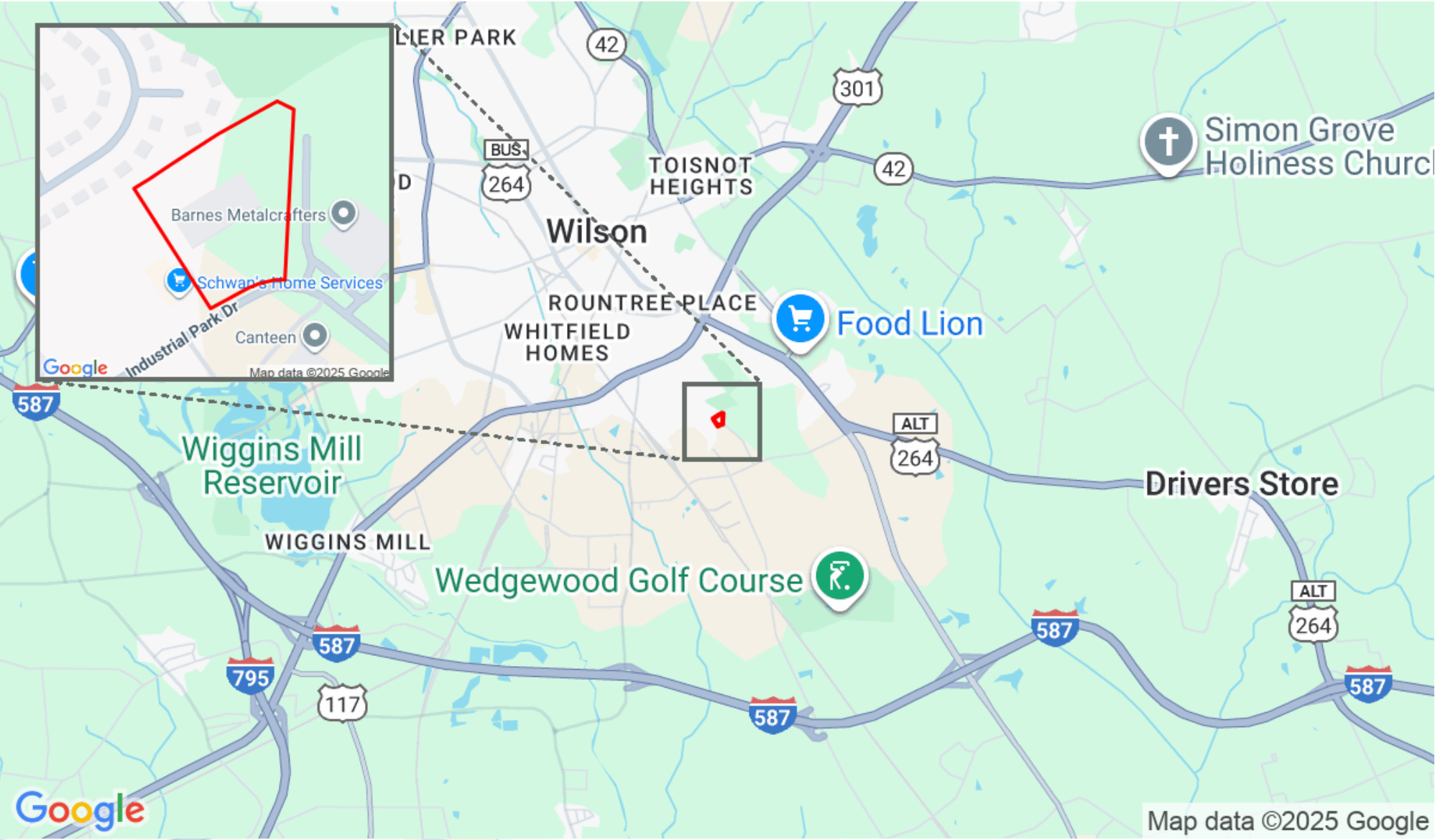


2111 Industrial Park Dr SE



Carolina Commercial Investment Properties, LLC

3808 Park Ave. Ste. 220 Wilmington, NC 28403 | 910-297-9572



PJ Doherty
pj@carolinacip.com
910-297-9572

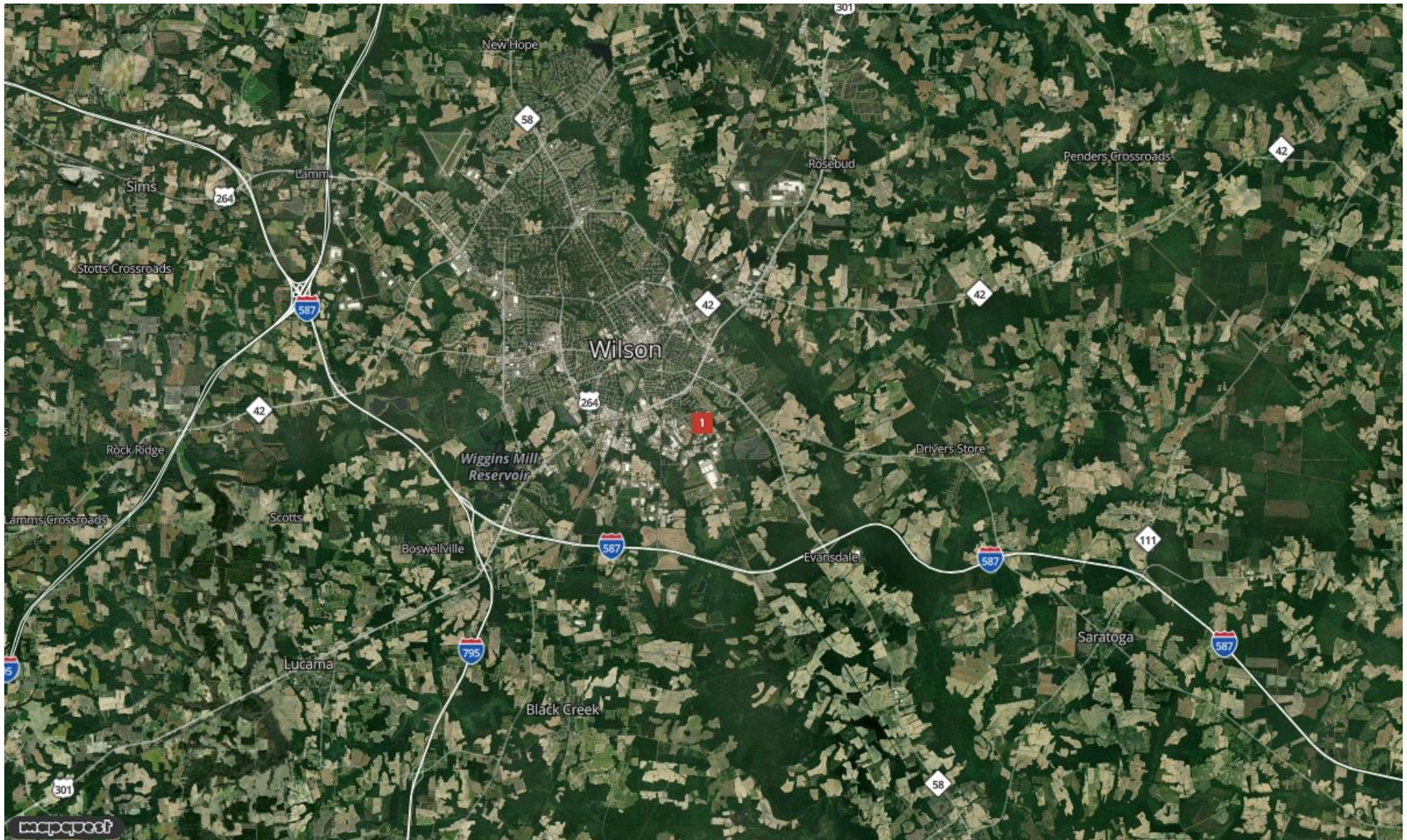


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Report for 2111 Industrial Park ...

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Industrial For Lease

Carolina Commercial Investment Properties, LLC

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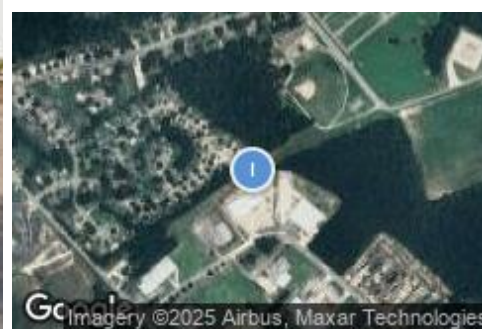
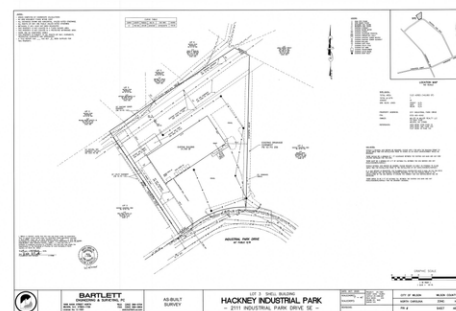
Class A Industrial

2111 Industrial Park Dr, Wilson, NC, 27893

Industrial: Warehouse/Office For Lease

Prepared on November 07, 2025

1 of 1 Listings



Listing Details | Industrial For Lease

Suite	1
Secondary Uses	Flex/R&D, Life Science
Sublease	No
Total Available Space	21,700 SF
Min Div/Max Contig	Not present/21,700 SF
Asking Rate	\$8.75 Annual/SF
Monthly Rate	\$15,823
Industrial/Office Rent	\$8.75 Annual/SF
Lease Type	NNN
Expenses	\$1.25 (NNN)
Possession	Completion
Signage	On Building
Show Instructions	Call broker
Rent Esc. Type	Annual Percentage
Rent Esc. Desc.	3%
Divisible	Not present
Annual Taxes	\$12,070 in 2024
Vacant	No
Vacant Date	11/01/2025
Available Date	4/01/2026

Days On Market	4 days
Date Listed	11/03/2025
Last Modified	11/07/2025
Listing ID	43658686
Yard	Yes: Unfenced
Heavy Electric	Yes
Clear Height	21 ft
Ceiling Height	24 ft
Dock High Doors	4; Dock Levelers
Grade Level Doors	1
Cross Dock Doors	Not present
Rail Doors	Not present
Sprinklers	Yes
Industr. Office Space	1,500 SF
Industr. Shell Space	20,200 SF
Entire Floor	Yes
Air Conditioned	Yes
Heated	Yes
Restrooms	2
Parking Spaces	-

Description

Class A Industrial Building for Lease – Wilson, NC
21,700SQFT | 10% Office Buildout | Heavy Industrial Zoning
Under Construction – Delivery March 2026 Preleasing Opportunities Available
Key Features:
100% Clear Span: Flexible layout for any industrial use
Class A Finishes: Modern, turnkey facility
Ceiling Height: 24-ft total, 21-ft clear
Loading: 4 dock-high doors + 1 grade-level door
Outdoor Laydown Area: Ideal for storage of equipment or materials
Prime Location: Well-established industrial park with easy access to I-95 and US-301
Perfect For: Manufacturing | Distribution | Service Operations
Don't wait – secure your space before construction is complete.

Property Features

Location Details

Address	2111 Industrial Park Dr, Wilson, NC, 215	County	Wilson
Zoning	HI Heavy Industrial	Parcels	3721-83-4042.000
Submarket	NC - Wilson County	Name	2111 Industrial Park Dr Se

Building Details

Sub Type	Warehouse/Office	Grade Level Doors	1
Building Status	Existing	Cross Dock Doors	Not present
Building Size	21,700 SF	Rail Doors	Not present
Land Size	3.23 Acres / 140,699 SF	Sprinklers	Yes
Number of Buildings	1	Office Space	1,500 SF
Number of Floors	1	Sanitary Sewer	Yes
Year Built/Renovated	2021, 2025	Rail Service	No
Primary Constr. Type	Steel	Rentable Space	21,700 SF
Occupancy Type	Single Tenant	Restrooms	2
Yard	Yes: Unfenced and Unpaved	Air Conditioned	Yes
Electricity	Yes, Municipal Utility District	Heated	Yes
Clear Height	21 ft	Warehouse HVAC	No
Ceiling Height	24 ft	Expenses	\$2.75 Annual/SF
Dock High Doors	4		

Owner Contact Information

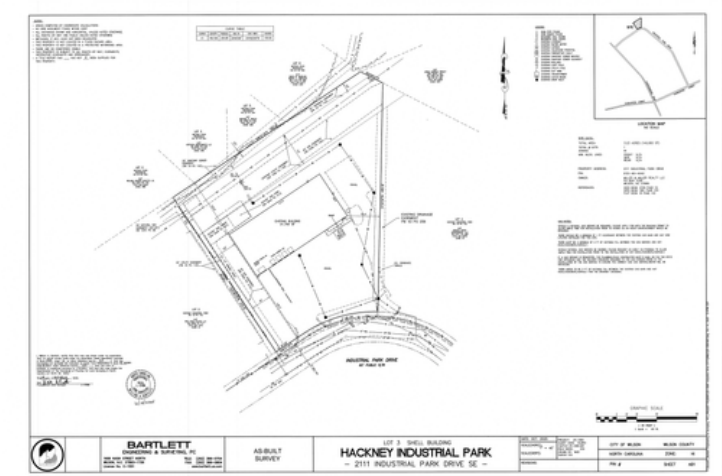
Legal Owner Mudcats Holdings, Llc	True Owner Not Available
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Property Listings

1 Listing | 21,700 SF | \$8.75 Annual/SF

Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Ceil Ht	Doors	Office	Yard	Power
For Lease	Vacant	1	21,700 SF	\$8.75 Annual/SF NNN	4/01/2026	21 ft	24 ft	1 GD, 4 DH	1,500 SF	Yes	-/480V/3Ø

Additional Photos







Contact



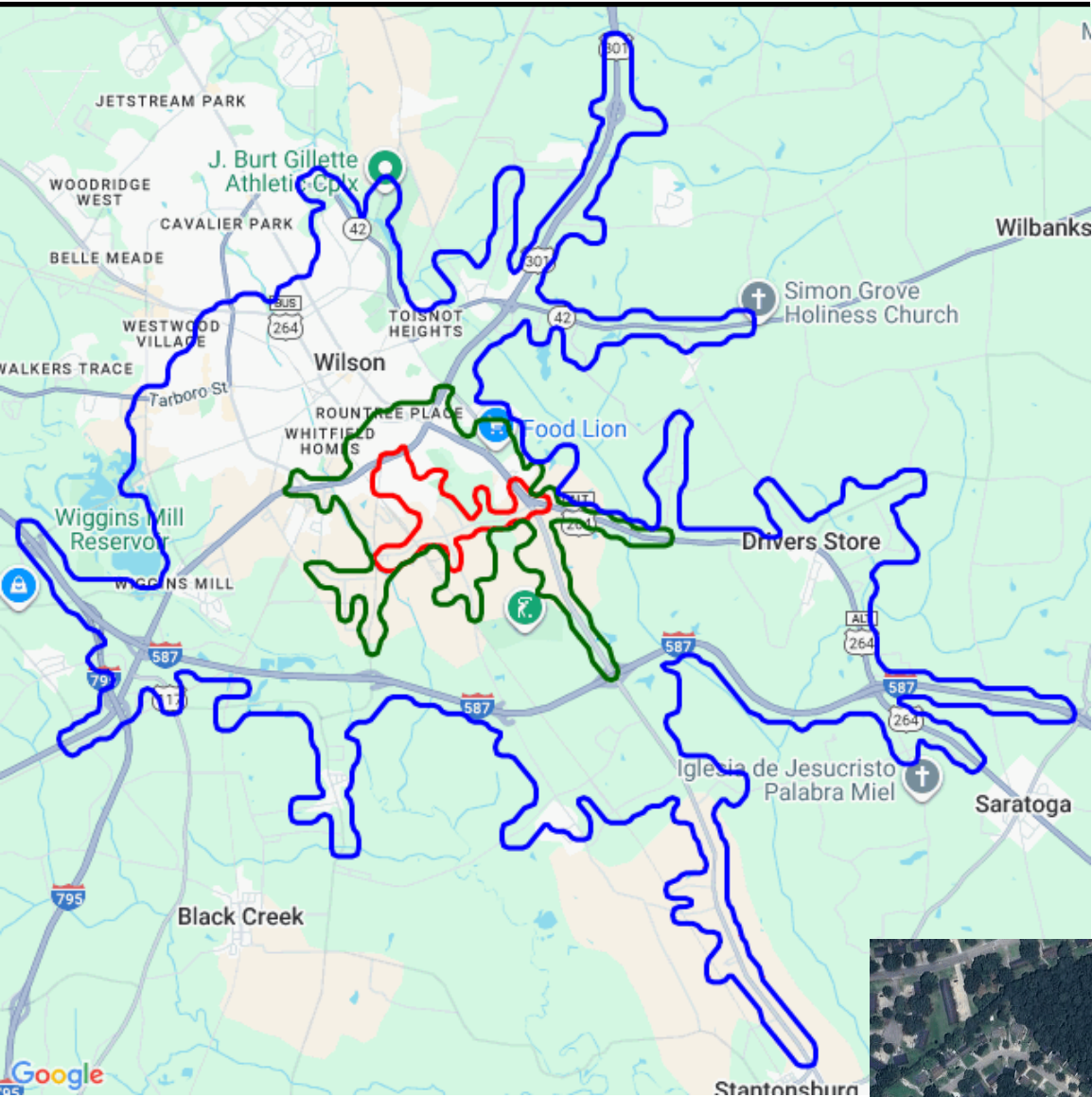
PJ Doherty
910-297-9572
pj@carolinacip.com



Carolina Commercial Investment Properties, LLC

2111 Industrial Park Dr SE

Demographic Report



2111 Industrial Park Dr SE

Population

Distance	Male	Female	Total
3- Minute	689	791	1,480
5- Minute	2,606	2,967	5,574
10 Minute	13,450	15,220	28,669



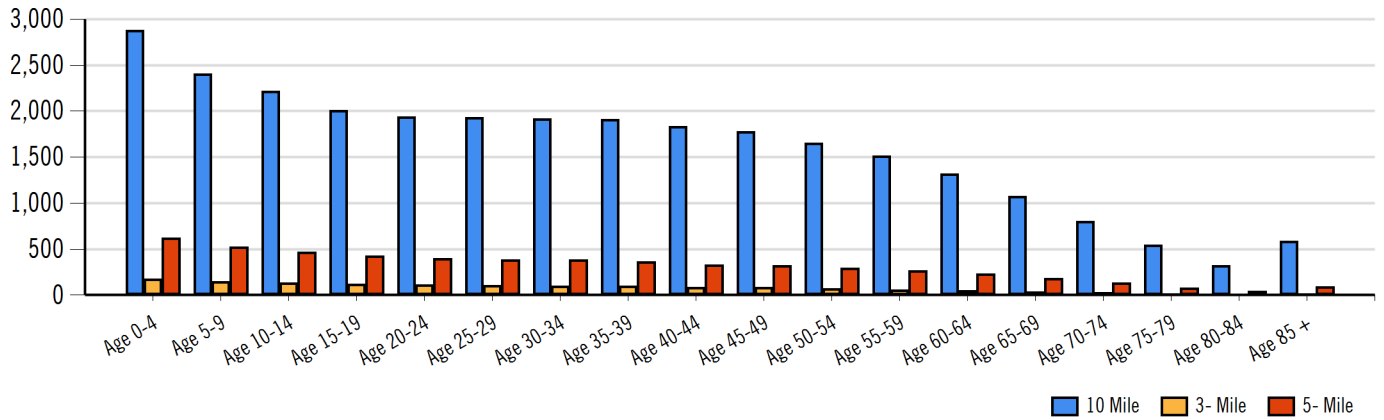
2111 Industrial Park Dr SE



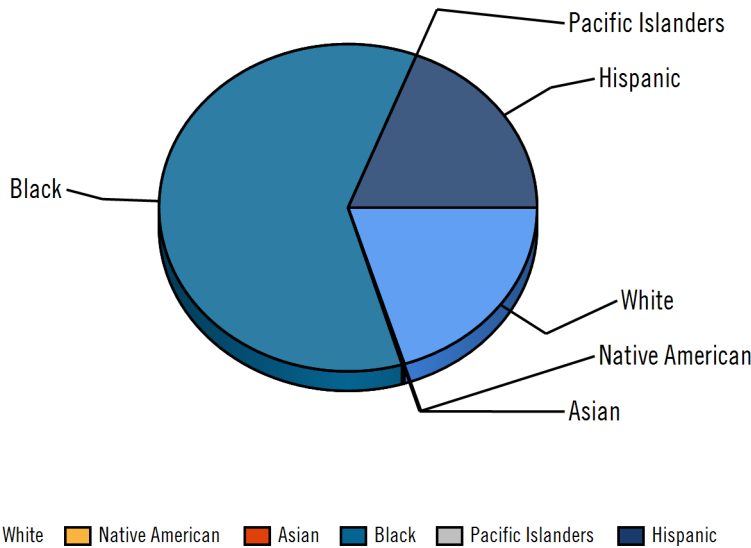
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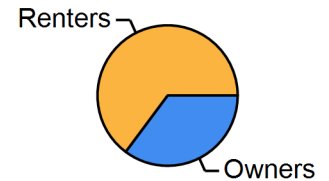
Population by Distance and Age (2020)



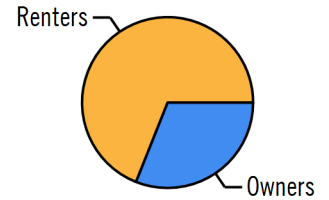
Ethnicity within 5 Minute



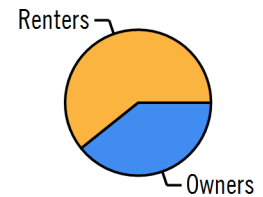
Home Ownership 3 Minute



Home Ownership 5 Minute



Home Ownership 10 Minute



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
3-Minute	504	59	2.18 %
5-Minute	1,816	214	5.76 %
10-Minute	10,398	734	4.88 %



PJ Doherty
pj@carolinacip.com
910-297-9572



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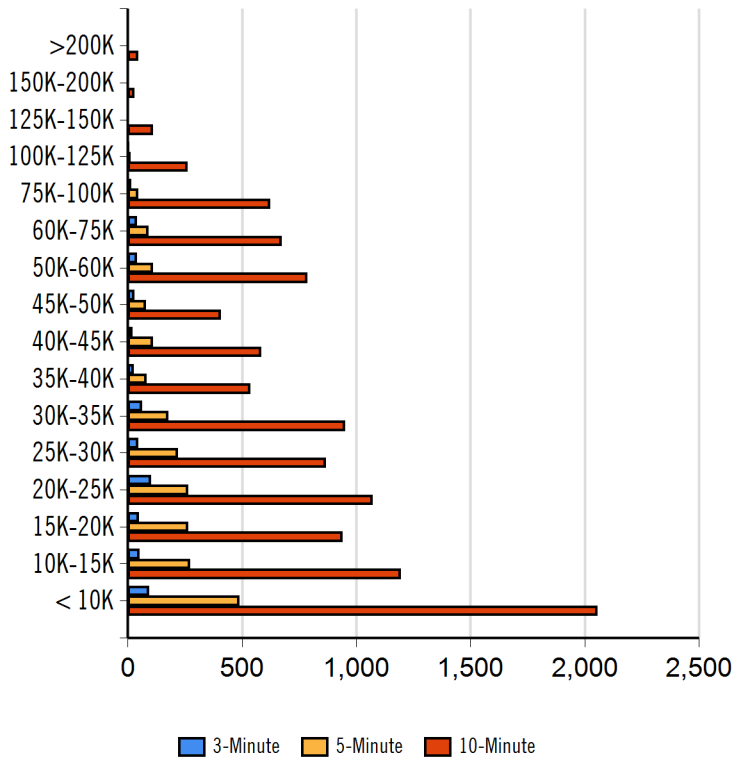
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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	29	0	23	118	21	69	28	1	35	114	37	7	13
5-Minute	71	7	191	346	69	284	99	7	162	291	172	20	49
10-Minute	383	45	1,003	2,158	446	1,145	282	103	635	2,019	961	302	526

Household Income



Radius Median Household Income

5-Minute	\$24,938.91
3-Minute	\$29,639.00
10-Minute	\$34,522.05

Radius Average Household Income

5-Minute	\$28,007.73
3-Minute	\$32,656.40
10-Minute	\$40,125.38

Radius Aggregate Household Income

3-Minute	\$16,426,417.25
5-Minute	\$55,344,628.10
10-Minute	\$383,440,369.15

Education

	3-Minute	5-Minute	10-Minute
Pop > 25	787	3,126	17,213
High School Grad	323	1,040	5,033
Some College	96	354	2,716
Associates	17	68	823
Bachelors	29	87	1,316
Masters	11	39	292
Prof. Degree	8	28	172
Doctorate	4	21	154

Tapestry

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	15 %	71 %	97 %
Teen's	25 %	52 %	73 %
Expensive Homes	39 %	34 %	19 %
Mobile Homes	42 %	57 %	68 %
New Homes	47 %	65 %	47 %
New Households	22 %	51 %	71 %
Military Households	18 %	29 %	14 %
Households with 4+ Cars	11 %	22 %	51 %
Public Transportation Users	11 %	35 %	33 %
Young Wealthy Households	0 %	1 %	46 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



2111 Industrial Park Dr SE

Expenditures

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	18,902,008		71,675,310		398,367,060	
Average annual household	35,094		33,276		37,600	
Food	4,769	13.59 %	4,602	13.83 %	5,085	13.52 %
Food at home	3,365		3,276		3,520	
Cereals and bakery products	479		463		497	
Cereals and cereal products	173		167		178	
Bakery products	305		295		318	
Meats poultry fish and eggs	702		692		730	
Beef	158		157		167	
Pork	128		124		133	
Poultry	136		134		140	
Fish and seafood	111		112		117	
Eggs	58		56		59	
Dairy products	326		318		344	
Fruits and vegetables	666		645		700	
Fresh fruits	97		94		103	
Processed vegetables	135		132		141	
Sugar and other sweets	124		121		130	
Fats and oils	106		102		111	
Miscellaneous foods	626		607		658	
Nonalcoholic beverages	304		298		314	
Food away from home	1,404		1,326		1,564	
Alcoholic beverages	213		197		240	
Housing	13,810	39.35 %	13,229	39.76 %	14,439	38.40 %
Shelter	8,227		7,880		8,636	
Owned dwellings	4,109		3,777		4,532	
Mortgage interest and charges	1,948		1,779		2,191	
Property taxes	1,362		1,241		1,500	
Maintenance repairs	798		756		840	
Rented dwellings	3,649		3,672		3,572	
Other lodging	469		431		531	
Utilities fuels	3,541		3,404		3,626	
Natural gas	309		296		323	
Electricity	1,503		1,460		1,517	
Fuel oil	122		115		127	
Telephone services	1,076		1,025		1,107	
Water and other public services	530		506		550	
Household operations	817	2.33 %	762	2.29 %	882	2.35 %
Personal services	198		178		222	
Other household expenses	619		583		659	
Housekeeping supplies	471		458		494	
Laundry and cleaning supplies	137		135		142	
Other household products	261		250		277	
Postage and stationery	72		72		74	
Household furnishings	751		723		800	
Household textiles	59		60		63	
Furniture	156		148		161	
Floor coverings	16		15		18	
Major appliances	117		108		119	
Small appliances	67		67		72	
Miscellaneous	333		322		365	
Apparel and services	971	2.77 %	966	2.90 %	1,042	2.77 %
Men and boys	169		163		183	
Men 16 and over	137		129		148	
Boys 2 to 15	32		34		34	
Women and girls	367		367		387	



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Women 16 and over	297	297	317
Girls 2 to 15	70	69	70
Children under 2	78	78	81

Expenditures (Continued)

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	18,902,008		71,675,310		398,367,060	
Average annual household	35,094		33,276		37,600	
Transportation	4,814	13.72 %	4,537	13.63 %	5,168	13.74 %
Vehicle purchases	918		851		1,050	
Cars and trucks new	397		339		476	
Cars and trucks used	495		491		548	
Gasoline and motor oil	1,713		1,638		1,790	
Other vehicle expenses	1,909		1,784		2,014	
Vehicle finance charges	121		109		129	
Maintenance and repairs	641		612		688	
Vehicle insurance	944		871		969	
Vehicle rental leases	202		191		226	
Public transportation	272		263		314	
Health care	2,818	8.03 %	2,615	7.86 %	2,991	7.95 %
Health insurance	1,941		1,820		2,033	
Medical services	511		454		560	
Drugs	275		255		301	
Medical supplies	90		84		95	
Entertainment	1,996	5.69 %	1,866	5.61 %	2,176	5.79 %
Fees and admissions	260		236		322	
Television radios	862		820		887	
Pets toys	715		672		786	
Personal care products	454		435		486	
Reading	39		37		42	
Education	730		746		827	
Tobacco products	393		385		392	
Miscellaneous	549	1.56 %	509	1.53 %	592	1.57 %
Cash contributions	992		907		1,031	
Personal insurance	2,539		2,238		3,083	
Life and other personal insurance	104		97		120	
Pensions and Social Security	2,435		2,141		2,962	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
3-Minute	2020	619	499	21.71 %	180	406	225	394	35
5-Minute	2020	2,431	2,110	48.22 %	805	1,485	786	1,646	462
10-Minute	2020	12,136	11,088	203.18 %	3,991	7,469	4,831	7,305	2,755
3-Minute	2023	597	499	17.32 %	174	391	210	387	89
5-Minute	2023	2,323	2,110	23.94 %	768	1,418	711	1,611	705
10-Minute	2023	11,463	11,088	63.01 %	3,768	7,057	4,435	7,028	4,198



PJ Doherty
pj@carolinacip.com
910-297-9572



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