

WILMINGTON, NORTH CAROLINA

# AIRGATE

## LOGISTICS CENTER

214,427 SF OF WAREHOUSE SPACE AVAILABLE

IDEALLY POSITIONED BETWEEN ILM AIRPORT & DOWNTOWN WILMINGTON WITH ON-SITE RAIL ACCESS





**BUILDING SPECIFICATIONS**

**PROPERTY INFORMATION**

ADDRESS	802 N 23rd Street
CITY	Wilmington
STATE	North Carolina
COUNTY	New Hanover
DATE AVAILABLE	Q1 2025
LEASE RATE	Call for Details
TICAM	Estimated \$1.10 PSF
TAX PARCEL ID#	R04811-002-001-001
BUILDING TYPE	Warehouse / Distribution
YEAR BUILT	1981
NO. OF ACRES	13.02 AC
ZONING	AI - Airport Industrial

BUILDING DIMENSIONS	260' x 850'
TOTAL SF	214,427 SF
AVAILABLE SF	214,427 SF
OFFICE SF	Suite 100: 2,402 SF Suite 200: Spec office plans for 1,950 SF
EXTERIOR WALL MATERIAL	Reinforced Concrete
ROOF	Metal Panel
CEILING HEIGHT	17'6" - 26'6"
COLUMN SPACING	24' x 60'
SPRINKLER SYSTEM/TYPE	Wet & Dry (ability to convert to ESFR)

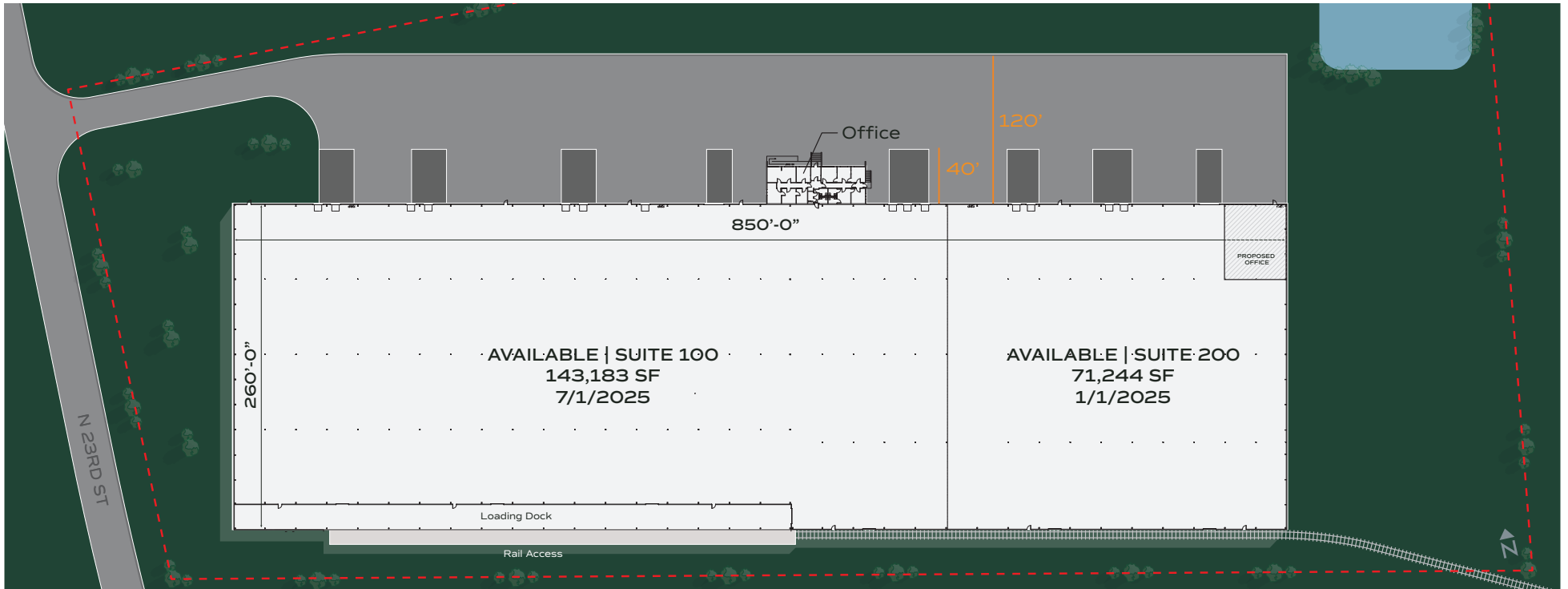
LIGHTING	Fluorescent	
ELECTRICAL	208Y/120V, 3-phase, 4-wire	
TRUCK COURT	120' with 40' concrete apron	
LOADING DOCKS	Fourteen (14) 8' x 10' dock-high doors Two (2) 16' x 16' drive-in doors Six (6) 10' x 10' rail doors (rear) One (1) 12' x 14' rail door (rear)	
UTILITIES	NATURAL GAS	Piedmont Natural Gas
	WATER & SEWER	Cape Fear Public Utility Authority
	ELECTRIC	Duke Energy



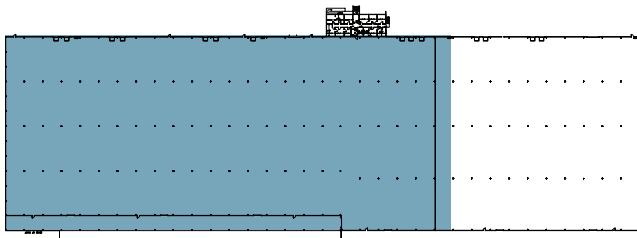
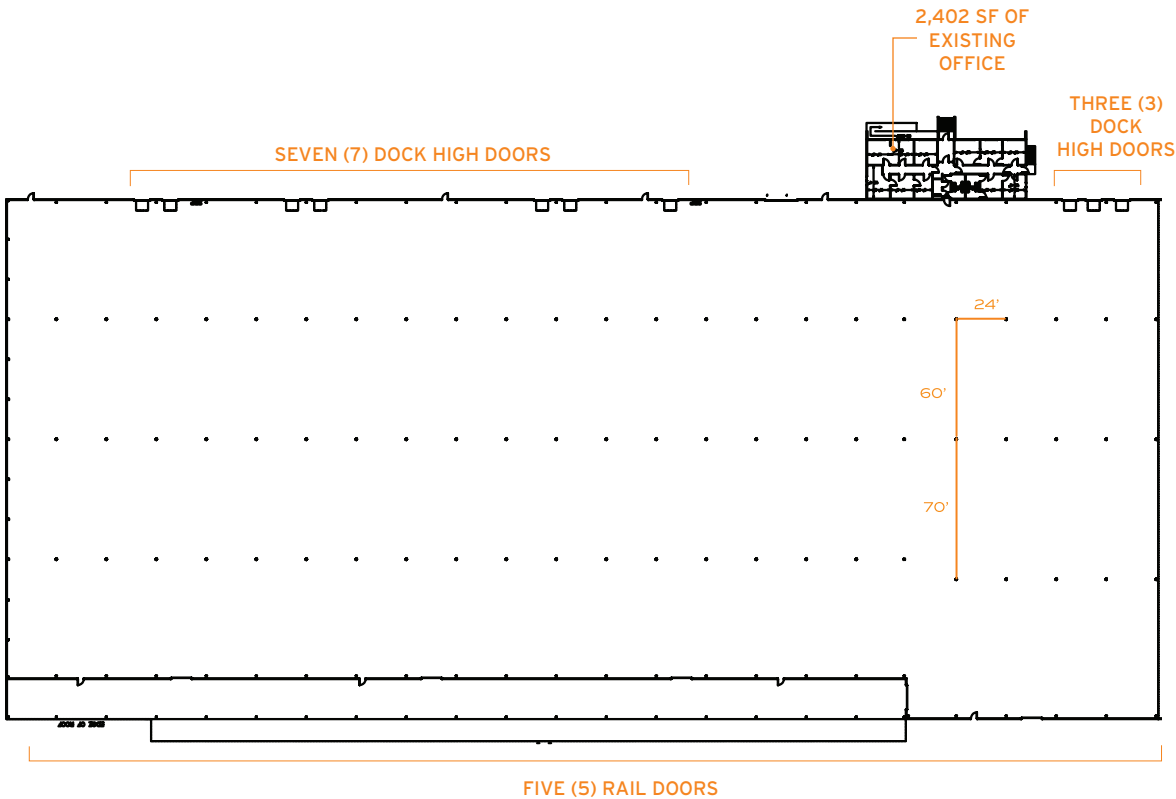
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SITE PLAN



FLOOR PLAN - SUITE 100 | 143,183 SF AVAILABLE



**SUITE 100 INFORMATION**

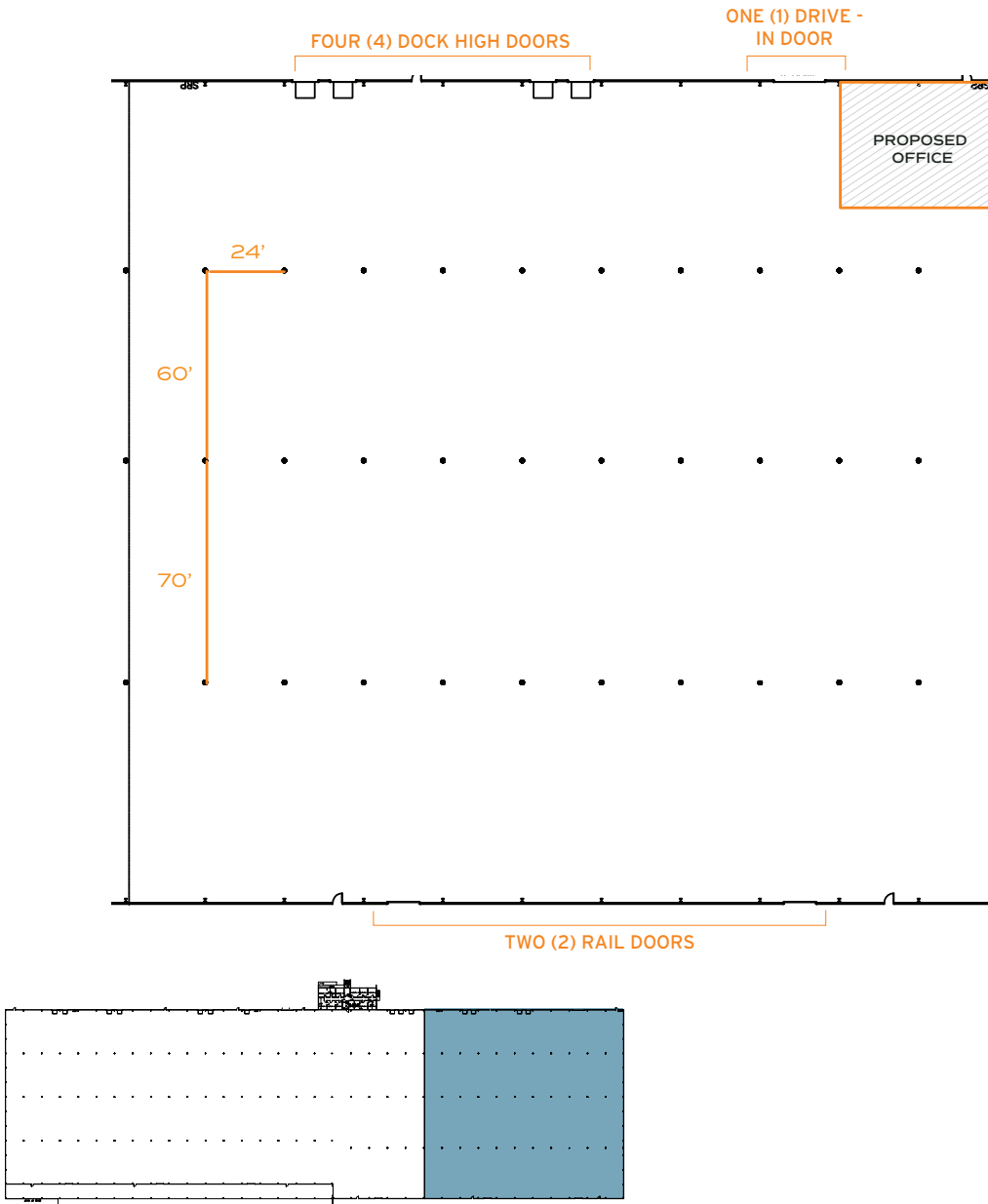
143,183 SF  
AVAILABLE

2,402 SF  
OFFICE

140,781 SF  
WAREHOUSE

Ten (10) 8' x 10' dock-high doors  
One (1) 16' x 16' drive in door  
Four (4) 10' x 10' rail doors  
One (1) 12' x 14' rail door  
**LOADING**

FLOOR PLAN - SUITE 200 | 71,244 SF AVAILABLE



**SUITE 200 INFORMATION**

71,244 SF  
AVAILABLE

1,950 SF of spec office planned  
OFFICE

71,244 SF  
WAREHOUSE

Four (4) dock-high doors  
One (1) 16' x 16' drive in door  
Two (2) 10' x 10' rail doors  
LOADING





PORT OF WILMINGTON

DOWNTOWN WILMINGTON

TO CHARLOTTE

AIRGATE LOGISTICS CENTER

CSX RAILLINE

23RD STREET

74

74

TO RALEIGH-DURHAM

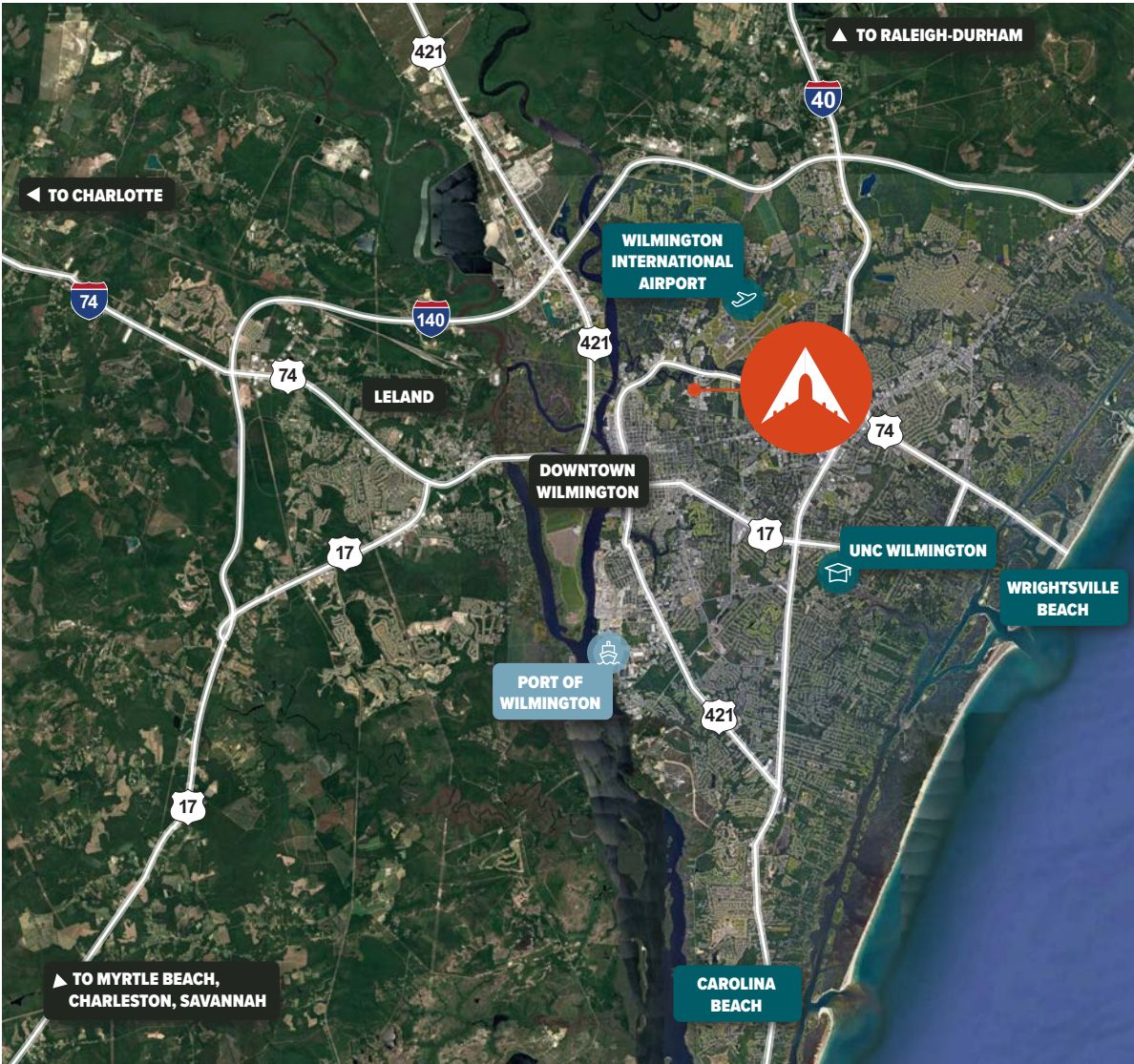
TO I-40

WILMINGTON INTL. AIRPORT (ILM)  
1 MILE



**DRIVE TIMES**

<b>0.5 MILES</b>		<b>1 MILE</b>	WILMINGTON AIRPORT	<b>3 MILES</b>	DOWNTOWN WILMINGTON	<b>5 MILES</b>	PORT OF WILMINGTON	<b>75 MILES</b>	RALEIGH-DURHAM	<b>192 MILES</b>	CHARLOTTE
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WILMINGTON INTL. AIRPORT (ILM)

1 MILE



AIRGATE LOGISTICS CENTER



23RD STREET

CSX RAIL LINE

OWNED + OPERATED BY  
**EDGEWATER**  
VENTURES

LEASING BY



**WILL LEONARD**

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