

# LELAND INDUSTRIAL COMPLEX

9100 LACKEY RD NE, LELAND, NC 28451



## PROPERTY DESCRIPTION

Welcome to the Leland Industrial Complex, consisting of over 300,000 square feet of space for warehousing, distribution, manufacturing, assembly, repair, processing, etc. Located in Leland, NC, the southern neighbor of Wilmington, this Brunswick County facility is in one of the fastest growing regions in the nation, fueling a strong labor pool for your operations. The Leland Industrial Complex is well positioned for commerce, only 2 miles off of I-140, providing convenient access to the major trucking corridors serving the Southeastern United States. Other key logistical references are the Port of Wilmington, (14 miles) and ILM International Airport (16 miles).

The complex has 480V 3 Phase electric service to every unit and each unit is also equipped with fire suppression sprinkler system. Municipal water is included. Competitive lease rates. Let's talk about bringing your business to SENC or giving it a boost via relocation to the Leland Industrial Complex.

## PROPERTY HIGHLIGHTS

- - One unit available for lease- 40,574 SF of open warehouse space
- - Competitive lease rates
- - 480V 3-phase power available to each unit
- - Conveniently located just minutes from major highways and a major port facility
- - Fire suppression system equipped
- - Easy truck ingress and egress
- - Ample parking for employees and visitors
- - Versatile spaces suitable for various commercial/ distribution/ manufacturing needs



**KENNETH FISHER - COMMERCIAL**

Each office independently owned and operated

**KENNETH FISHER**

Broker / REALTOR

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NC #227264

1650 Military Cutoff Rd, Ste 100, Wilmington, NC 28403

FOR LEASE

SITE PLANS

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FOR LEASE

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AVAILABLE SPACES

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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	40,574 SF	Lease Rate:	\$5.00 SF/yr +\$0.67/SF TICAM

## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
9100- 3	40,574 SF	\$5.00 SF/yr	This in-line unit features approximately 40,574 SF of open warehouse space with 2 dock high doors, a large ramp to new 16 X 14 ft roll-up door. Power supply is 325 amp 480 V 3 phase, 25 foot clear height to bottom of roof trusses, bathrooms, and available yard space. Column spacing is approximately 32.5' across and 49' front to back.



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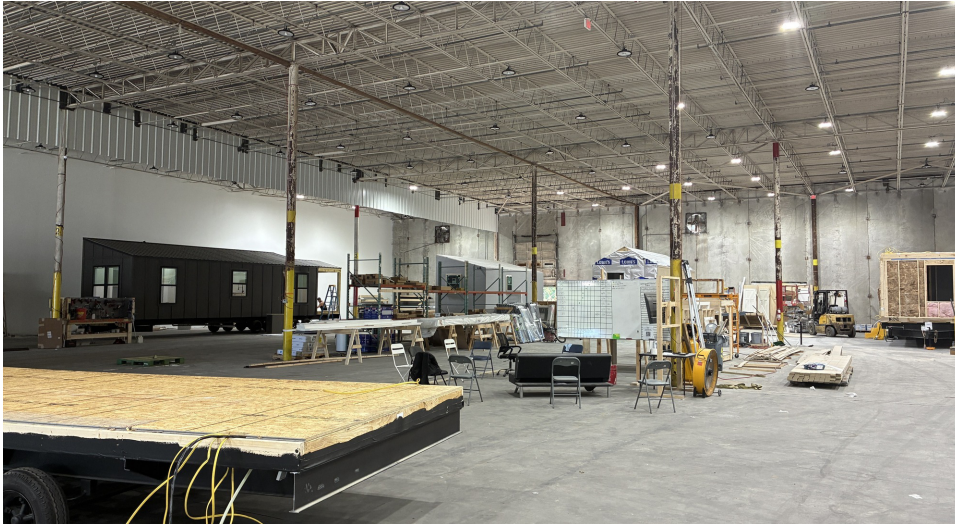
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9100-3 PHOTOS

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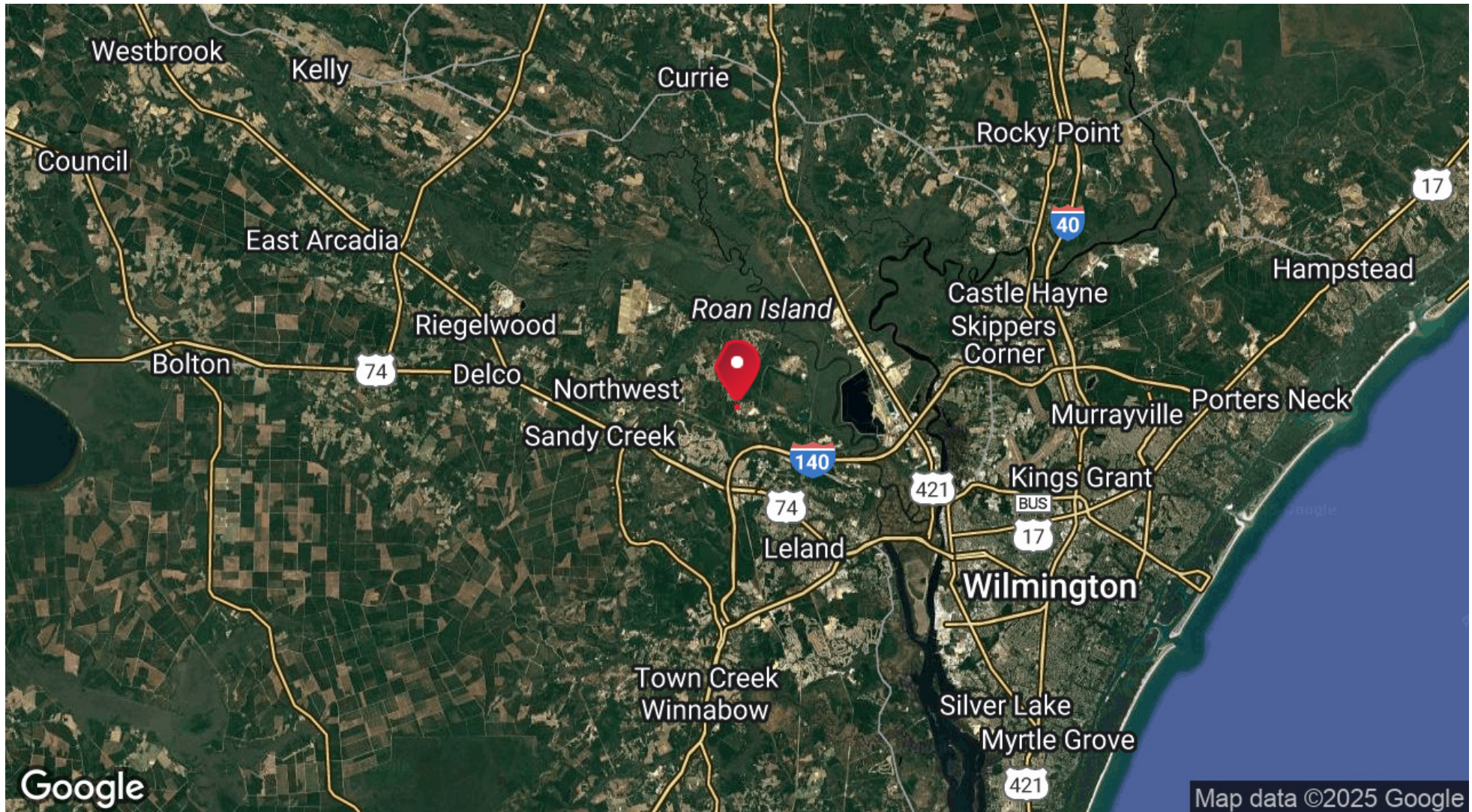
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INDUSTRIAL PROPERTY

LOCATION MAP

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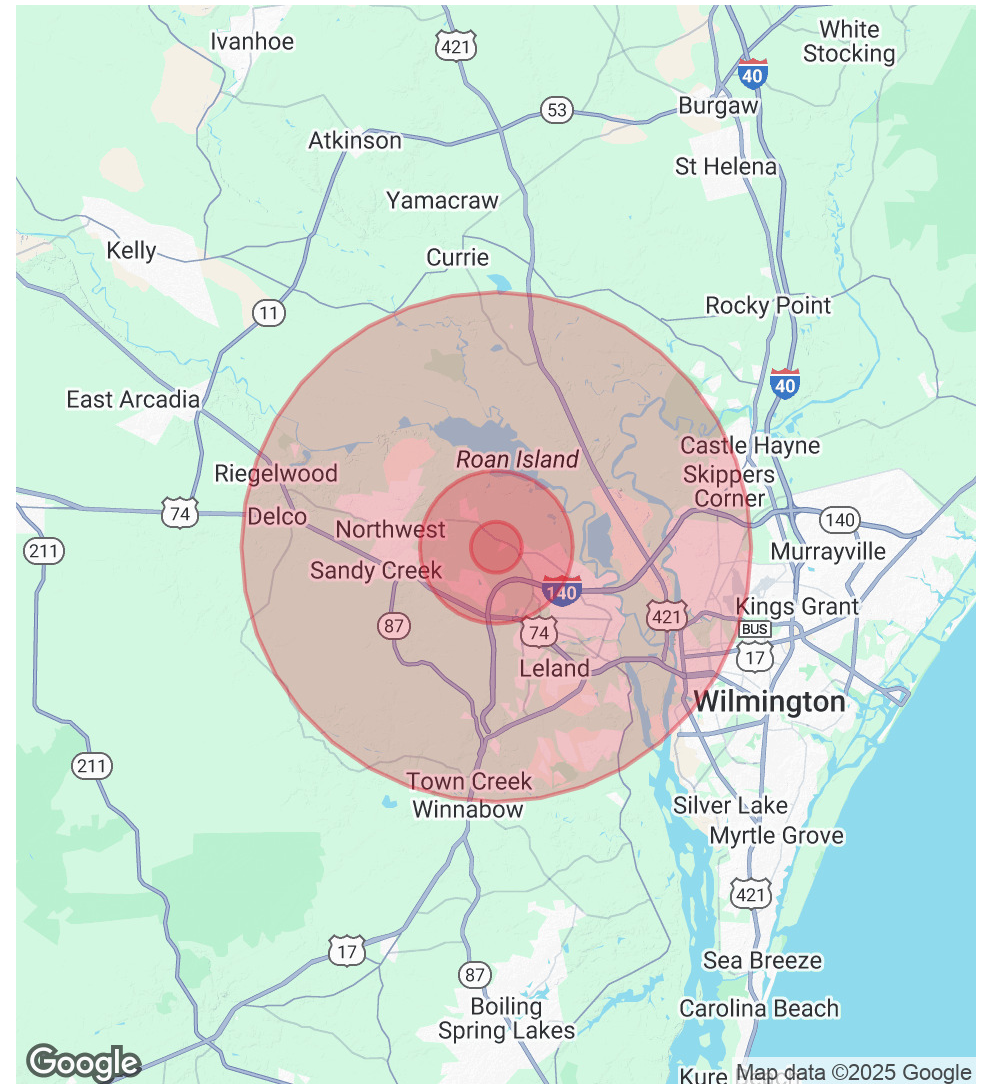
## POPULATION

	1 MILE	3 MILES	10 MILES
Total Population	1,076	9,611	84,736
Average Age	38	45	44
Average Age (Male)	37	44	43
Average Age (Female)	39	46	45

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	10 MILES
Total Households	430	3,949	36,917
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$54,710	\$75,980	\$82,235
Average House Value	\$244,388	\$354,940	\$355,297

Demographics data derived from AlphaMap



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