



WALDROP PROPERTIES, LLC
Commercial Real Estate Solutions

Available For Lease or Sale

Medical/Office Building

720 & 722 Newman Road, New Bern, North Carolina

- **Offering Price:** \$1,830,000
- **Base Lease Rate:**
\$19.00 Per Square Foot,
Triple Net
- **Estimated TICAM:**
Contact Listing Broker
- **Square Footage:**
Approximately 8,315
Square Feet
- **Floor Plan:**
See Below/Attached
- **Acreage:** 1.103 Acres
- **Survey:** See Below/Attached
- **Aerial:** See Below/Attached
- **Parcel Number:** 8-212-1-4014
- **Zoning:** C-3
- **Parking:**
30 Parking Space &
4 Handicap Parking Spaces
- **Roof:** Replaced In 2022
By G3 Roofing
- **Gutters:** Replaced in 2024
- **Generators:**
Generac 70 KW &
Generac 48 KW

Generators Can Run The
Entire Building

- **Location:** Convenient Access
to Hwy 70, & Hwy 17

The Property Is In Somewhat
Of A "Medical District"

- **Availability:** Current Lease
Expires 12/31/26. However,
Property Can Likely be Made
Available Sooner



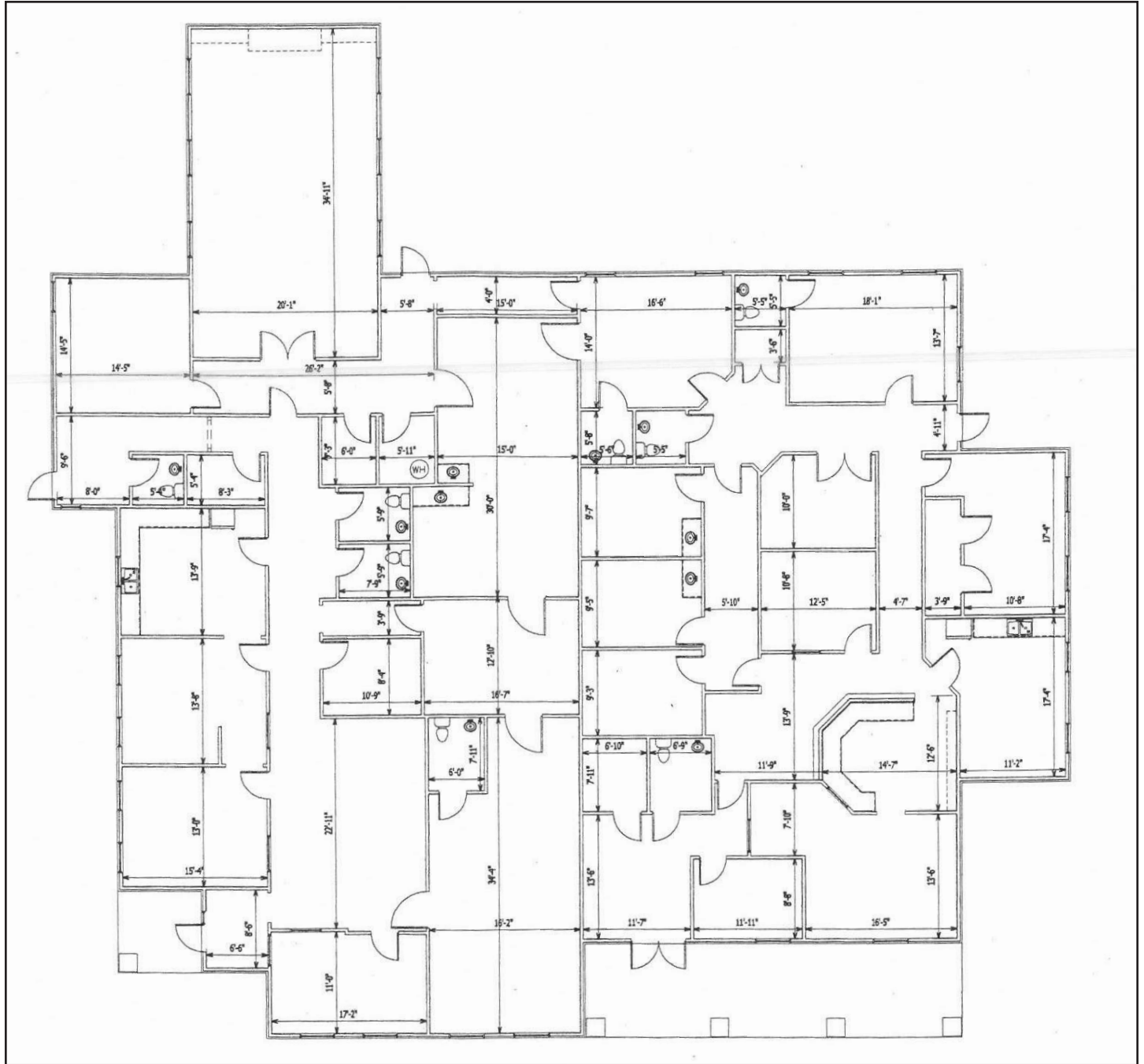
for more information contact

Michael Waldrop at 919-645-1605
michael@wp-cre.com

The information contained herein has been obtained from sources deemed reliable, however, no representation or warranty, either expressed or implied, is made as to its completeness or accuracy. Prospective buyers or tenants should make their own investigations to ascertain the accuracy of the material contained herein. This offering is subject to change, correction or withdrawal.

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Floor Plan

Disclaimer: The floorplan is considered to be accurate; however, listing agency makes no representation and/or warranties as to the accuracy of the floor plan or the square footage.

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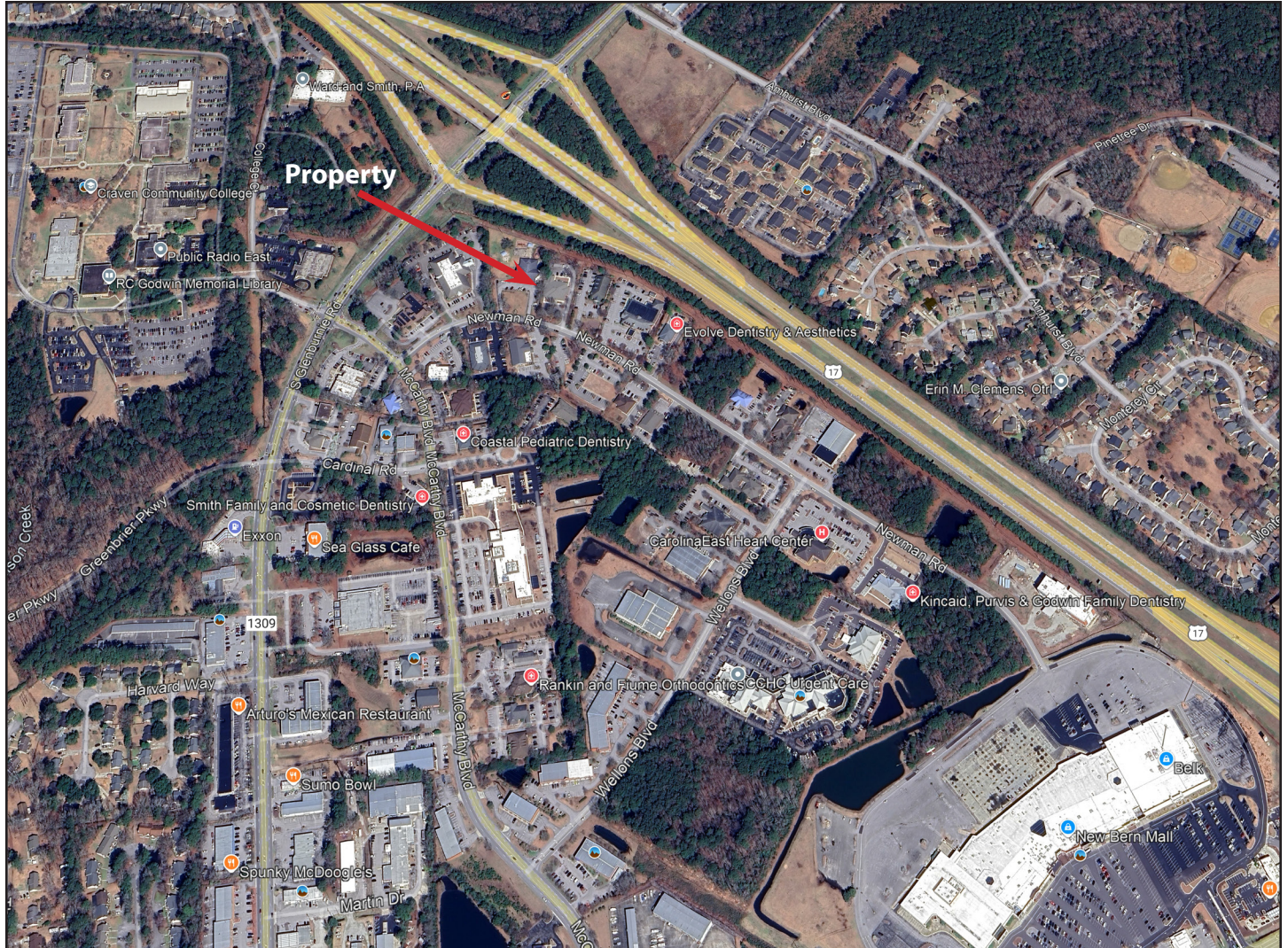
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Aerial

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