

OFFICE • FLEX • WAREHOUSE

±11,000 SF FLEX BUILDING

FOR SALE

3208 PENNINGTON DRIVE
WILMINGTON, NC 28405

PROPERTY OVERVIEW

Acquire an exceptional ±11,000 SF flex building designed to seamlessly integrate executive office, flex, and production space within one highly functional facility.

Located in Wilmington's established North Kerr Industrial Park, the property is fully equipped with professional office buildout, flexible industrial space, and a dedicated warehouse to support both administrative and operational teams. An ideal opportunity for contractors, manufacturers, distributors, service providers, or businesses seeking a turnkey owner-user headquarters.



HIGHLIGHTS

- » ±11,000 SF flex building for sale
- » I-2 Industrial Zoning
- » Professional office, flex, and warehouse under one roof
- » Dedicated warehouse with 3 roll-up doors
- » Reception and waiting area
- » Three conference rooms
- » Large employee break room
- » Private offices throughout both floors
- » Flexible warehouse/flex space for production or storage
- » Approximately 5 minutes from Wilmington International Airport (ILM)
- » **SALE PRICE: \$2,950,000**

LOCATION DESCRIPTION

Located in New Hanover County's North Kerr Industrial Park, the property offers excellent access to Wilmington International Airport (approximately five minutes away), I-40, US-74, and the Port of Wilmington. Surrounded by established industrial and commercial businesses, this strategic location provides outstanding regional connectivity while supporting a wide range of industrial, manufacturing, and service operations.



FLOOR PLAN

3208 PENNINGTON DR
WILMINGTON, NC 28405



TOTAL SF
±11,000 SF



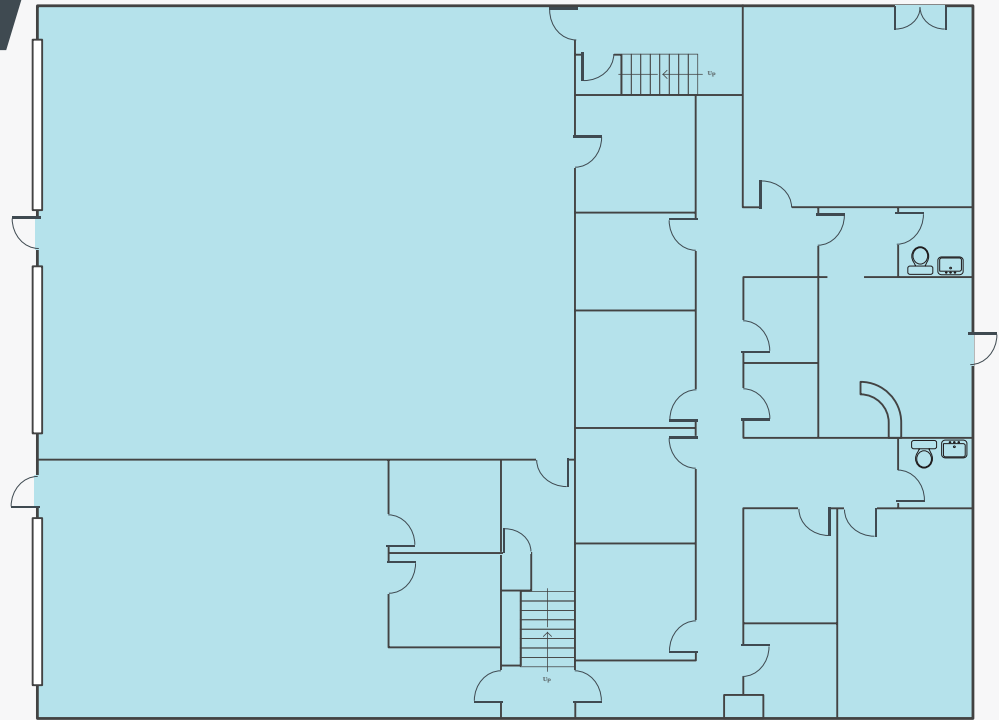
FIRST FLOOR SF
±7,300 SF



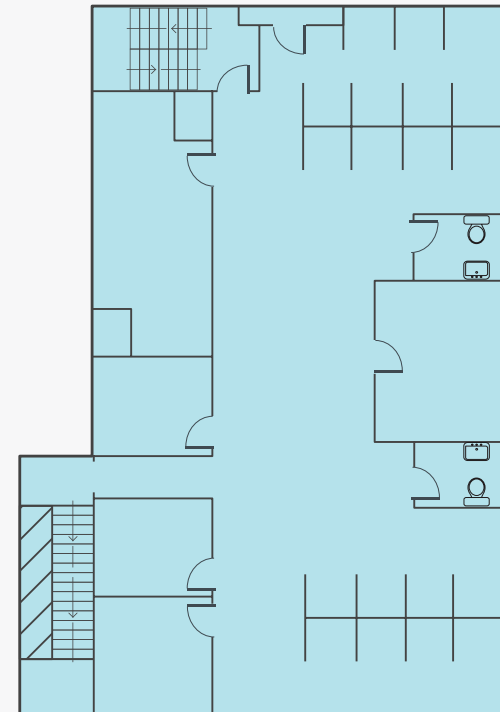
SECOND FLOOR SF
±3,700 SF

- ✓ EXECUTIVE OFFICE BUILDOUT
- ✓ 3 CONFERENCE ROOMS
- ✓ DEDICATED WAREHOUSE
- ✓ ROLL-UP DOOR ACCESS
- ✓ RECEPTION & WAITING AREA
- ✓ LARGE EMPLOYEE BREAK ROOM

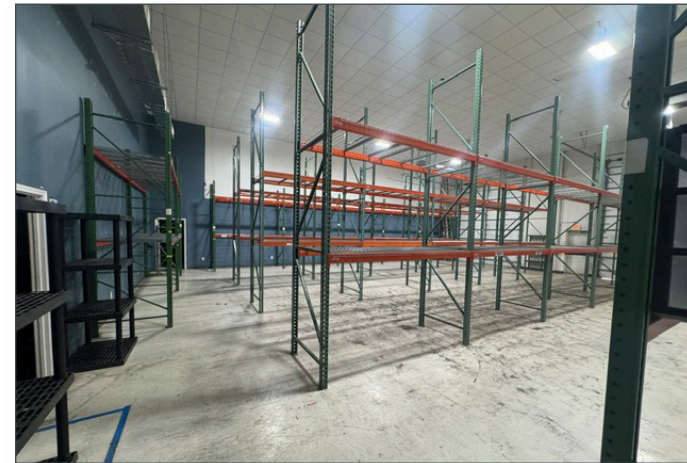
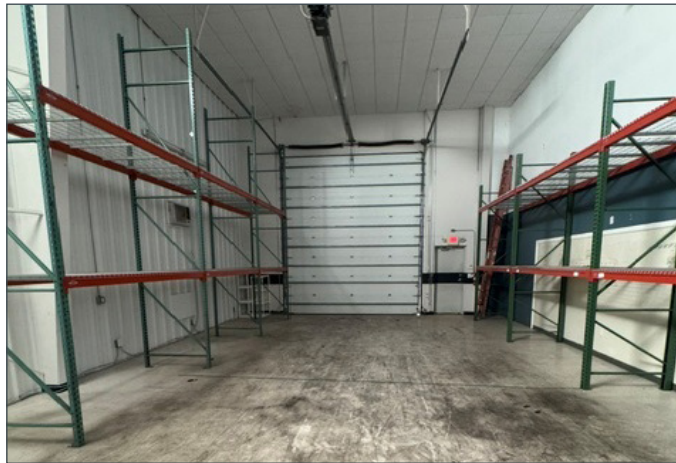
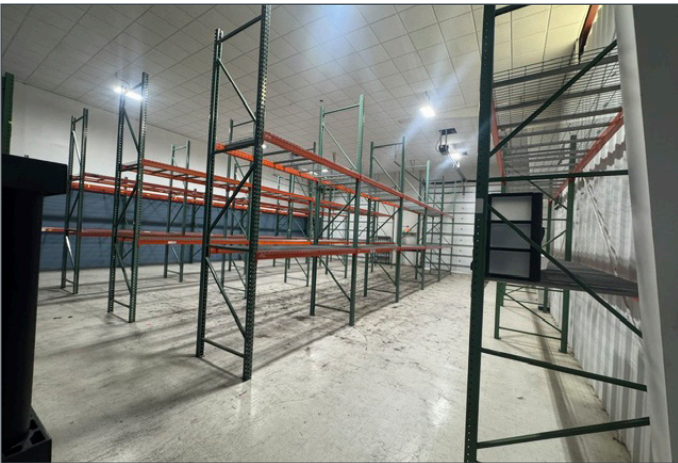
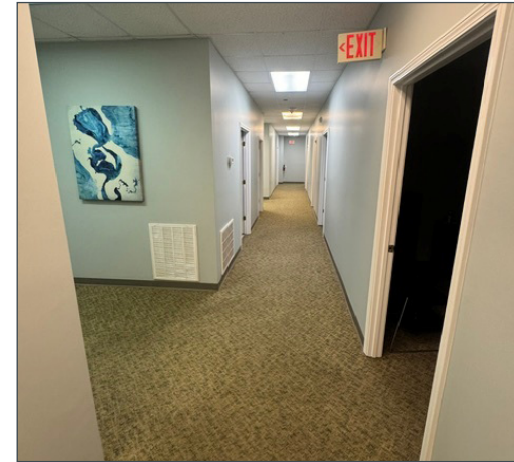
FIRST FLOOR



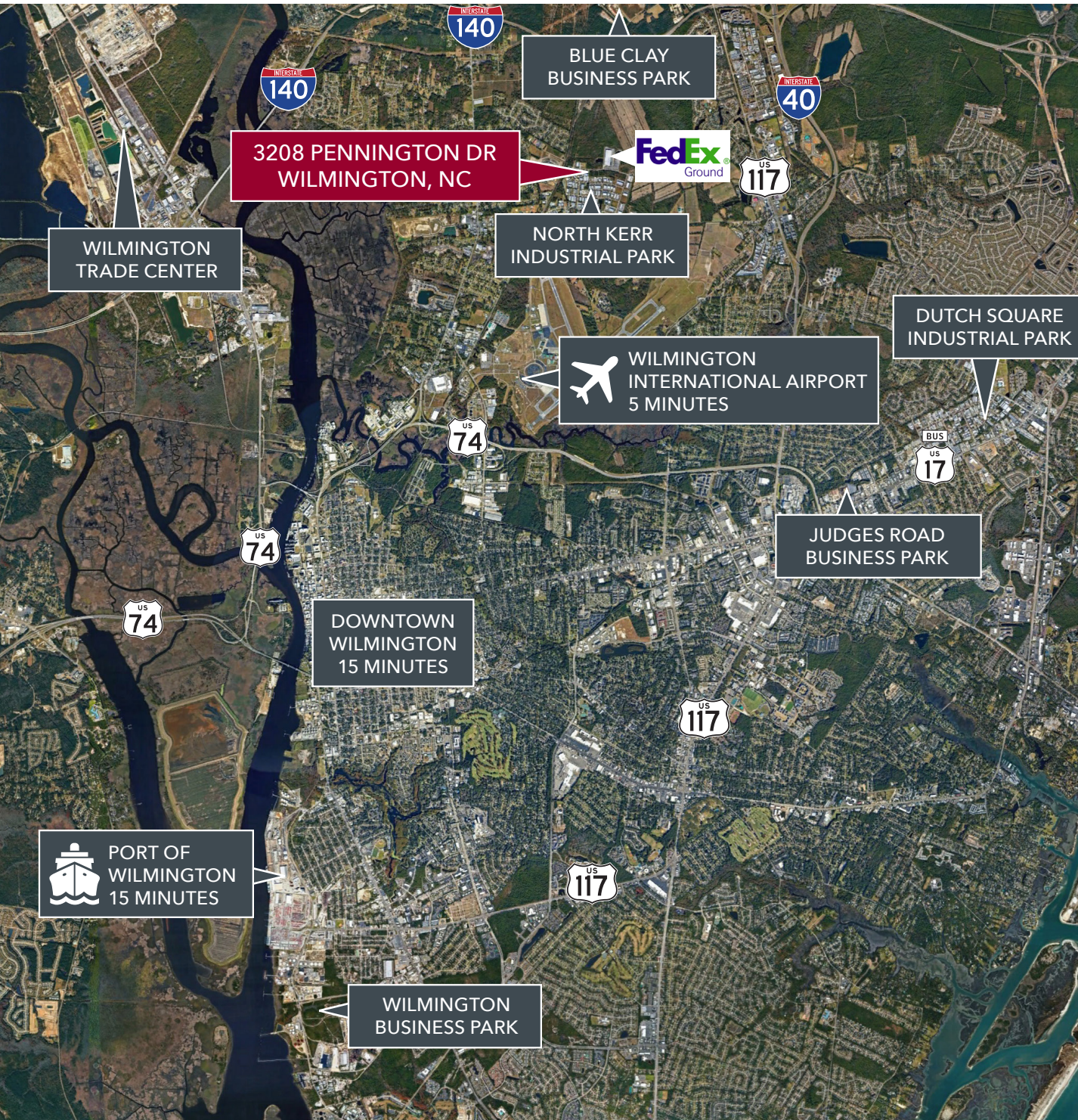
SECOND FLOOR



PHOTOS



AREA OVERVIEW



MAJOR EMPLOYERS

- ALCAMI
- COASTAL BEVERAGE
- CORNING
- GE VERNOVA HITACHI NUCLEAR ENERGY
- INTERROLL
- LIVE OAK BANK
- MEGACORP LOGISTICS
- NATIONAL GYPSUM
- NCINO
- NOVANT HEALTH NEW HANOVER REGIONAL MEDICAL CENTER
- PPD (THERMO FISHER SCIENTIFIC)



EDUCATION & WORKFORCE

- UNC WILMINGTON (UNCW)
- CAPE FEAR COMMUNITY COLLEGE NORTH CAMPUS (4500 BLUE CLAY RD, CASTLE HAYNE) – TRADES & TECHNICAL PROGRAMS



NEARBY

EMPLOYEE & RETAIL AMENITIES

- LOWE'S HOME IMPROVEMENT
- THE HOME DEPOT
- WALMART SUPERCENTER
- COSTCO

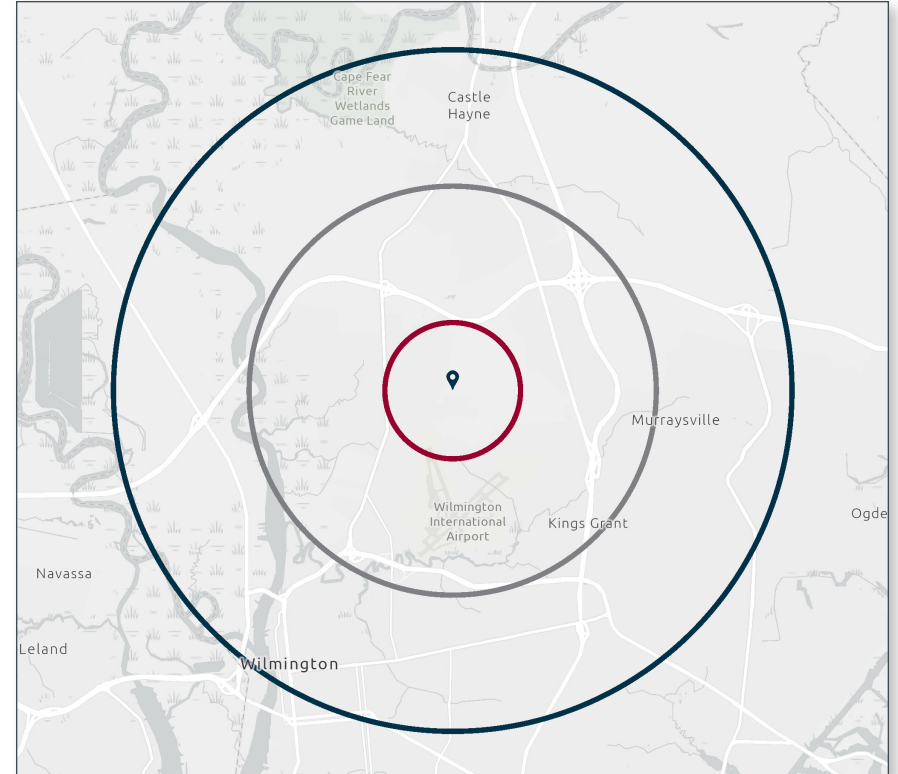
SITE SERVICES & LOGISTICS

- QUARLES FLEET FUELING
- GRAINGER INDUSTRIAL SUPPLY
- FERGUSON INDUSTRIAL / FERGUSON PLUMBING SUPPLY
- OLD DOMINION FREIGHT LINE

DEMOGRAPHICS & LOCATION OVERVIEW

KEY DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION (2026)	1,603	21,242	81,662
2031 PROJECTED POPULATION	1,672	22,476	85,052
DAYTIME POPULATION	2,958	21,471	96,265
AVERAGE HOME VALUE	\$328,828	\$461,617	\$425,078
AVERAGE HOUSEHOLD INCOME	\$66,608	\$87,708	\$86,169
MEDIAN AGE	43.6	40.8	37.5
BACHELOR'S DEGREE OR HIGHER	14.6%	29.7%	37.5%



LOCATION ADVANTAGES



STRATEGIC INDUSTRIAL LOCATION

LOCATED WITHIN NORTH KERR INDUSTRIAL PARK



EXCEPTIONAL CONNECTIVITY

5 MINUTES TO ILM



ESTABLISHED BUSINESS DISTRICT

SURROUNDED BY INDUSTRIAL AND COMMERCIAL USERS



LOGISTICS HUB

MINUTES TO PORT OF WILMINGTON



REGIONAL ACCESS

QUICK ACCESS TO I-40, US-74, US-421 & NC-133

WILMINGTON

IN THE MIDDLE OF IT ALL.

Wilmington, located in the southeastern part of North Carolina, is a vibrant and rapidly growing city that offers a mix of coastal beauty, rich history, and economic opportunity. Known for its charming downtown area, Wilmington boasts a picturesque waterfront, historic architecture, and a thriving arts and culture scene. It is also home to top-tier universities, which fuel the local talent pool.

The city's economy is diverse, with key industries including technology, healthcare, education, and manufacturing. Wilmington's port is one of the busiest on the East Coast, contributing to its economic growth, and the area continues to see development in sectors like renewable energy, film production, and logistics. With a high quality of life, excellent schools, and proximity to beautiful beaches, Wilmington has become an appealing place for families, professionals, and retirees alike. Its combination of coastal charm, economic growth, and expanding opportunities make Wilmington a prime location for both living and business.

NO. 1
FASTEST GROWING
METRO AREA IN THE U.S.
(RALEIGH NEWS & OBSERVER, 2025)

NO. 1
"CITY ON THE RISE"
IN 2024
(SOUTHERN LIVING, 2024)

45.8%
POPULATION WITH
BACHELOR'S DEGREE
OR HIGHER



UNC WILMINGTON

The University of North Carolina Wilmington (UNCW) is a public research university located in Wilmington, North Carolina that was founded in 1947. Known for its strong academic programs, UNCW offers undergraduate, graduate, and professional degrees across various fields, including business, education, sciences, and arts. Located on the North Carolina coast, it offers a vibrant campus life, emphasizing hands-on learning, sustainability, and community engagement. UNCW is also recognized for its NCAA Division I athletic programs.

OVER 18,800
TOTAL ENROLLMENT

72%
GRADUATION RATE

CONTACT INFORMATION:

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