

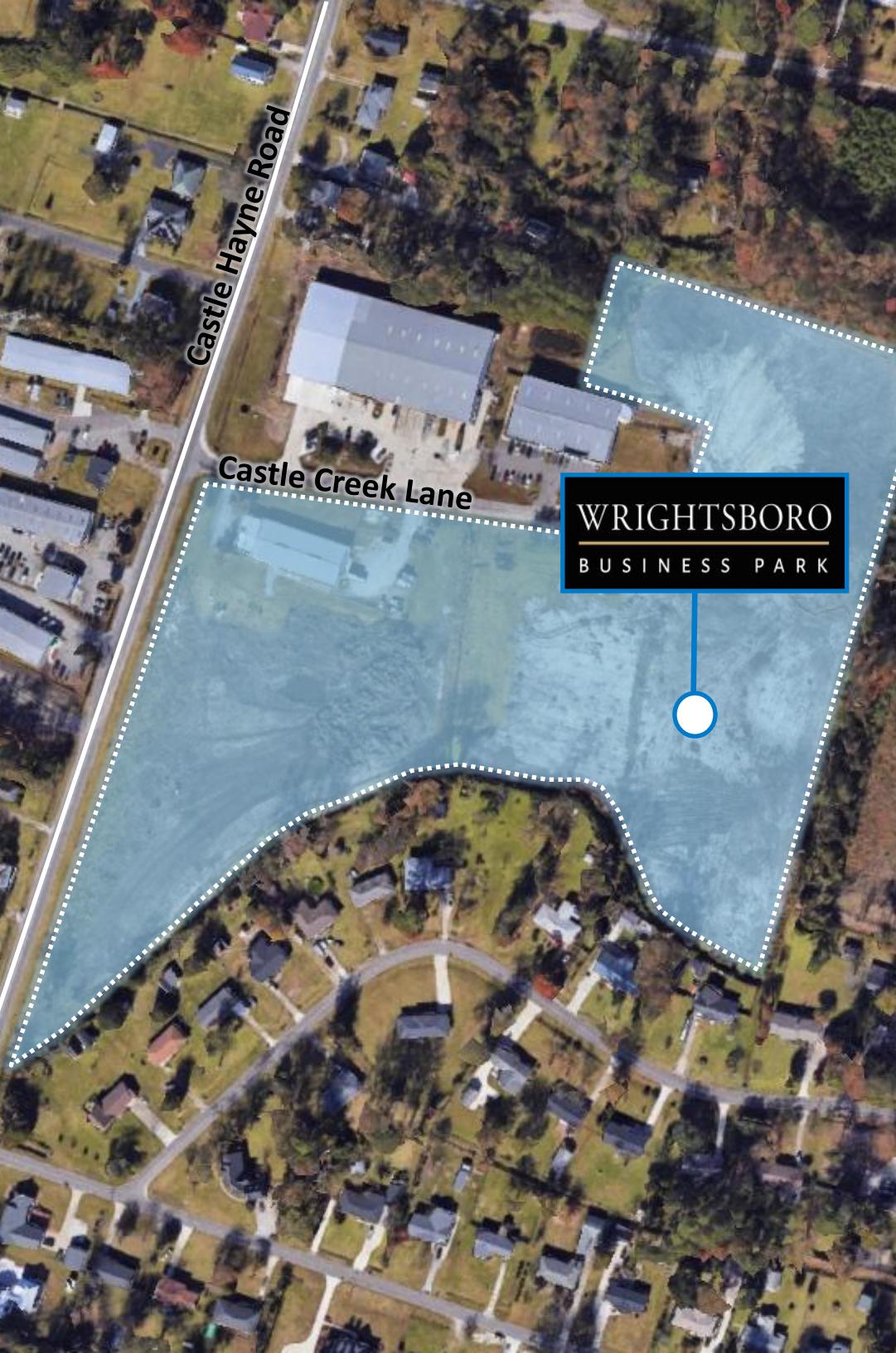
# FOR LEASE: FIRST GENERATION FLEX/WAREHOUSE SPACE



WRIGHTSBORO BUSINESS PARK | 2400 CASTLE HAYNE ROAD

WILMINGTON, NC | NEW HANOVER COUNTY





## SUMMARY

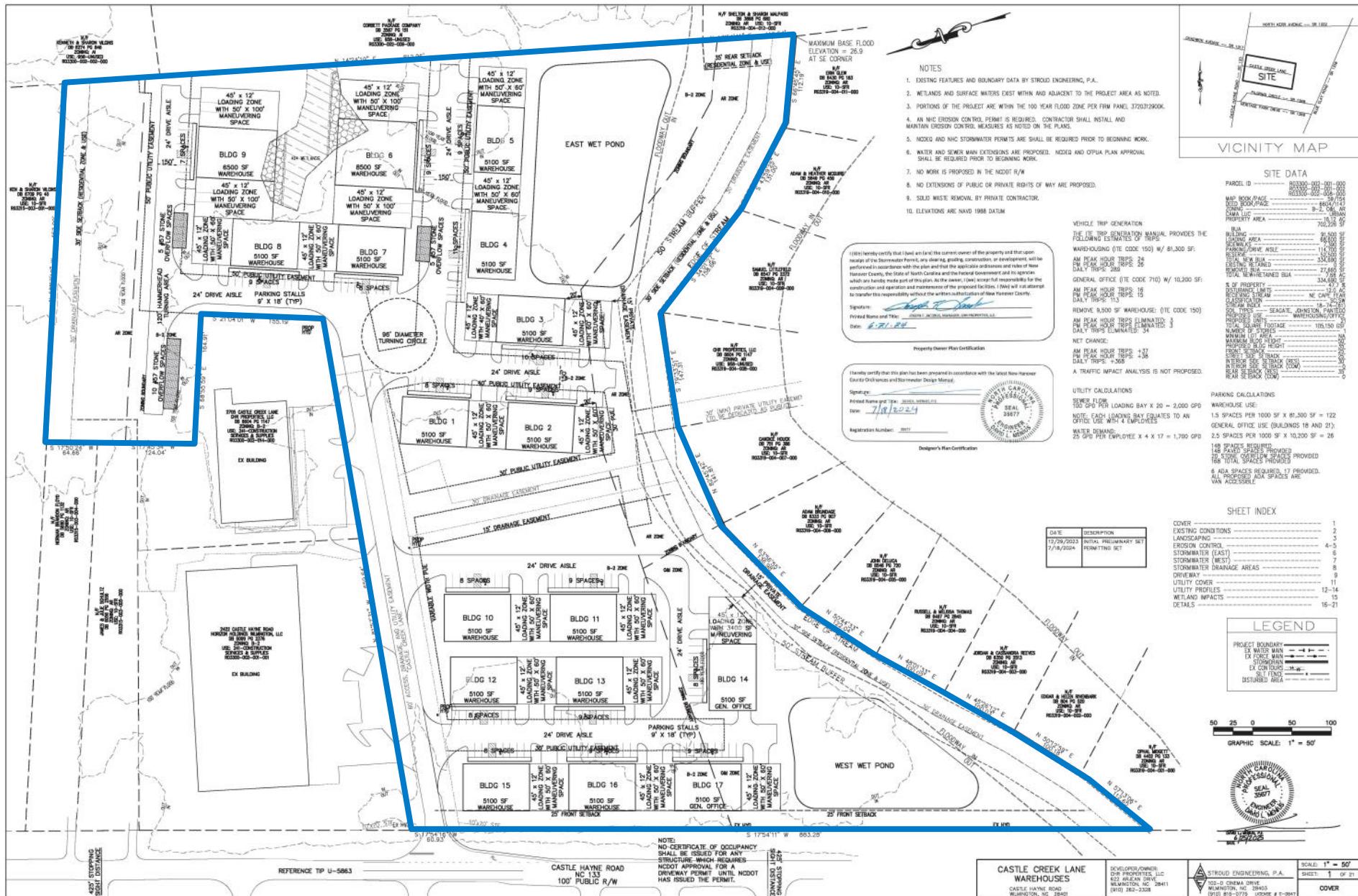
Wrightsboro Business Park is located just south of the intersection of Castle Hayne Road and N. Kerr Avenue, providing efficient access to all parts of the Greater Wilmington area. The project will encompass a total of 91,500 SF between 17 buildings at full completion. The first four buildings (5,100 SF each) will be delivered in late 2025 or early 2026.

Each building will be delivered with approximately 980 SF of fully-finished office space consisting of an open showroom/reception area, two private offices, breakroom and two restrooms (one in the office and one in the warehouse). Each building will also come with the use of 3,500 +/- SF of dedicated yard and additional parking area for exclusive use by each tenant.

The site is zoned B-2 by New Hanover County, with a small portion of the property being zoned O&I. Buildings 14, 15, 16, & 17 will be delivered in the first phase, with buildings 15, 16 & 17 fronting Castle Hayne Road.

ADDRESS	<b>Wrightsboro Business Park</b> 2400 Castle Hayne Road Wilmington, NC 28429   New Hanover County
FUTURE ADDRESS	2704, 2708, 2712, & 2724 Castle Creek Lane Wilmington, NC 28429   New Hanover County
AVAILABLE SF	Each building in the first phase is a total of 5,100 SF with dedicated yard space. The interior buildout will consist of approximately 980 SF of fully finished office space with a reception area, two private offices, breakroom, and two restrooms, with the remainder in unconditioned warehouse space.
LEASE RATE	\$16.00/SF   NNN
ZONING	B-2 (New Hanover County) & partially O & I (Office and Institutional)
AVAILABLE	Late 2025/ Early 2026

# SITE PLAN



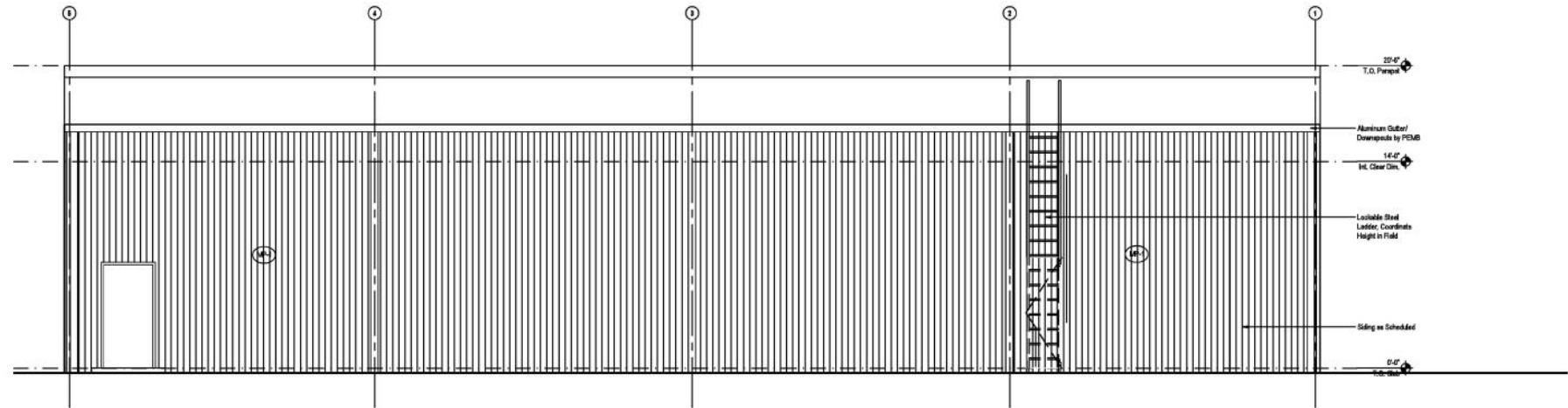


## CONSTRUCTION PROGRESS



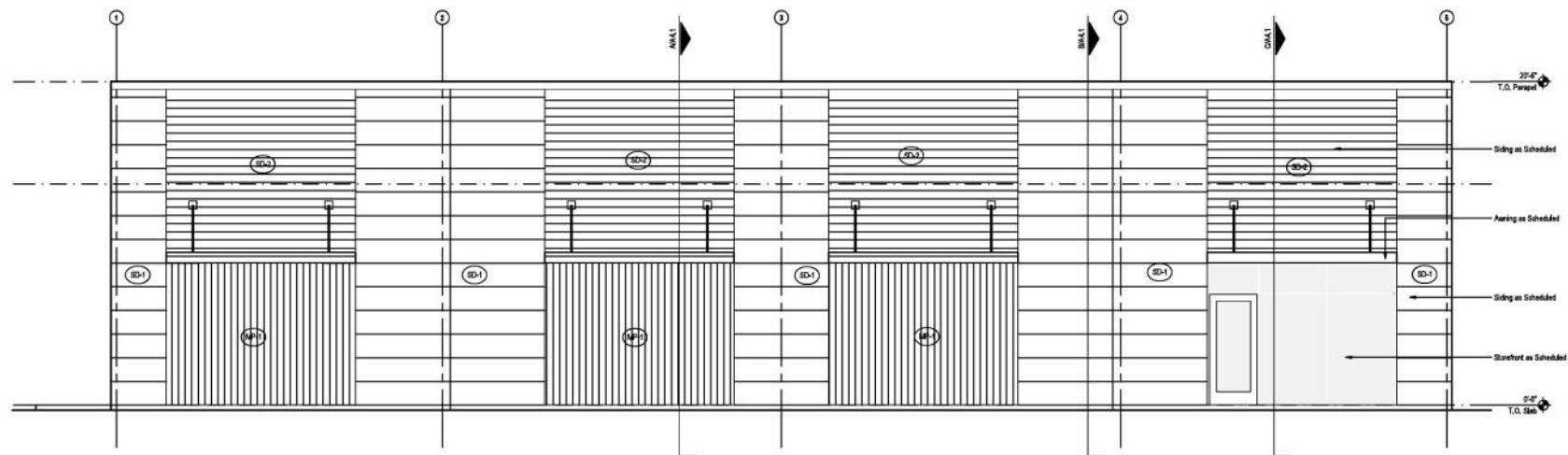


## EXTERIOR ELEVATION



Rear Elevation

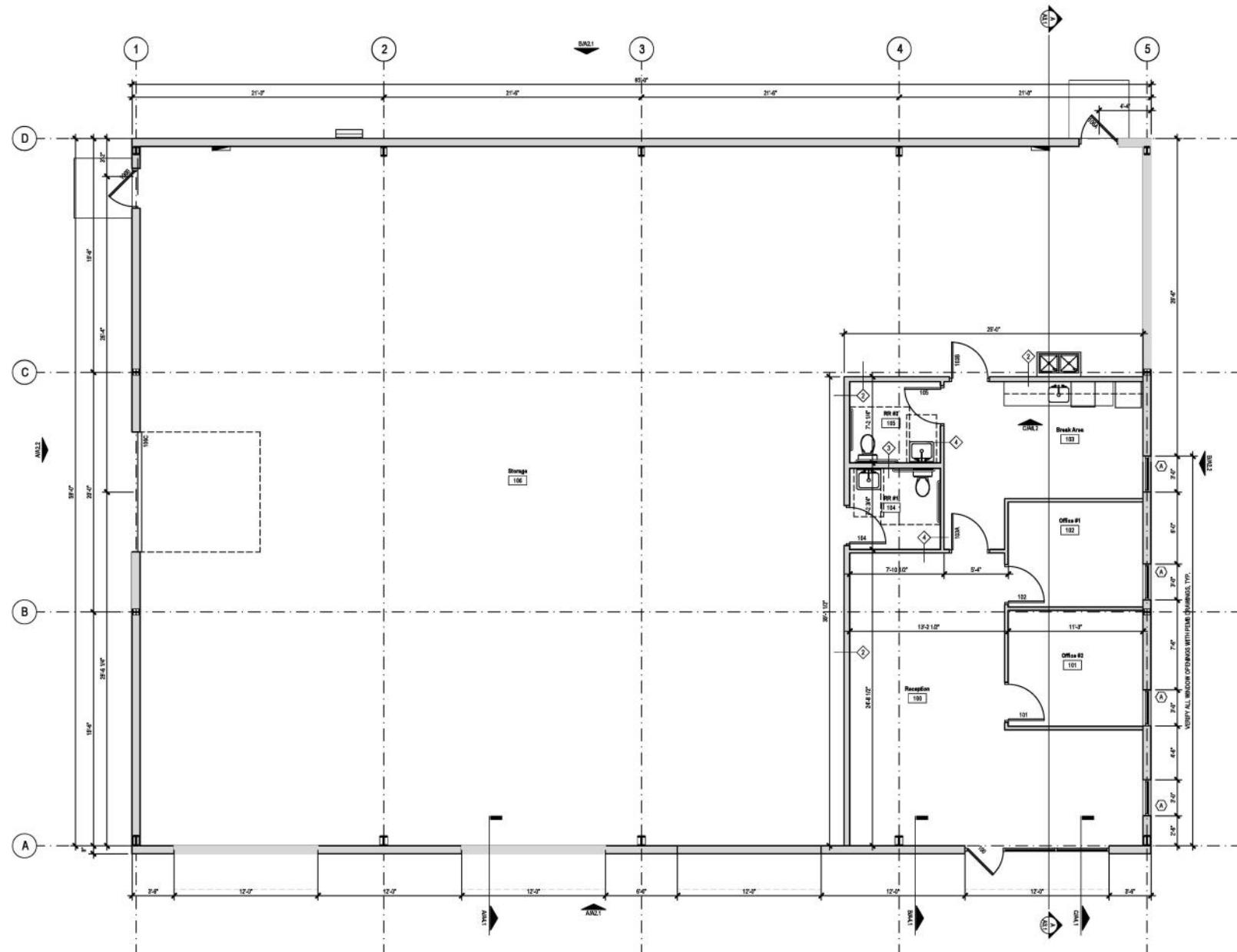
B  
1A'



Front Elevation

A  
1A'

## FLOOR PLAN



## Floor Plan

A  
14



GIS AERIAL



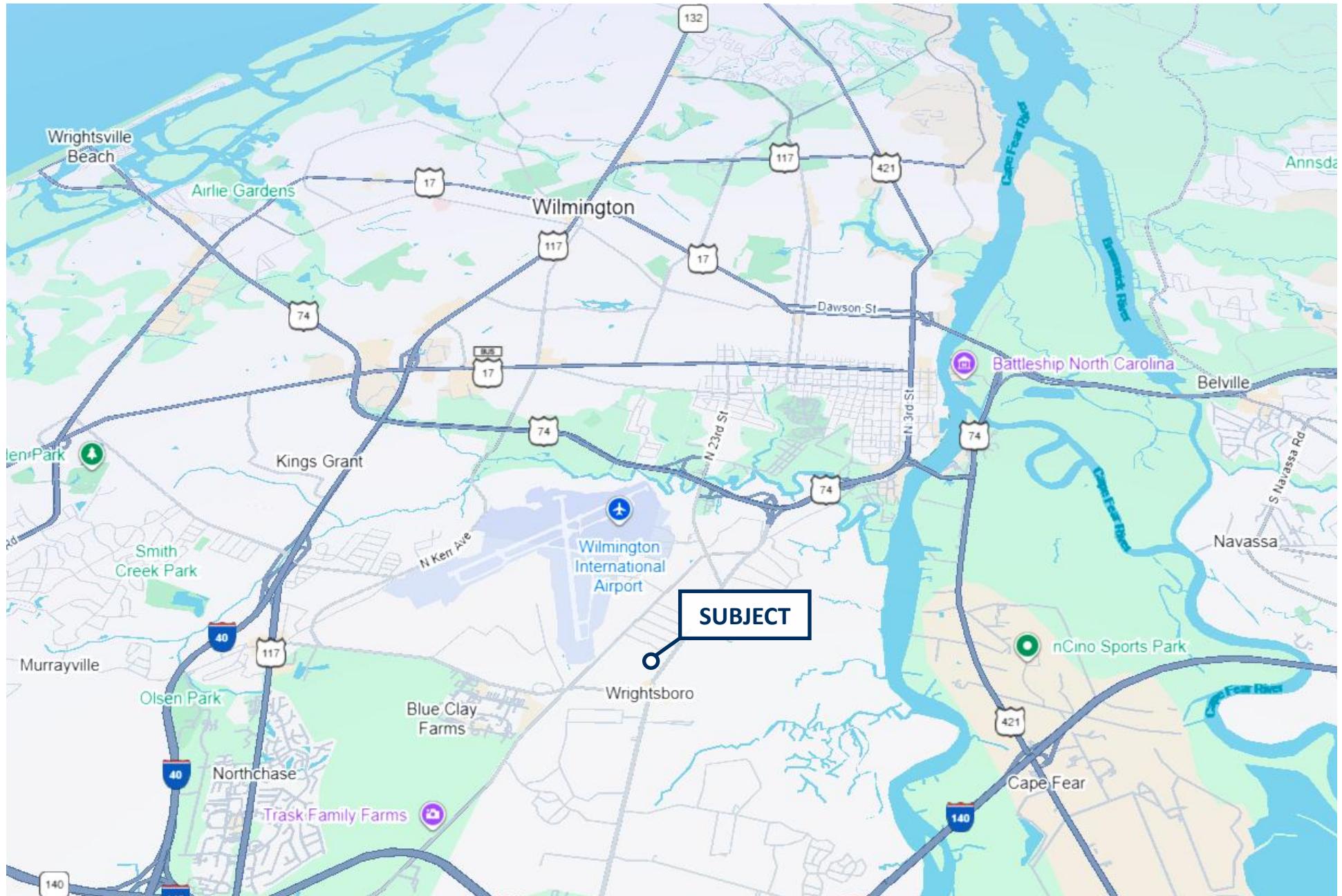


## AERIAL MAP





## LOCATION MAP





**WILL LEONARD, SIOR**

Senior Vice President

910.344.1015 direct

910.233.5351 mobile

wleonard@capecommercial.com



102 Autumn Hall Drive | Suite 210 | Wilmington, NC 28403

[capecommercial.com](http://capecommercial.com)

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