

# INDUSTRIAL UNITS ON N COLLEGE RD

4704 N COLLEGE RD, CASTLE HAYNE, NC 28429



CAROLINA COMMERCIAL INVESTMENT PROPERTIES  
3808 PARK AVE, SUITE 220, WILMINGTON, NC 28403  
910-297-9572

# TABLE OF CONTENTS

---



3	Executive Summary
4	Site Plans
5	General Property Information
6	Unit 1
7	Unit 2
8	Unit 3 & 4
9	Property Photos
16	Demographics
18	Submarket Overview
19	Local Information
20	Contact Information

# EXECUTIVE SUMMARY



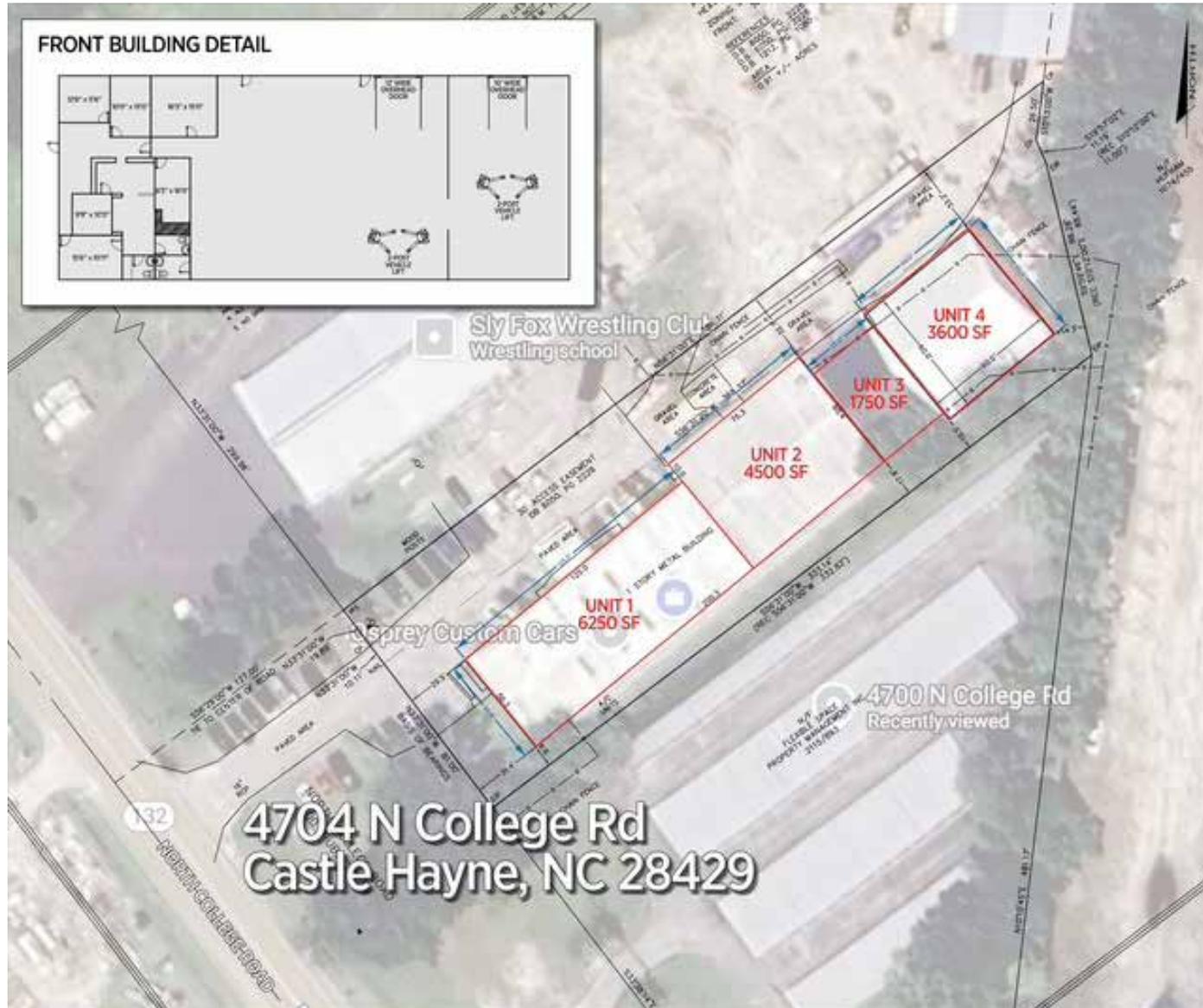
## Highly Functional Industrial Facility with Laydown Yard | Prime College Road Frontage

This subdividable industrial property consists of four contiguous building segments totaling 16,100 SF. Layout designed for automotive, fabrication, or light manufacturing users. The front  $\pm 6,250$  SF original section is complemented by an additional  $\pm 4,500$  SF of shop space, with two later expansions of approximately  $\pm 5,350$  SF added by the current owner, creating a flexible and well-integrated facility.

The building is equipped with seven (7) drive-in doors with heights ranging from 12' to 16', allowing for efficient vehicle access and workflow. The property features sought-after laydown yard, making it well-suited for automotive, contractor, or specialty manufacturing. Zoning is I-2, permitting most industrial uses.

With  $\pm 100$  feet of frontage on College Road, the property offers excellent visibility. Currently utilized as a custom car manufacturing, the building includes a paint booth and multiple vehicle lifts, providing immediate functionality for similar users. Ideal for a user seeking an industrial facility with strong visibility and yard space.

# SITE DETAILS



# PROPERTY INFORMATION

## GENERAL PROPERTY INFORMATION

Status:	For Lease	Occupancy Type:	Single Tenant
Property Type:	Industrial	Zoning:	I-2
Sub Type:	Warehouse/Office	County:	New Hanover
Total Available Space:	16,100 SF	Nearest MSA:	Wilmington
Land Size:	0.87 Acres	Water:	Yes
Lease Type:	NNN	Sanitary Sewer:	Septic
Signage:	On building	Rail Service:	No
Year Built/Renovated:	1982/1990/2019	Cranes:	0
Primary Const. Type:	Steel	LEED Level:	0
Divisible:	Yes		

# PROPERTY INFORMATION- UNIT 1

## UNIT 1

Listing ID:	44248492	Standard Electric:	Yes
Suite:	1	Heavy Electric:	Yes
Secondary Uses:	Specialty	Dock High Doors:	Not present
Sublease:	No	Grade Level Doors:	Present; 12ft & 10ft
Total Space:	16,100 SF	Cross Dock Doors:	No
Min Divisible:	6,250 SF	Indust. Office Space:	2,150 SF
Asking Rate:	\$12.50 Annual/SF	Indust. Shell Space:	4,100 SF
Monthly Rate:	\$6,510	Owner Occupied:	Yes
Possession:	Now	Air Conditioned:	Yes
Lease Term:	3 years	Heated:	Yes
Divisible:	Yes	Restrooms:	3
Vacant:	No		
Available:	2/15/2026		
Yard:	Yes: unfenced & unpaved		

# PROPERTY INFORMATION- UNIT 2

## UNIT 2

Listing ID:	44248554	Standard Electric:	Yes
Suite:	2	Heavy Electric:	Yes
Secondary Uses:	Specialty	Dock High Doors:	Not present
Sublease:	No	Grade Level Doors:	Present; 12ft & 10ft
Total Space:	16,100 SF	Cross Dock Doors:	Not present
Min Divisible:	4,500 SF	Indust. Shell Space:	4,500 SF
Asking Rate:	\$12.50 Annual/SF	Owner Occupied:	Yes
Monthly Rate:	\$4,688	Entire Floor:	Yes
Possession:	Now	Heated:	Yes
Lease Term:	3 years	Available:	2/15/2026
Divisible:	Yes	Yard:	Yes: unfenced &
Vacant:	No		unpaved

# PROPERTY INFORMATION- UNIT 3 & 4

## UNIT 3 & 4

Listing ID:	44248626	Standard Electric:	Yes
Suite:	3 & 4	Heavy Electric:	Yes
Secondary Uses:	Specialty	Dock High Doors:	No
Sublease:	No	Grade Level Doors:	Present; 12ft & 10ft
Total Space:	16,100 SF	Cross Dock Doors:	No
Min Divisible:	5,350 SF	Owner Occupied:	Yes
Asking Rate:	\$12.50 Annual/SF	Entire Floor:	Yes
Monthly Rate:	\$5,573	Air Conditioned:	No
Possession:	Now	Heated:	Yes
Lease Term:	3 years	Available:	2/15/2026
Divisible:	Yes	Yard:	Yes: unfenced &
Vacant:	No		unpaved

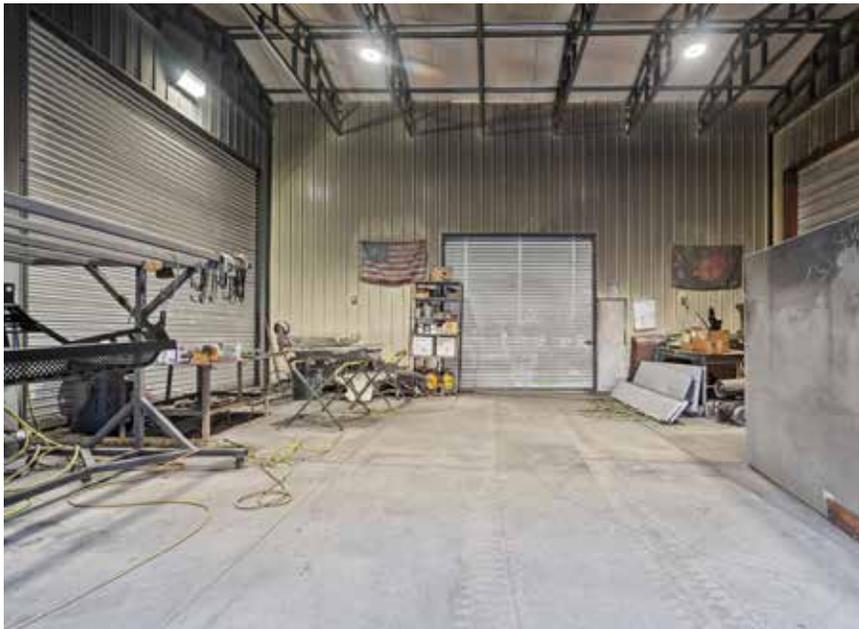
# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE
ESTIMATED POPULATION	1,221	7,793	17,404
ESTIMATED HOUSEHOLDS	2,020	6,557	11,769
AVERAGE HH INCOME	\$63K	\$61K	\$60K
EMPLOYMENT	569	3,549	8,113

# LOCATION FACTS

## CITY, STATE

**Castle Hayne, NC**

## POPULATION

**20,402**

## AVG. HHSIZE

**2.36**

## MEDIAN HH INCOME

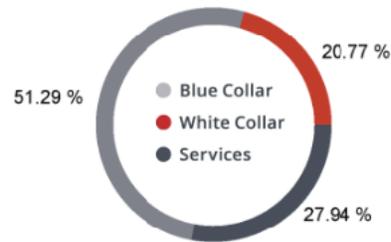
**\$54,380**

## HOME OWNERSHIP

Renters: **2,214**

Owners: **5,709**

## EMPLOYMENT



**47.96 %**  
Employed

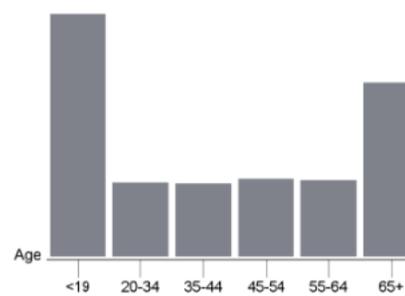
**2.45 %**  
Unemployed

## EDUCATION

High School Grad: **30.71 %**  
Some College: **26.29 %**  
Associates: **9.09 %**  
Bachelors: **19.51 %**

## GENDER & AGE

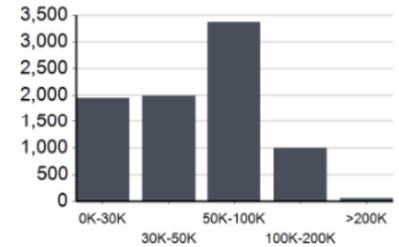
**51.26 %** **48.74 %**



## RACE & ETHNICITY

White: **70.73 %**  
Asian: **0.54 %**  
Native American: **0.23 %**  
Pacific Islanders: **0.00 %**  
African-American: **16.78 %**  
Hispanic: **6.98 %**  
Two or More Races: **4.75 %**

## INCOME BY HOUSEHOLD



## HH SPENDING



# SUBMARKET OVERVIEW



## LOCAL INFORMATION

---

Castle Hayne, North Carolina, is an unincorporated community in New Hanover County that serves as an important industrial and commercial area within the greater Wilmington region. The area has a long-standing presence of manufacturing, chemical processing, and logistics-related uses, supported by established infrastructure and access to regional labor. Its location outside municipal limits also allows for flexibility in industrial development and operations.

Castle Hayne is strategically positioned just north of Wilmington, with direct access to Interstate 40, U.S. Highway 117, and NC Highway 133. It is approximately 10 miles from downtown Wilmington, about 15 miles from the Port of Wilmington, and roughly 130 miles southeast of Raleigh. Wilmington International Airport is located nearby, providing convenient air cargo and passenger access.

The area is known for its proximity to Wilmington's coastal amenities, nearby Atlantic beaches, and the lower Cape Fear River. Castle Hayne is also associated with the Castle Hayne Aquifer, a major regional water resource, and benefits from its location within a well-established industrial corridor.



# CONTACT INFORMATION



## PJ Doherty, CCIM

President

Phone: 910-297-9572

Email: [pj@carolinacip.com](mailto:pj@carolinacip.com)



Carolina Commercial Investment Properties is a Certified Commercial Investment Member (CCIM) in the commercial and investment real estate industry.

