

FOR LEASE

OFFICE/GENERAL PURPOSE FLEX 3200 Corporate Drive, Wilmington, NC 28405



Suitable for: R&D, Office,
Lab, light manufacturing/
assembly, data, etc.



ZONED: PD



+/- 22,432 SF



PROPERTY INFORMATION

Price per SF \$8.50, NNN
Lease Type: SUBLEASE
Property Type: OFFICE/GENERAL PURPOSE FLEX
Space: +/- 22,432 SF
Zoning: PD

DETAILS

Excellent sublease
opportunity for
occupancy in a flex space
building with high
profile I-40 frontage

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2524 Independence Blvd.
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DETAILED INFORMATION

- +/- 22,432 SF Office/flex space in Northchase Industrial Park
 - +/- 11,975 SF manufacturing/assembly space - with separate mechanical room
 - +/- 5,681 SF of warehouse space
 - +/- 4,776 SF of office/restroom space
- +/- 21' deck height
- Mechanical leveling dock-high doors
- Drive-in door + separate compactor/dumpster hatch
- 1,600 amp; 277/480v, 3-phase power; separately metered
- Brick on block exterior construction
- Fully sprinklered throughout, high capacity
- Fully HVAC conditioned facility (not gas)
- Internet capacity - Fiber
- Existing racking in place/ can remain or be removed
- Prominent visibility from I-40 in the only Master Planned Industrial Park in Wilmington, NC
- NCDOT 38,000VPD
- Located less than two miles from Cape Fear Community College Campus
- Close proximity to main FedEx distribution facility
- Sublease through December 31, 2022
- Dual truck access and exit drives providing compliant deliveries and pick up and turnaround apron
- High parking ratio to support a wide range of usage, including office, assembly and warehouse
- 31' clearspan

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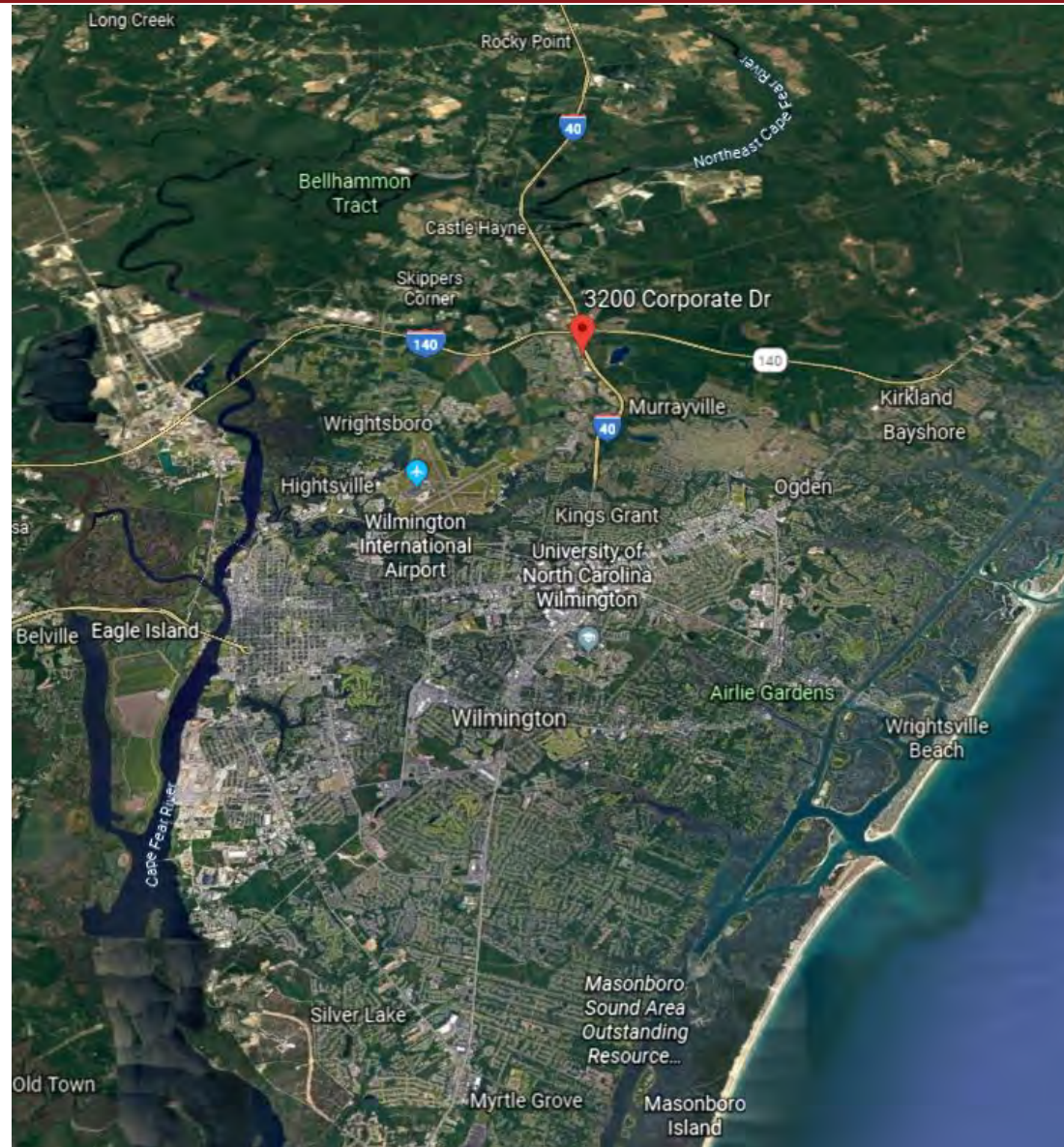
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**MAUS
WARWICK
MATTHEWS** 

& COMPANY
Commercial & Investment Specialists



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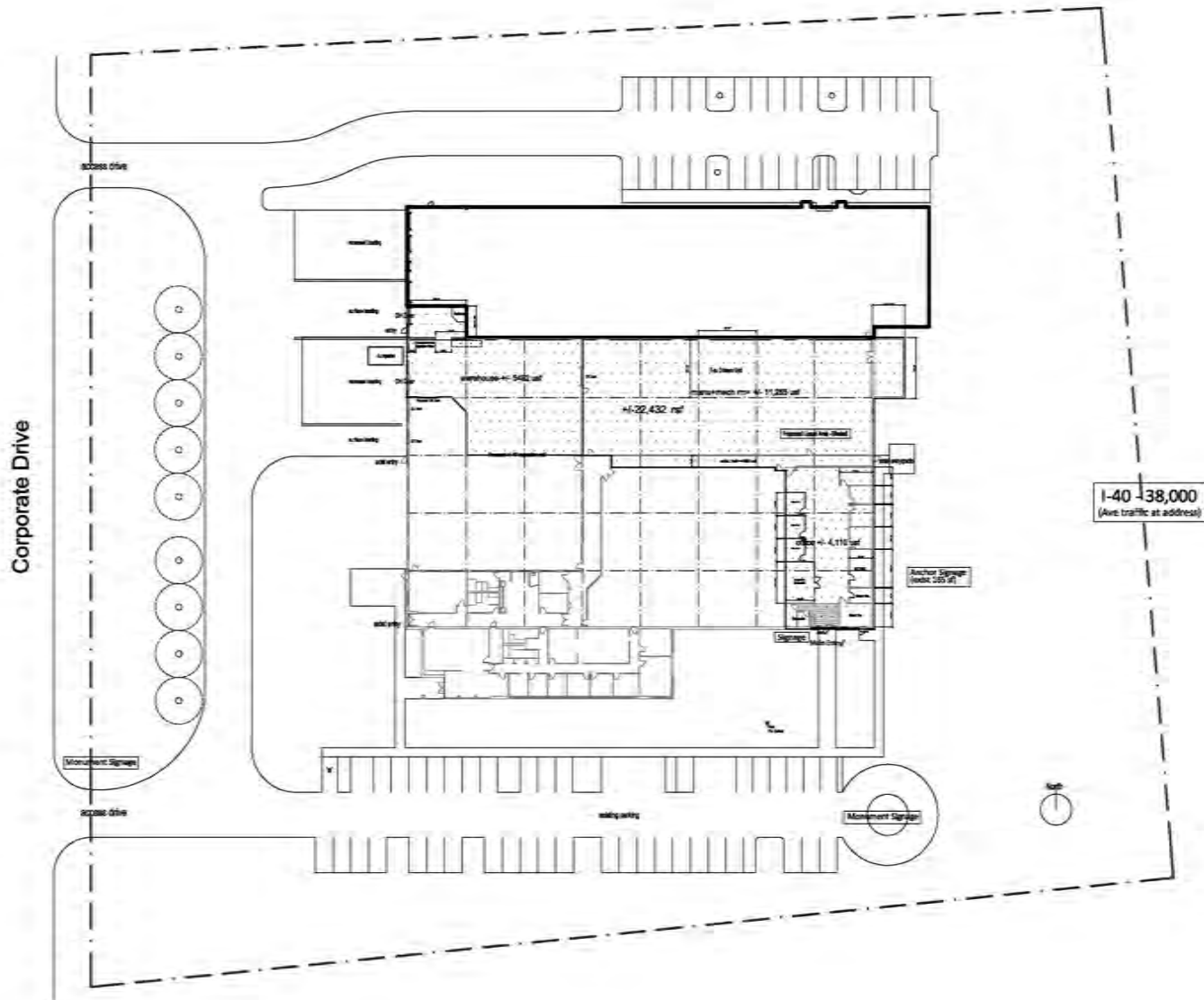
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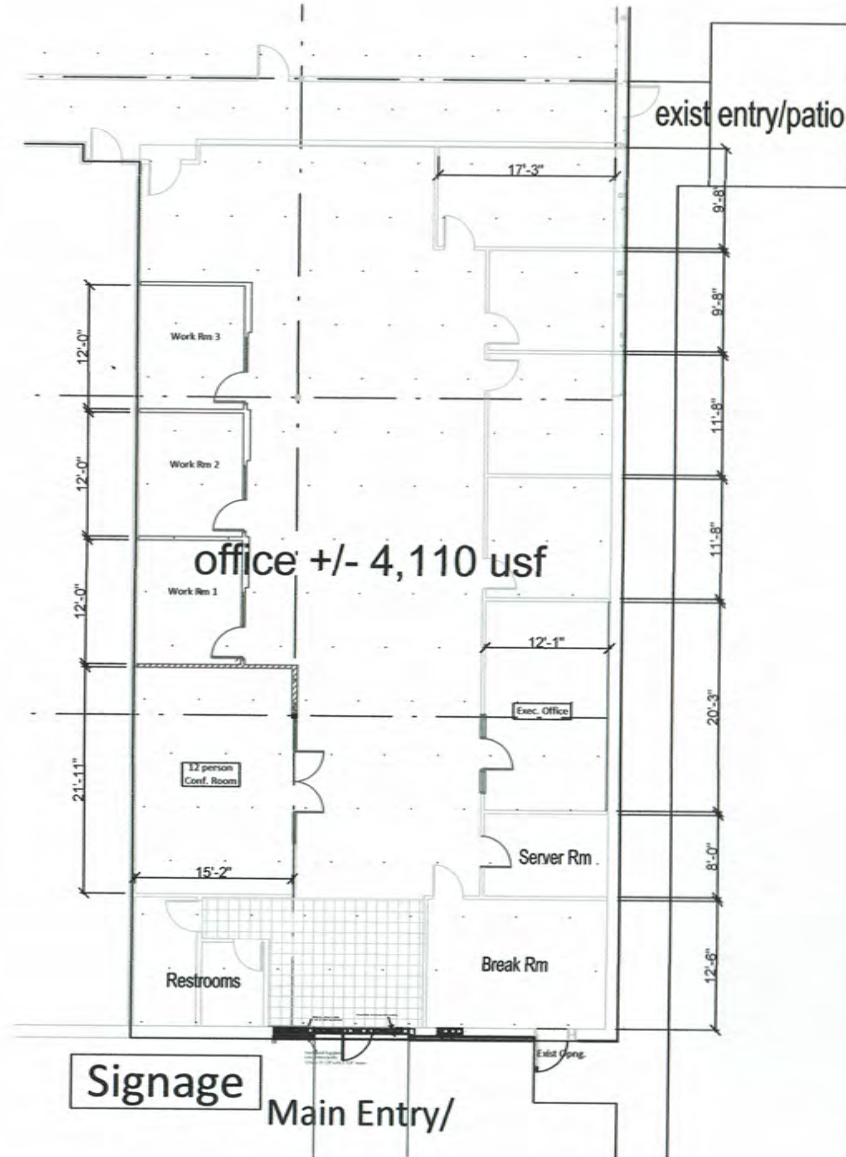
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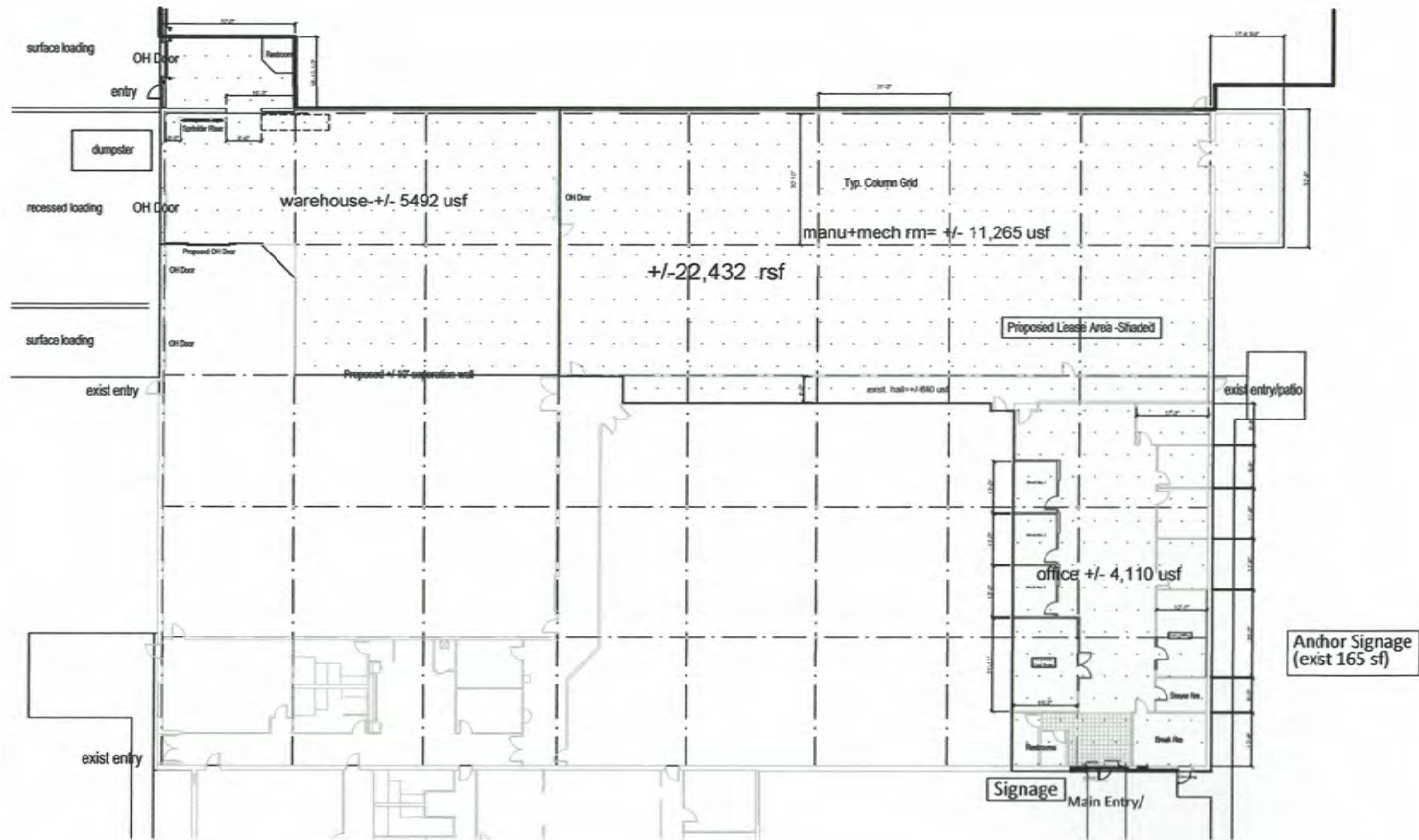
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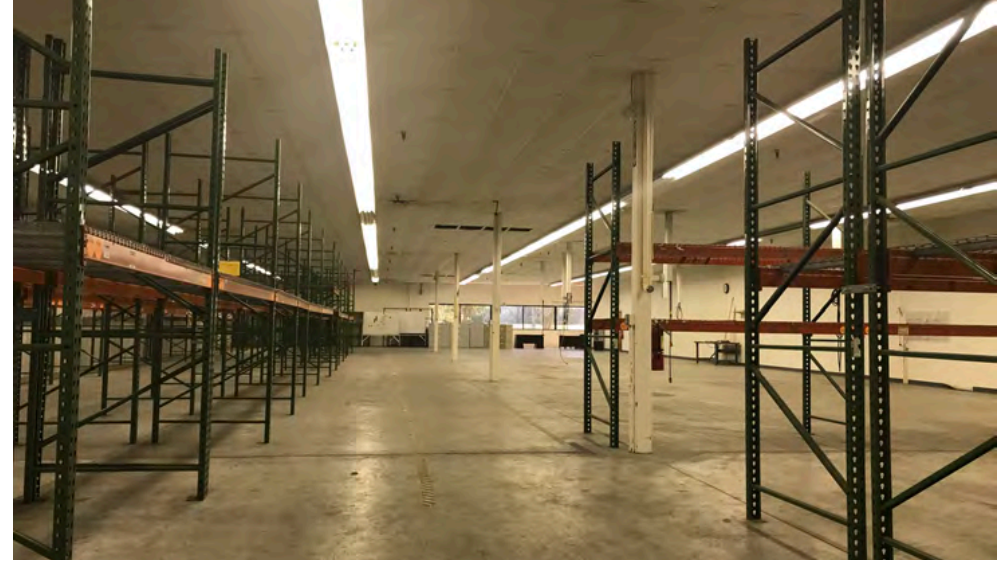
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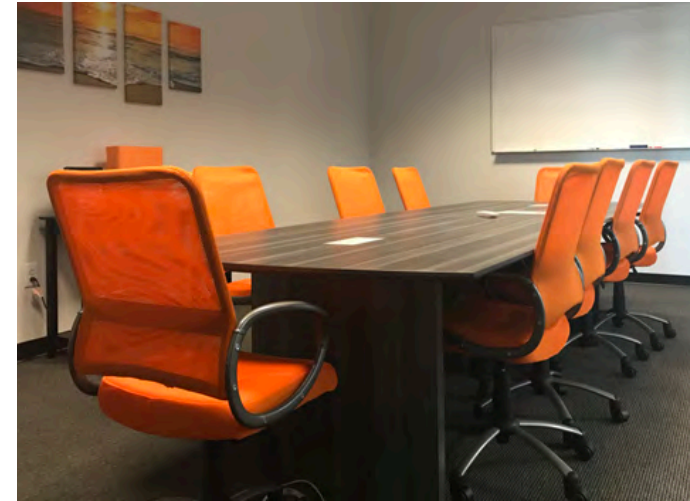
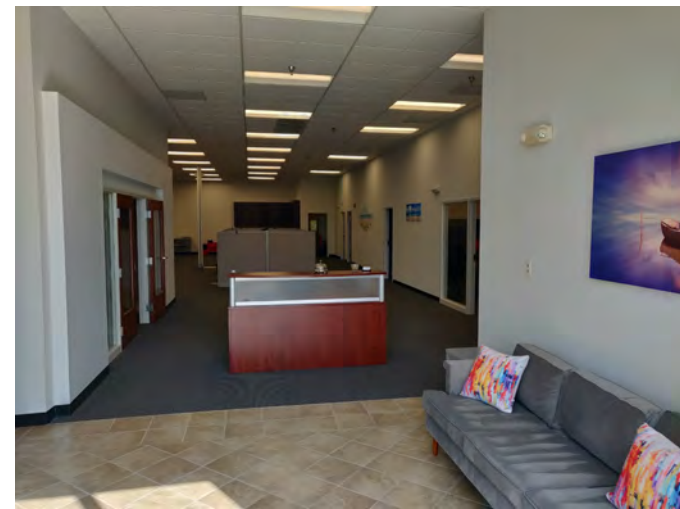
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