

2405 WRIGHTSVILLE AVENUE | WILMINGTON, NC 28403

58,950 SF OF INDUSTRIAL SPACE AVAILABLE FOR LEASE



SITE PLAN + SPECIFICATIONS



ADDRESS	2405 Wrightsville Ave.
CITY	Wilmington
STATE	North Carolina
COUNTY	New Hanover
PARCEL ID	R05412-001-027-000
ACRES	3.31 Acres
ZONING	CS
TOTAL SF	58,950 SF
NATURAL GAS	Yes
WATER & SEWER	Municipal
ELECTRIC	3 Phase Power



2405 WRIGHTSVILLE AVENUE

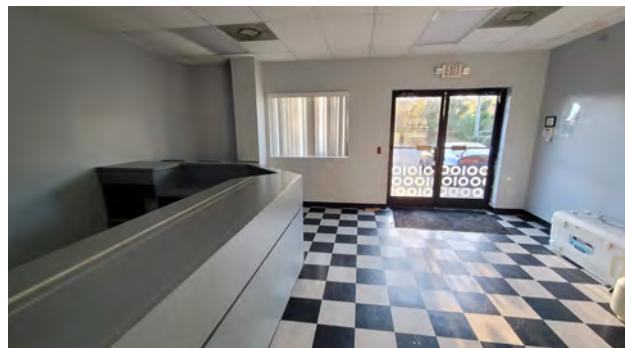
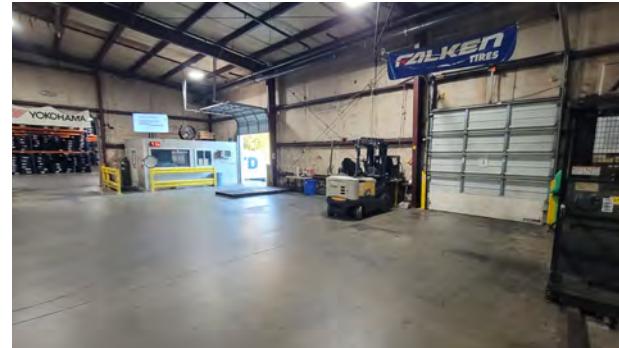
SPECIFICATIONS

Position your business for success at 2405 Wrightsville Avenue, a centrally located industrial facility in the heart of New Hanover County. Situated on 3.3 acres, this 58,950 SF stand-alone building includes +/- 2,700 SF of well-appointed office space with the balance dedicated to warehouse operations. Originally built in 1974 with several additions, the property offers a functional layout ideal for contractor supply, distribution, logistics, and other industrial users.

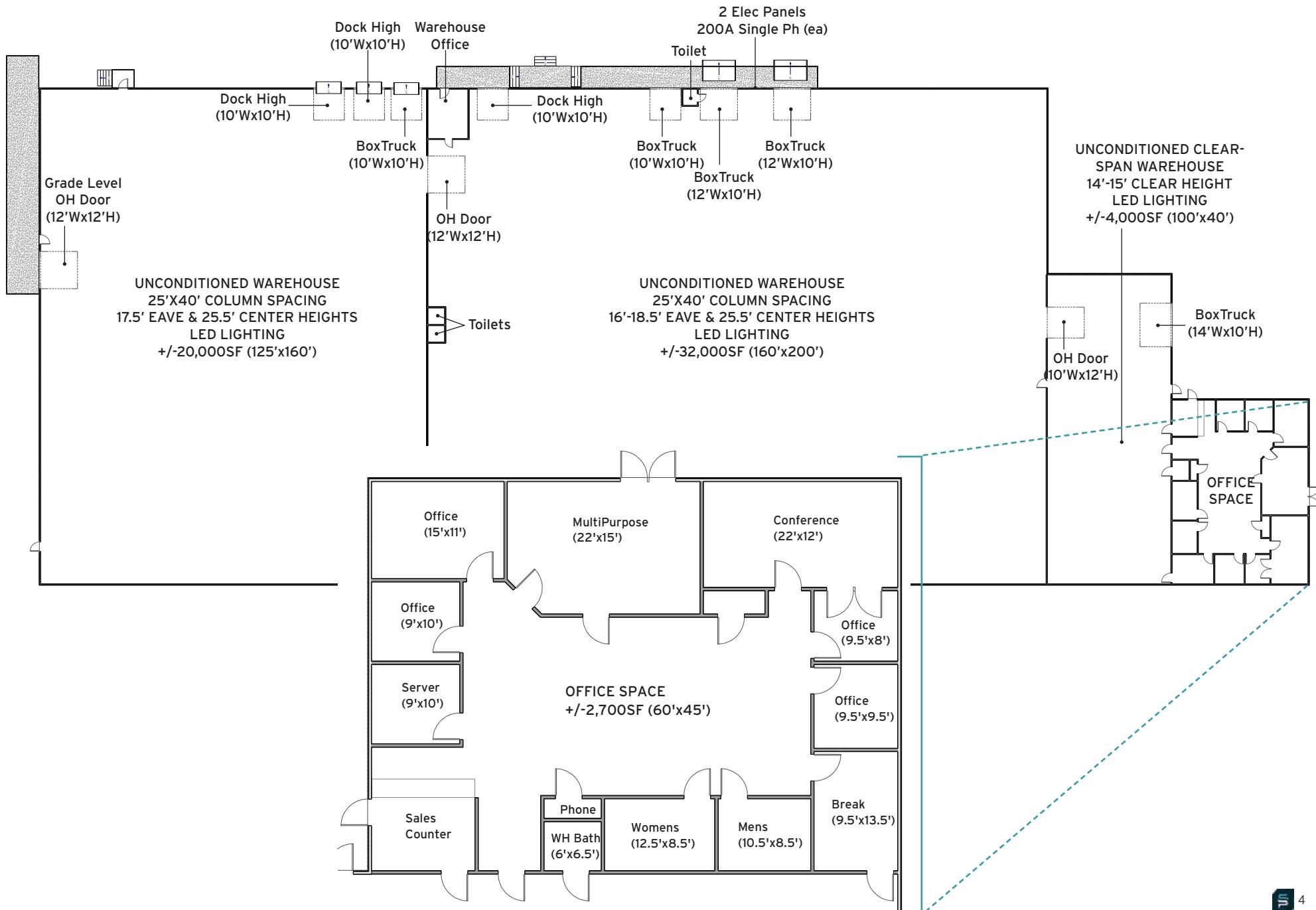
With direct frontage on Wrightsville Avenue, the site provides excellent access throughout the region, supporting efficient transportation and freight movement.

This well-equipped industrial facility offers a combination of central positioning, durable construction, modern utilities, and strong logistical access—an exceptional option for users seeking dependable warehouse or industrial space in one of Wilmington's most strategic locations. **AVAILABLE FOR POSSESSION ON JUNE 1, 2026.**

CLEAR HEIGHTS	14' - 25.5'	GRADE LEVEL DOORS	1	105' Dedicated truck court with separate entrance
OFFICE SF	+/-. 2,700 SF	GLD DESCRIPTION	Located at rear of bldg.	Warehouse restrooms
WAREHOUSE SF	+/-. 56,250	PARKING	18 Spc. with separate entrance	Central county location with excellent regional access
FLOORING	Reinforced Concrete	HEATED	Yes	LEASE RATE
DOCK HIGH DOORS	7	ESFR SPRINKLERS	Yes	LEASE TYPE
				NNN

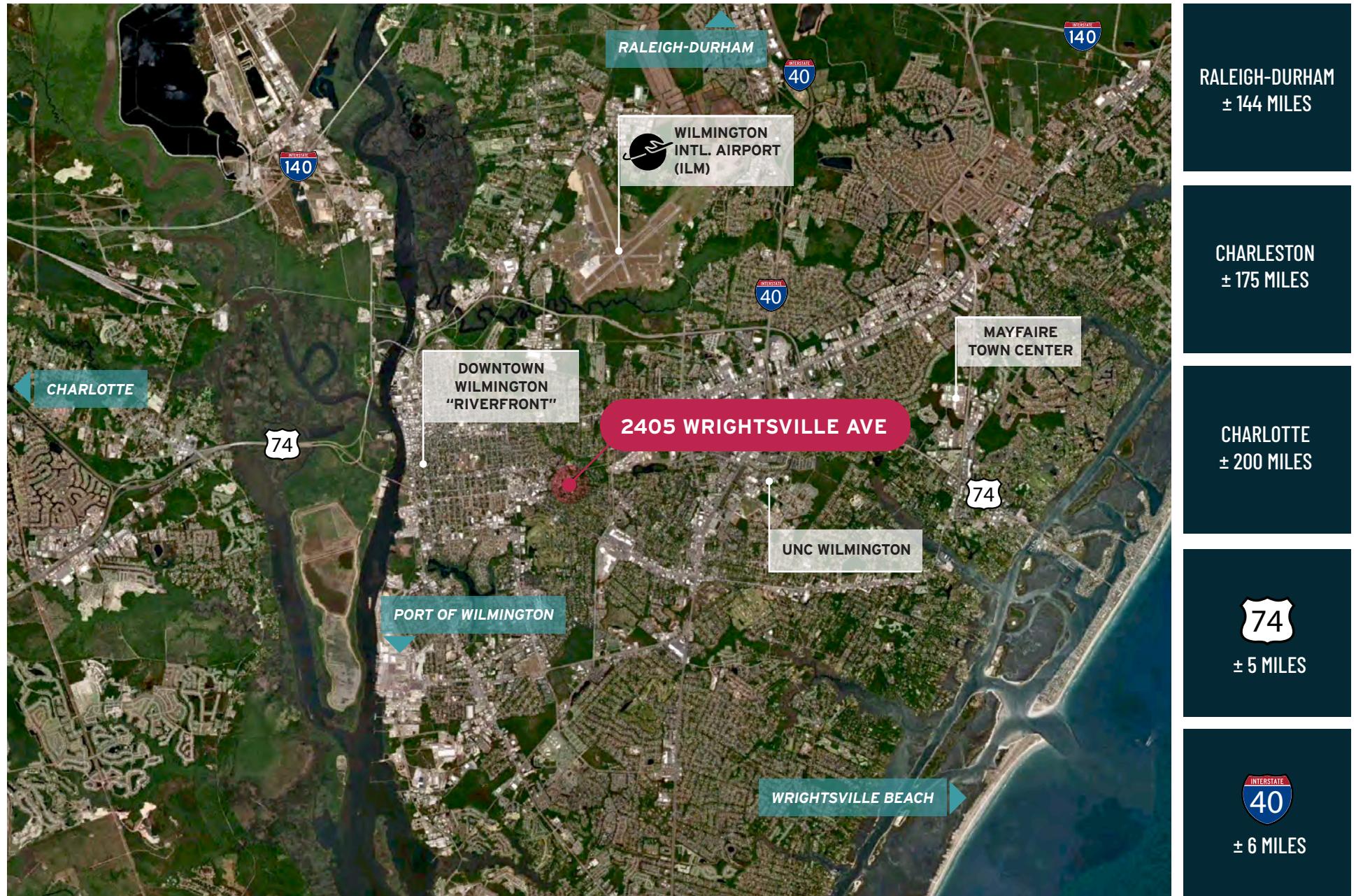


FLOOR PLANS



2405 WRIGHTSVILLE AVENUE

LOCATION OVERVIEW





SUN COAST PARTNERS COMMERCIAL
1430 Commonwealth Drive, Suite 102
Wilmington, NC 28403
910 350 1200 | scpcommercial.com



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*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.