

FOR SUBLEASE: +/- 10,000 SF INDUSTRIAL SPACE

9924 INDUSTRIAL BLVD NE
LELAND, NC | BRUNSWICK COUNTY



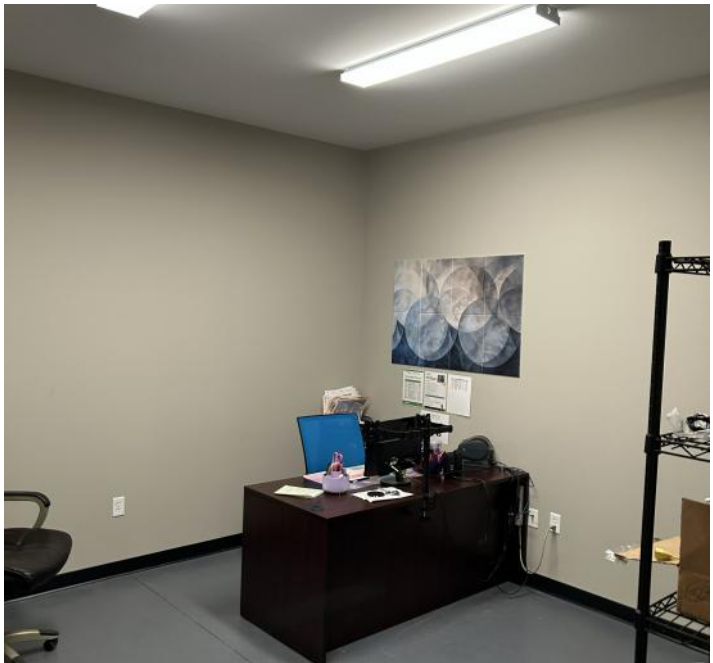


SUMMARY

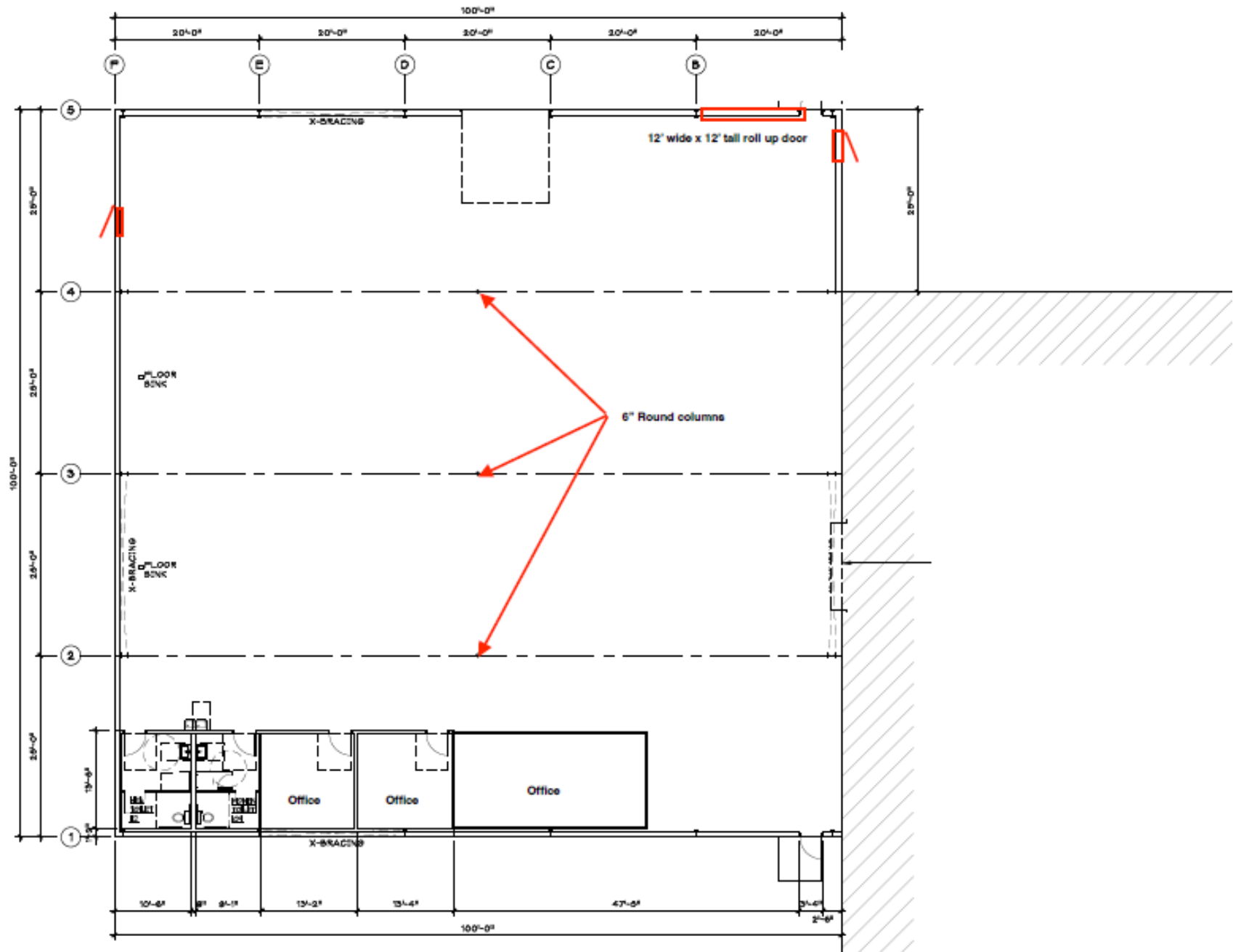
Sublease available for like new warehouse, distribution, manufacturing space located in the Leland Industrial Park. Conveniently located just off US Highway 74/76 with two (2) immediate access points to I-140 (Wilmington Bypass), the site offers unparalleled connectivity to the Greater Wilmington area and all major distribution networks. This proven industrial corridor is home to established operations such as Coca-Cola’s regional distribution center, Bradford Products, Victaulic, Adam’s Beverages’ regional distribution center, and the future home of US MgO’s sheathing panel manufacturing facility. The site provides seamless access to regional, state, and national markets.

ADDRESS	9924 Industrial Blvd NE Leland, NC 28451 Brunswick County
AVAILABLE SF	± 10,000 SF
ZONING	Industrial General (IG) - Brunswick County
LEASE RATE	\$12.60 PSF + \$10,500 Per Month
BUILDING SPECIFICATIONS	+ 20 ft Eave Height + Drive-in rollup 12x12 door + Floor Thickness—6 inches + Fully Sprinkled + Available Signage on Building + Secure Property Gate + HVAC to Office Space Only + Insulated Warehouse Space + Laydown Yard Available

PHOTOS



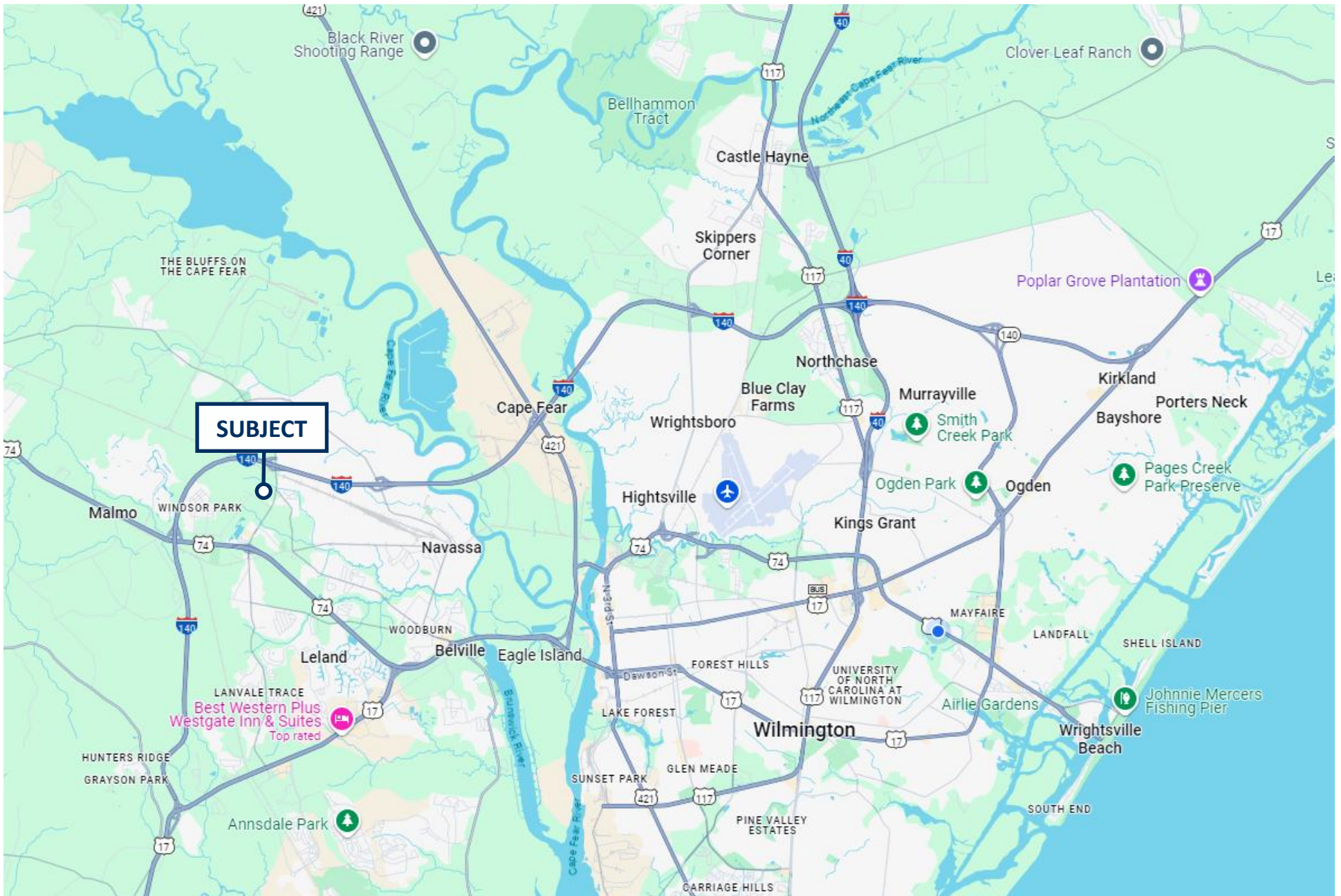
FLOOR PLAN



AERIAL MAP



LOCATION MAP





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