

WILMINGTON, NORTH CAROLINA

AIRGATE

LOGISTICS CENTER

71,244 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

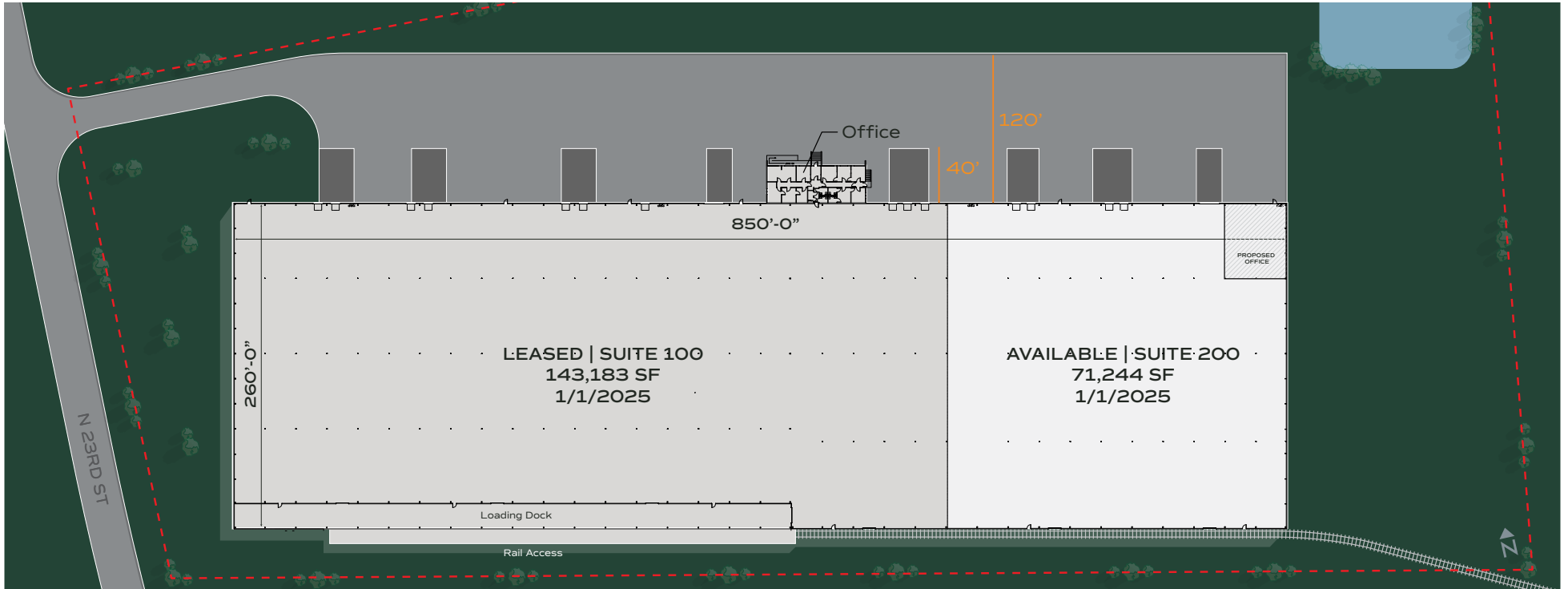
BUILDING DIMENSIONS	260' x 850'
TOTAL SF	214,427 SF
AVAILABLE SF	71,244 SF
OFFICE SF	Suite 100: 2,402 SF Suite 200: Spec office plans for 1,950 SF
EXTERIOR WALL MATERIAL	Reinforced Concrete
ROOF	Metal Panel
CEILING HEIGHT	17'6" - 26'6"
COLUMN SPACING	24' x 60'
SPRINKLER SYSTEM/TYPE	Wet & Dry (ability 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

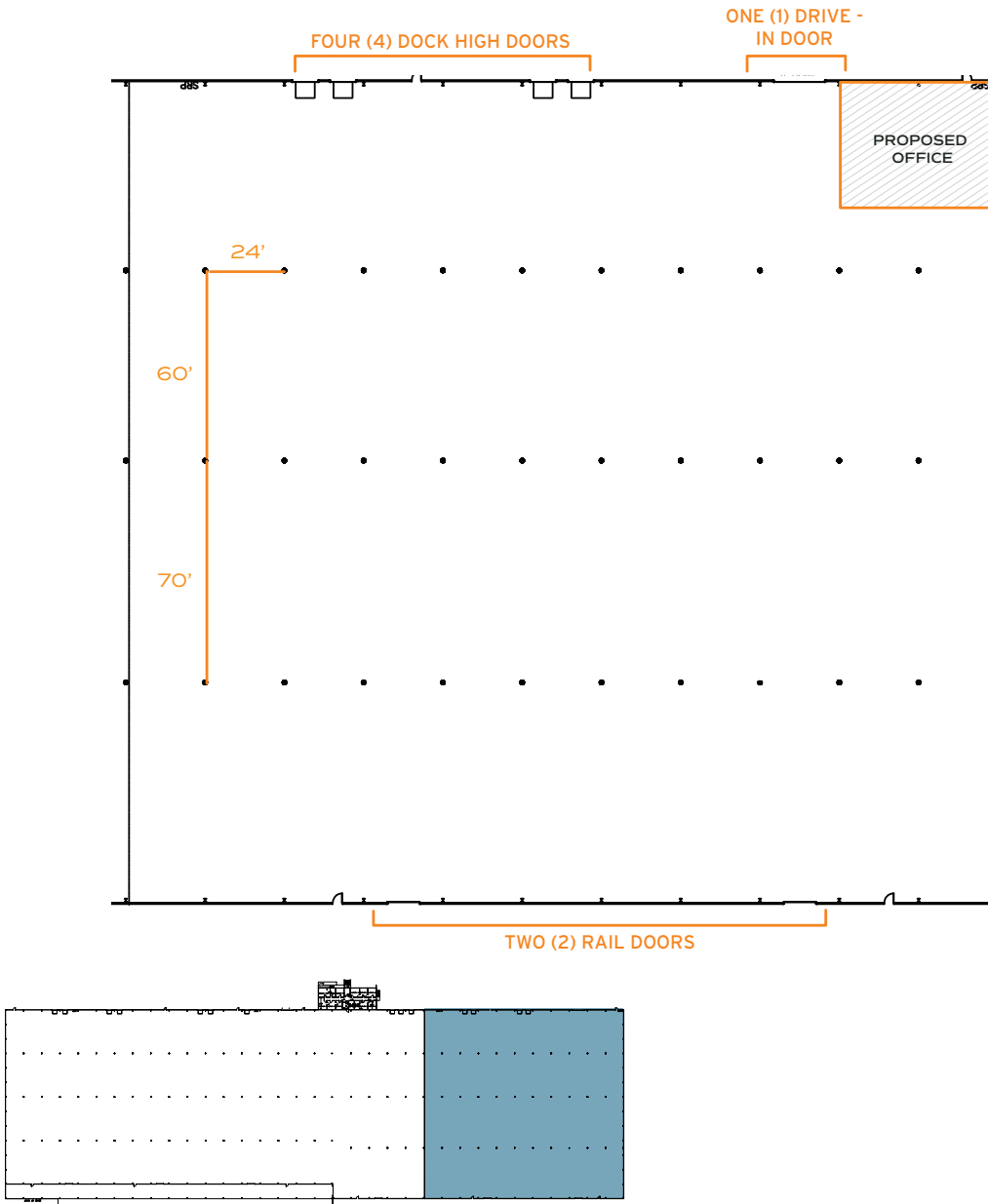


Although the information contained herein was provided by sources believed to be reliable, Edgewater Ventures makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

SITE FEATURES



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

◀ TO RALEIGH-DURHAM

◀ TO 





WILMINGTON INTL. AIRPORT (ILM)
1 MILE 



DRIVE TIMES

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

1 MILE



74

74

AIRGATE LOGISTICS CENTER



23RD STREET

CSX RAIL LINE

OWNED + OPERATED BY
EDGEWATER
VENTURES

LEASING BY



WILL LEONARD
Cape Fear Commercial
wleonard@capefearcommercial.com
M. 910.233.5351