



**SUBLEASED**

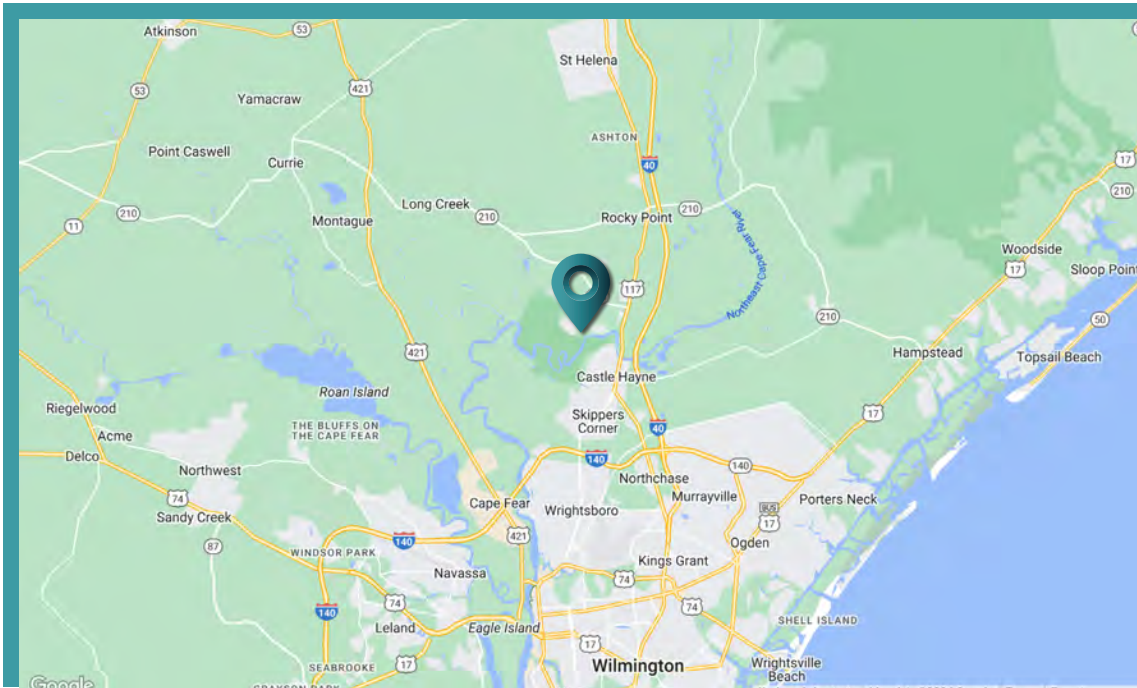
**AVAILABLE**

**±50,000 SF WAREHOUSE/OFFICE | 1830 CARVER DRIVE, UNIT 5B, ROCKY POINT, NC**

**FOR SUBLEASE**

 **THE CRESS GROUP**  
COMMERCIAL REAL ESTATE SITE SERVICES  
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## 1830 Carver Drive, Unit 5B Rocky Point, NC, 28457

SPACE AVAILABLE*	±50,000 SF
LEASE RATE	\$4.95 Annual/SF
LEASE TYPE	Gross Lease
SUBLEASE	Yes
DIVISIBLE	Yes
PRIMARY USE	Industrial
RESTROOMS	2 (Shared)
CEILING HEIGHT	25' - 32'
DOCK HIGH DOORS	(4) - 8'W x 9'H

±50,000 SF Industrial Office / Warehouse available for Sublease in the Cape Fear Industrial Complex at 1830 Carver Drive in Rocky Point. The Master Lease expires June 30, 2028.

Unit 5B - Features include:

- Two shared bathrooms
- Four 8'W x 9'H loading docks with pit levelers
- 130' deep truck court
- LED lighting
- 25' - 32' clear height
- 60' x 40' column spacing
- Landlord-owned racking system
- Wet sprinkler system
- Zoned for Industrial use, warehouse, storage and distribution
- Premises could potentially be subdivided with temporary chain link fencing

1830 Carver Drive is a multi-tenant industrial building located in Rocky Point that is approximately 10 miles from Wilmington, North Carolina. Nearby interstates and highways include: I-40, I-140, Highway 117 and Highway 133.

\*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

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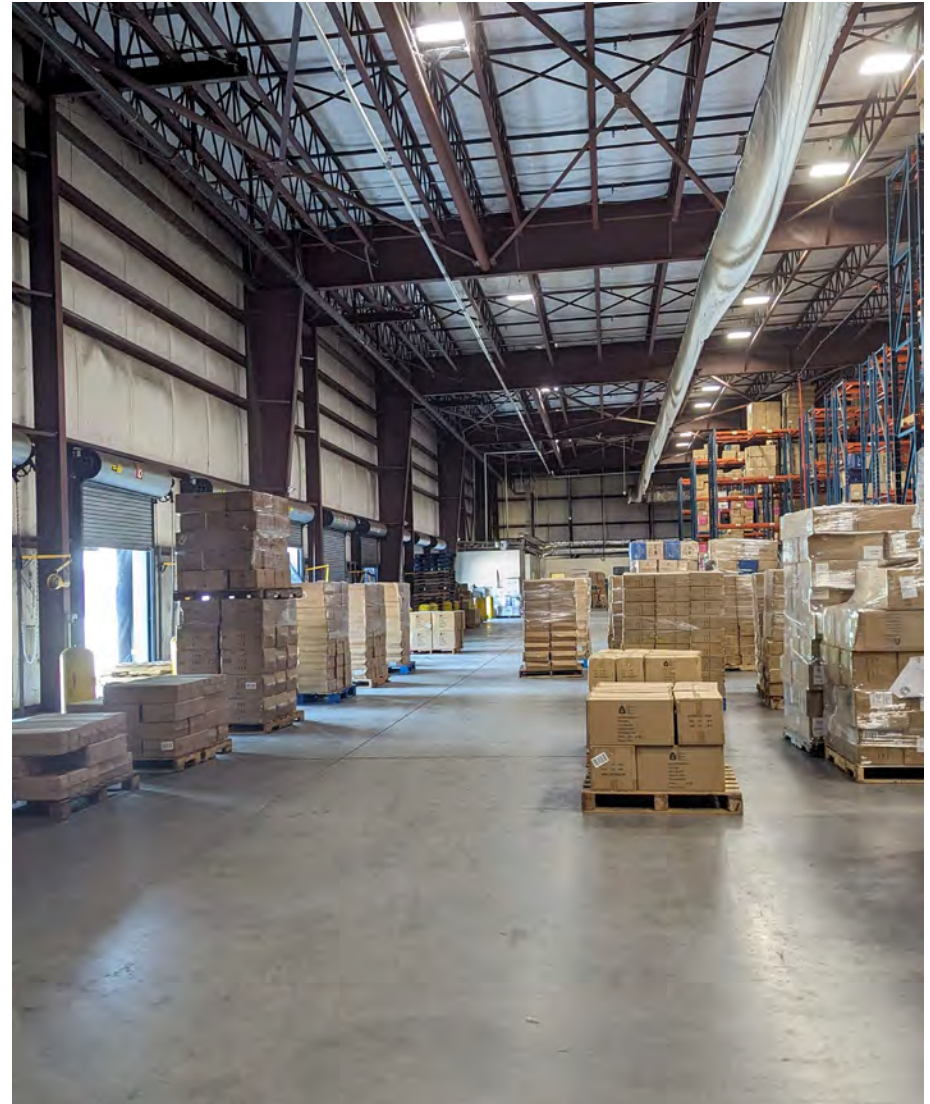
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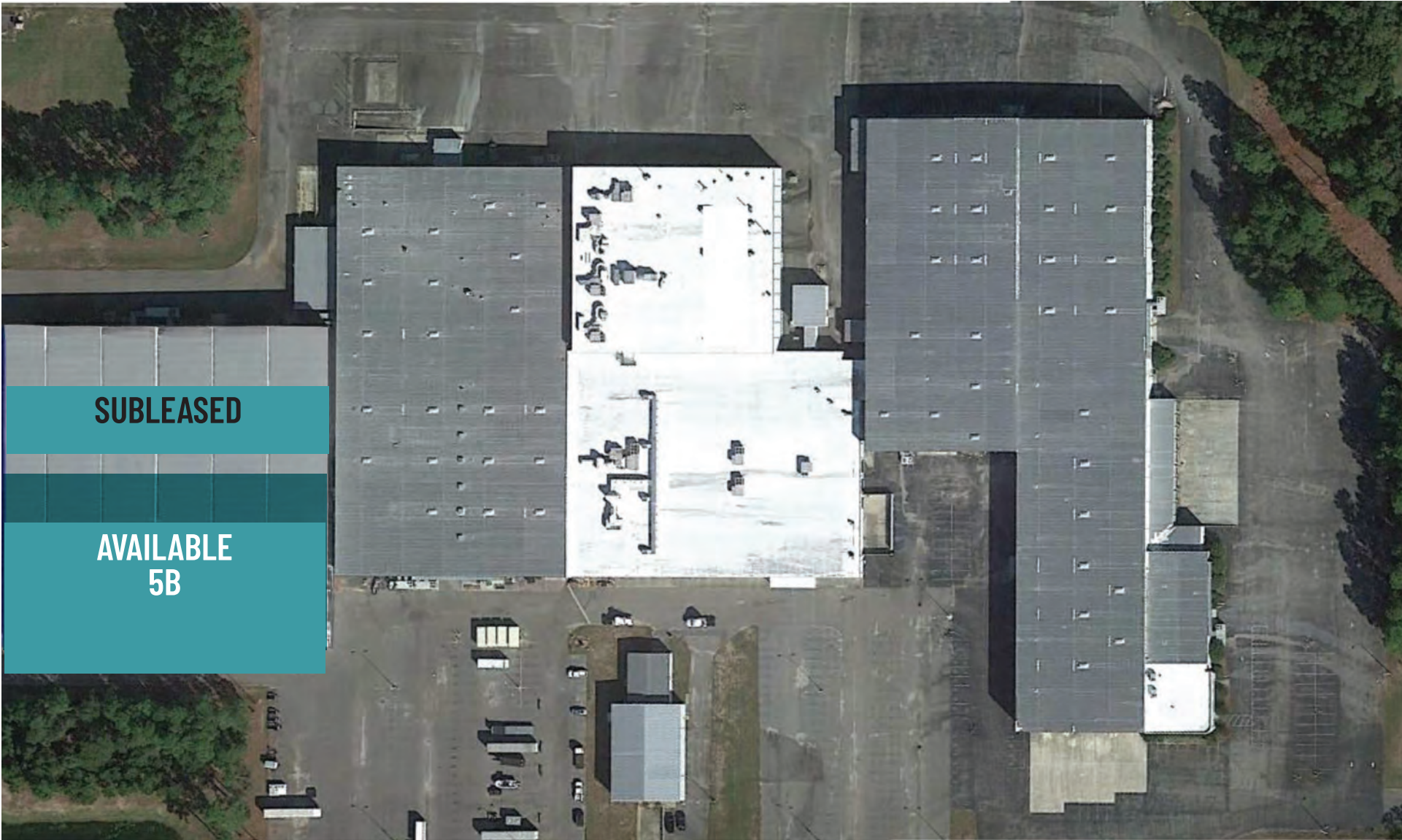
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**SUBLEASED**

**AVAILABLE  
5B**

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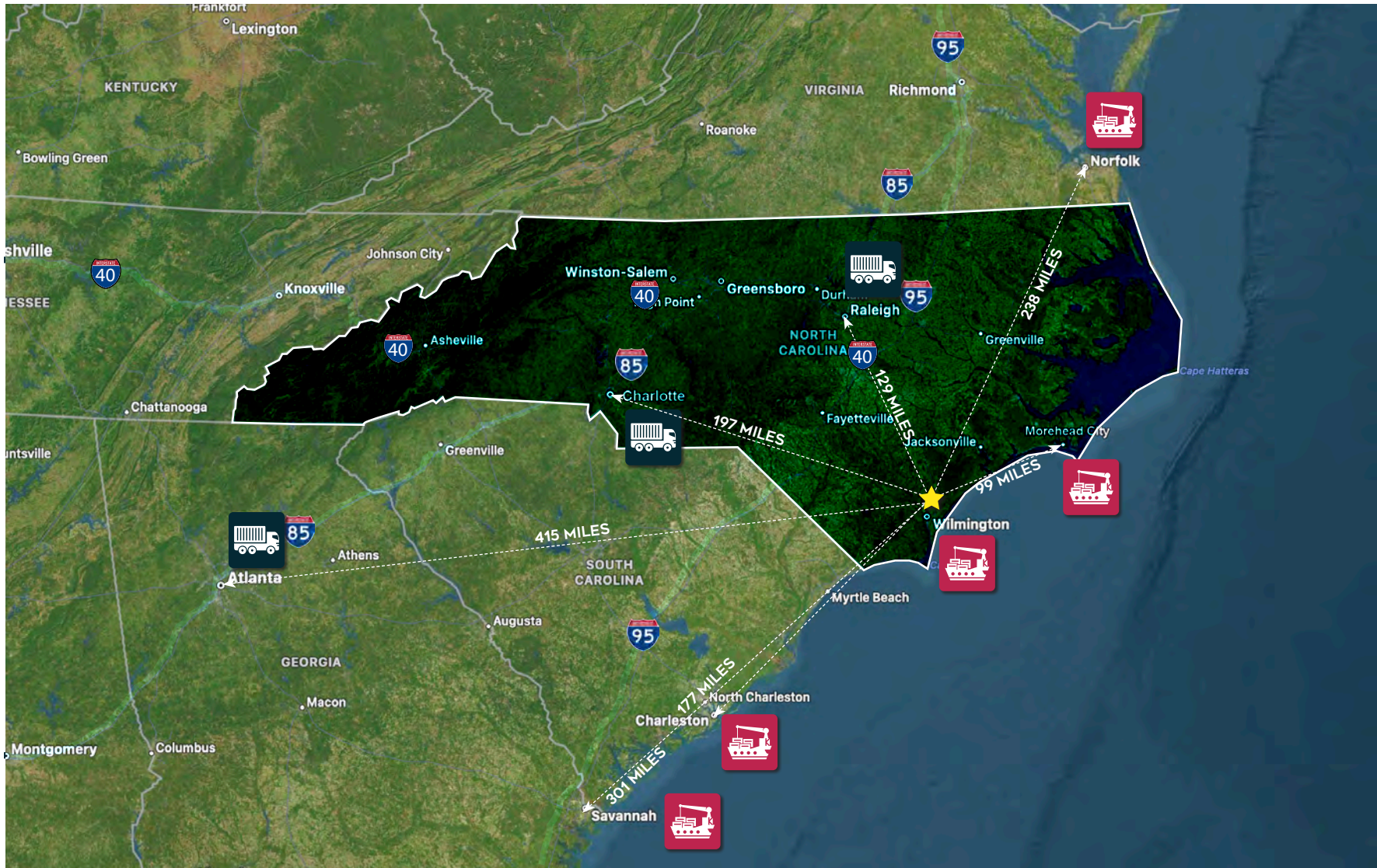
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