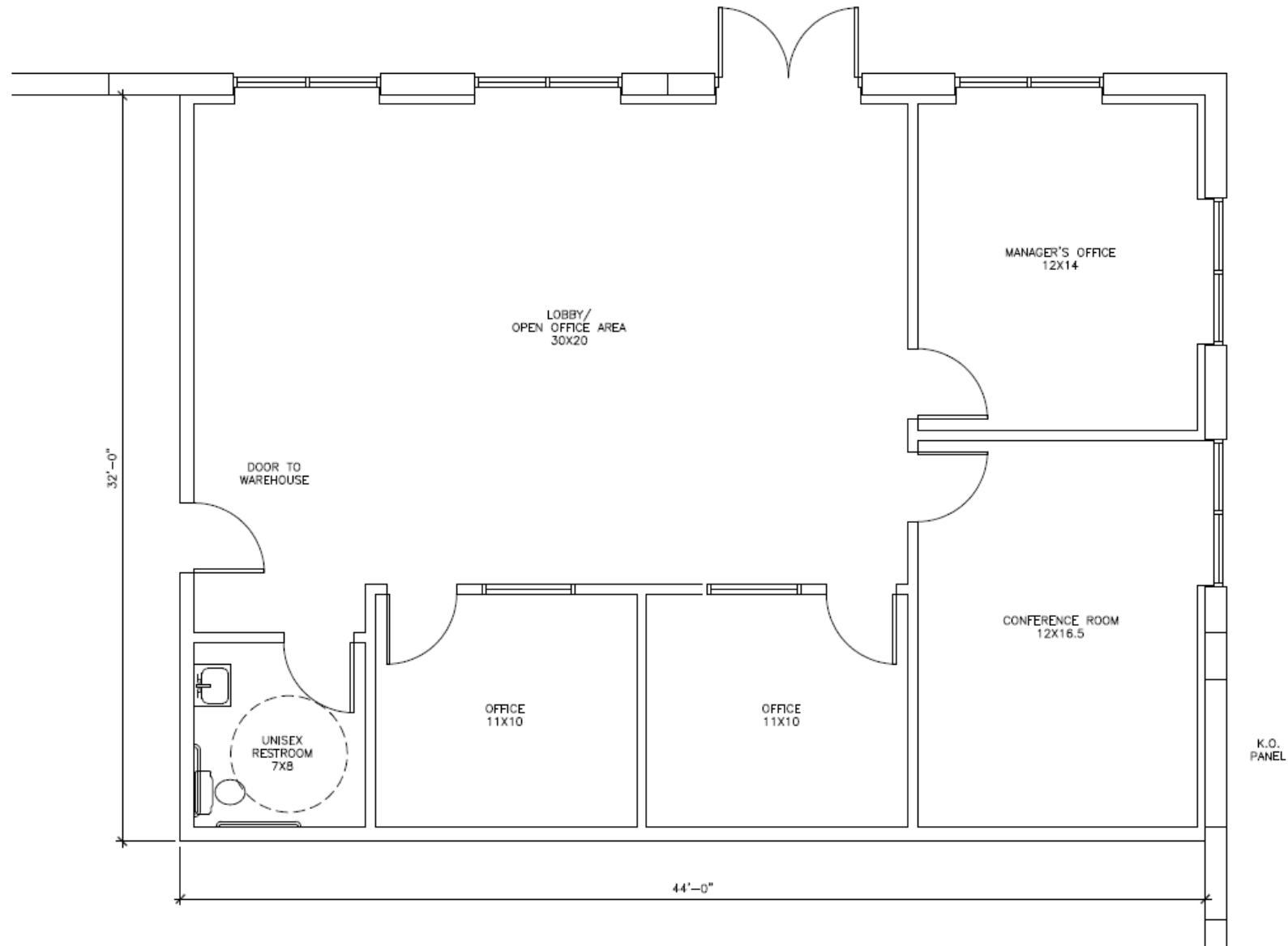
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CONCEPTUAL OFFICE BUILDOUT

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AERIAL RENDERINGS

1335 Cedar Hill Road
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PHOTOS

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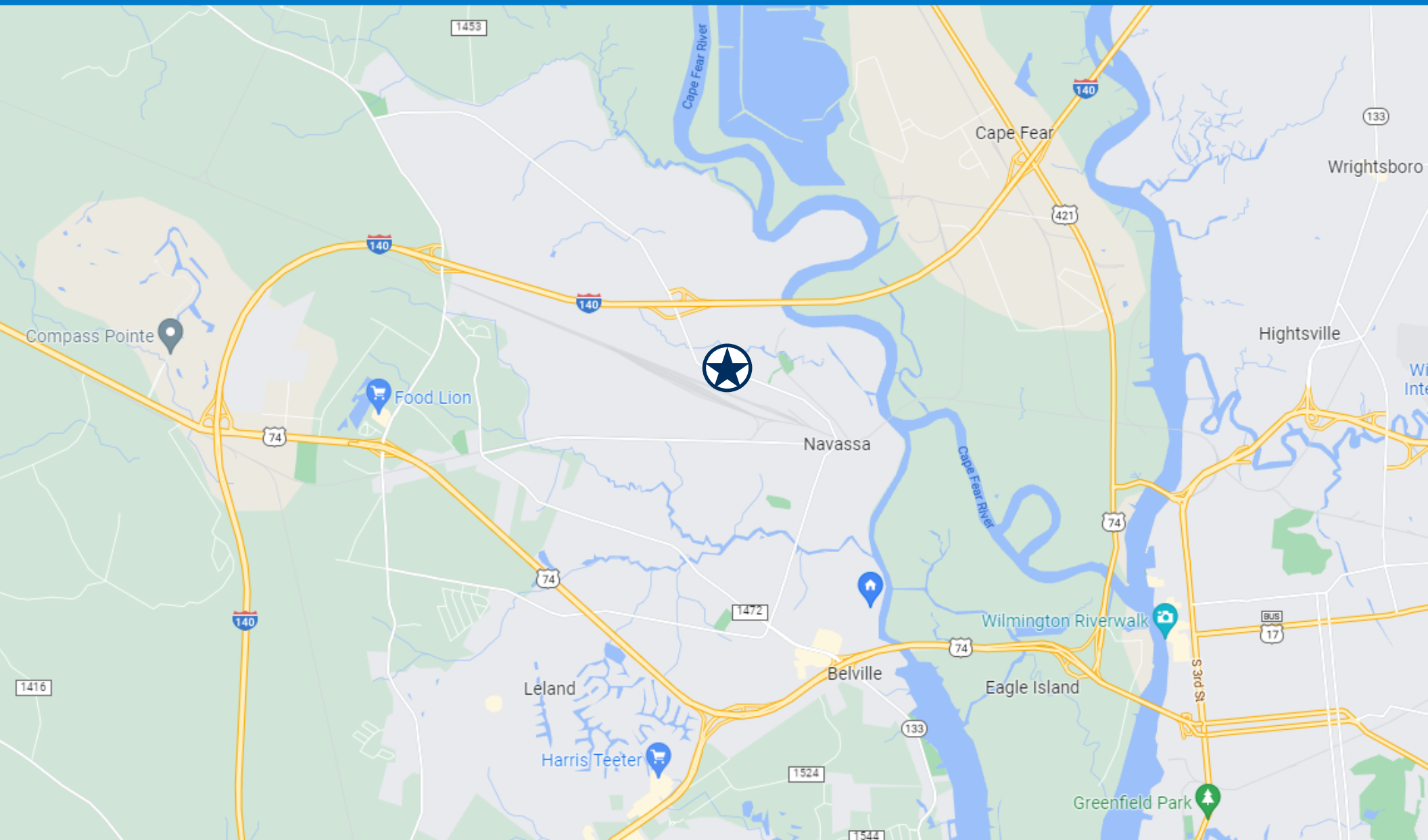
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LOCATION MAP

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