

# FOR SALE: 420 RALEIGH STREET

FULLY LEASED OFFICE/WAREHOUSE BUILDING

WILMINGTON, NEW HANOVER COUNTY, NORTH CAROLINA





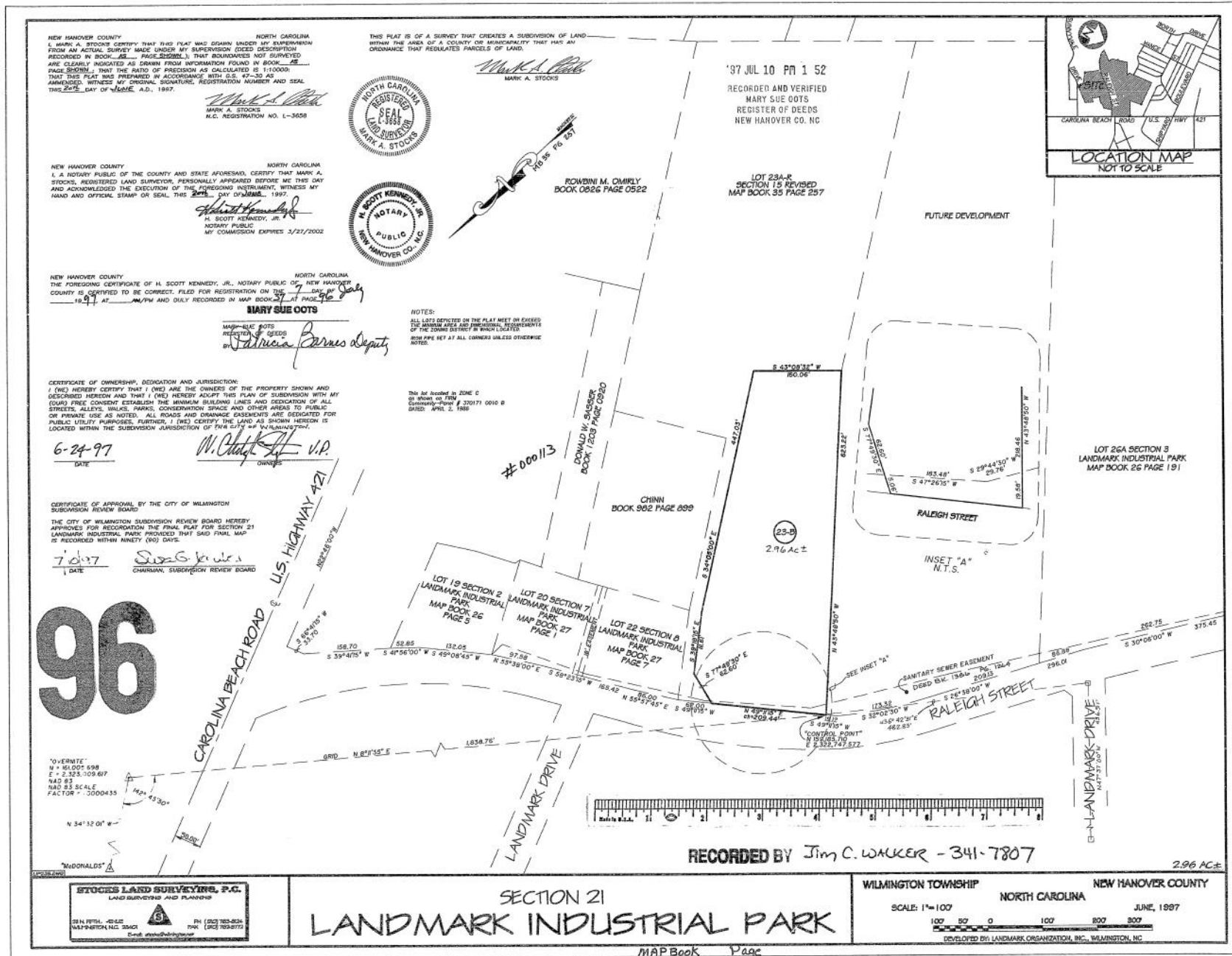
## SUMMARY

ADDRESS	420 Raleigh Street Wilmington, NC   New Hanover County
PARCEL ID	R06500-002-046-000
BUILDING SIZE	± 13,500 SF
LAND SIZE	± 2.96 Acres
SALES PRICE	\$3,265,000
ZONING	IND—Industrial (City of Wilmington)
DESCRIPTION	Fully leased office/warehouse building for sale fronting Raleigh Street, just off Carolina Beach Road and in close proximity to the Port of Wilmington. The property consists of a ± 13,500 SF freestanding well-maintained office/warehouse building situated on ± 2.96 AC zoned IND (Industrial) by the City of Wilmington. The property is currently leased to 4 tenants occupying 7 separate units. The property has an expansive stoned and fenced laydown yard, along with several outbuildings that have not been added to the advertised square footage. Most leases are currently at below-market rates, offering significant upside potential upon lease renewals and restructuring. A large majority of the warehouse areas are climate controlled. Please inquire to listing agent regarding specific lease terms.

PHOTOS



# PLAT MAP



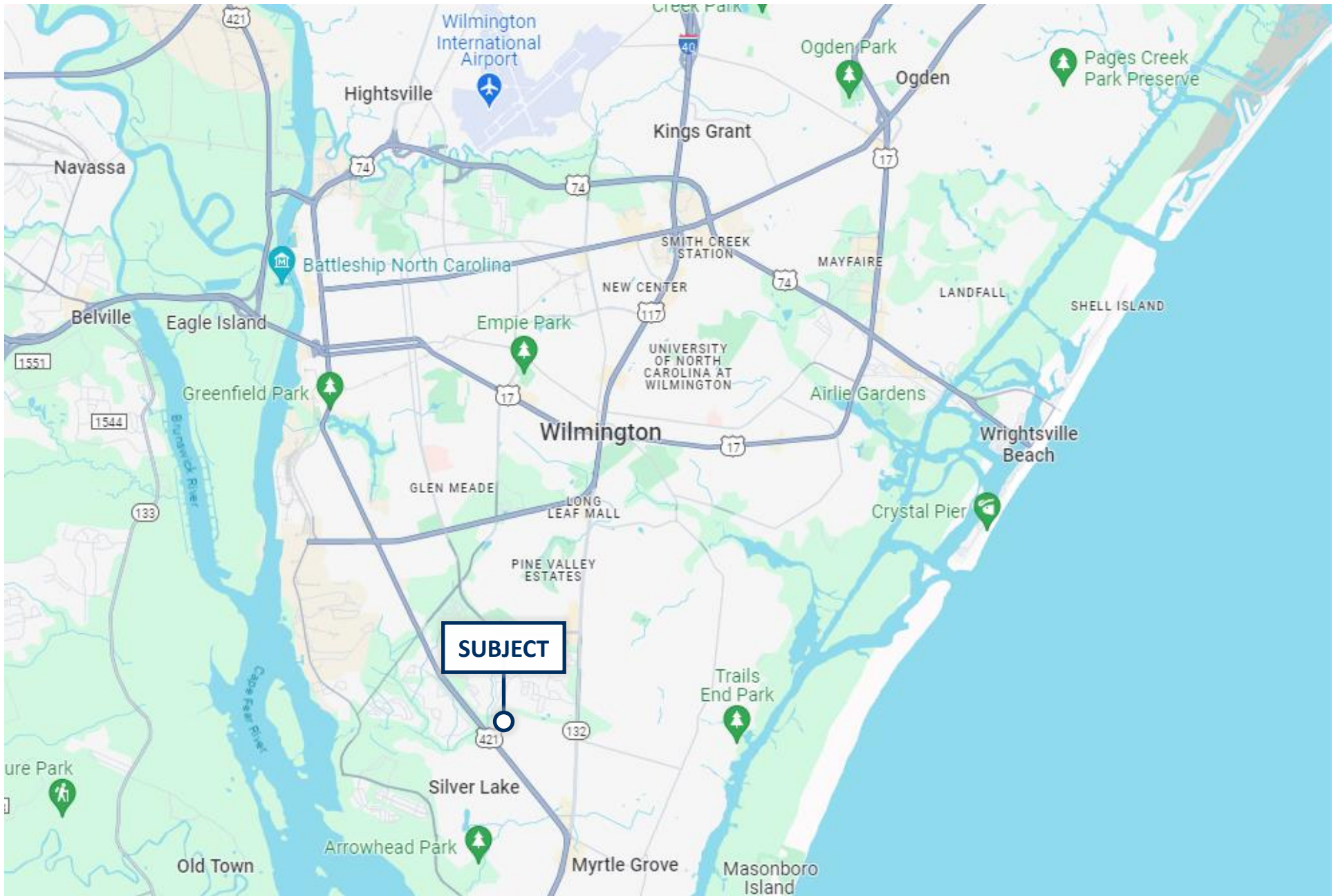
GIS AERIAL



**AERIAL MAP**



# LOCATION MAP





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