

2405 WRIGHTSVILLE AVENUE | WILMINGTON, NC 28403

58,950 SF OF INDUSTRIAL SPACE AVAILABLE FOR LEASE





# 2405 WRIGHTSVILLE AVENUE

## 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



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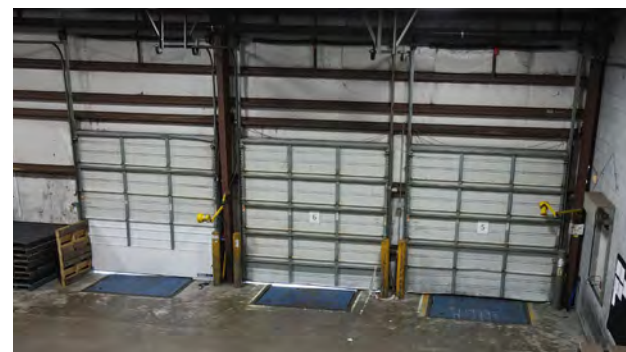
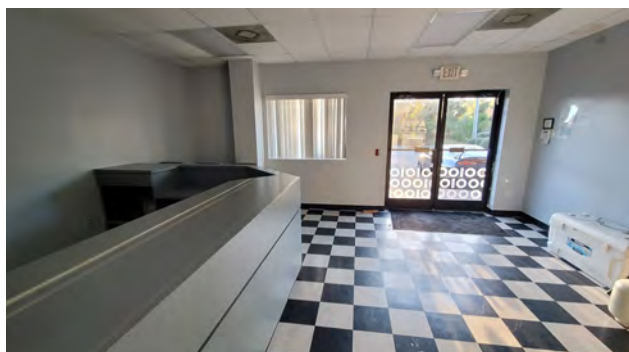
## SPECIFICATIONS

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.

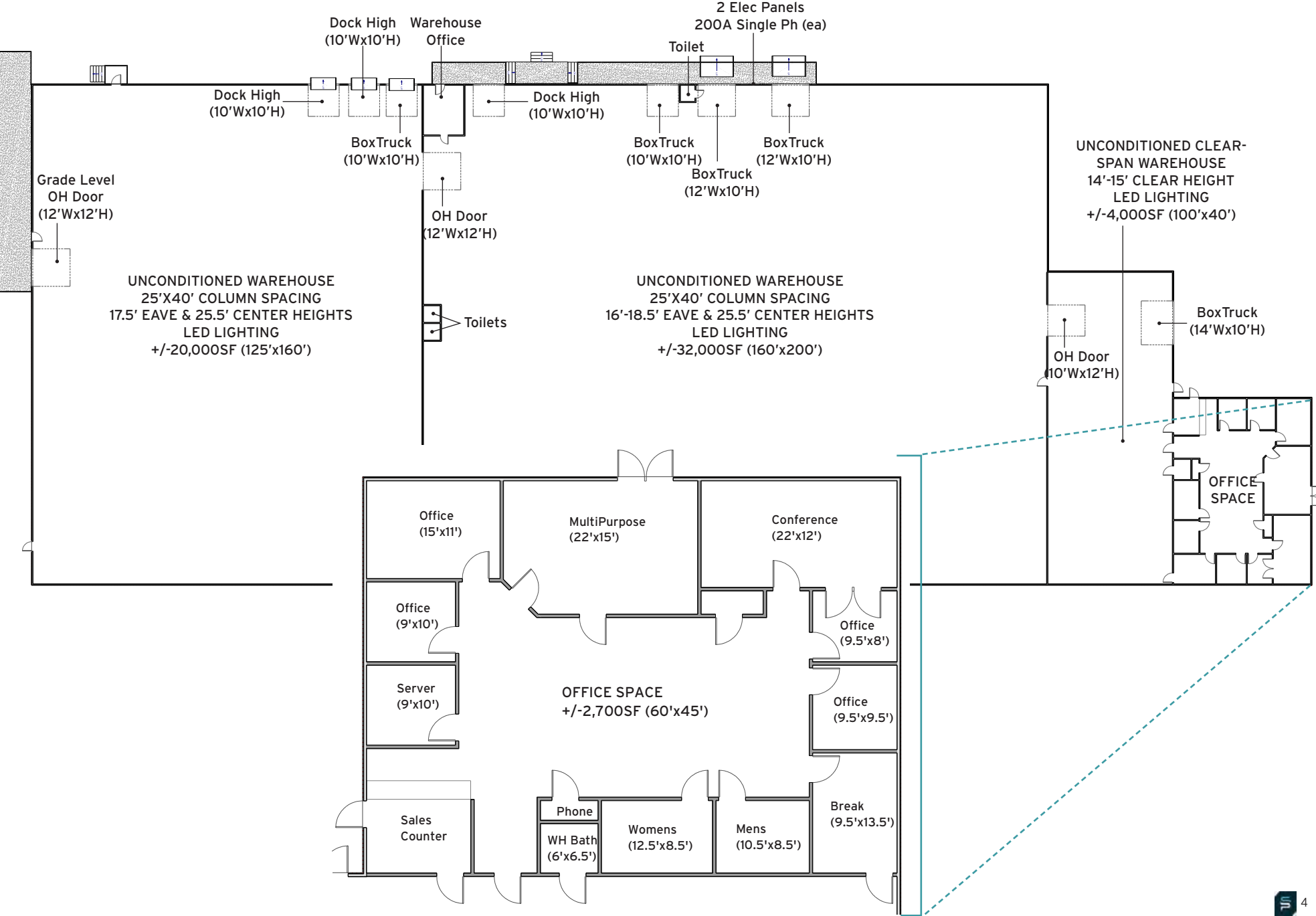
With direct frontage on Wrightsville Avenue, the site provides excellent access throughout the region, supporting efficient transportation and freight movement.

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	\$8.90/SF/Year
DOCK HIGH DOORS	7	ESFR SPRINKLERS	Yes	LEASE TYPE	NNN



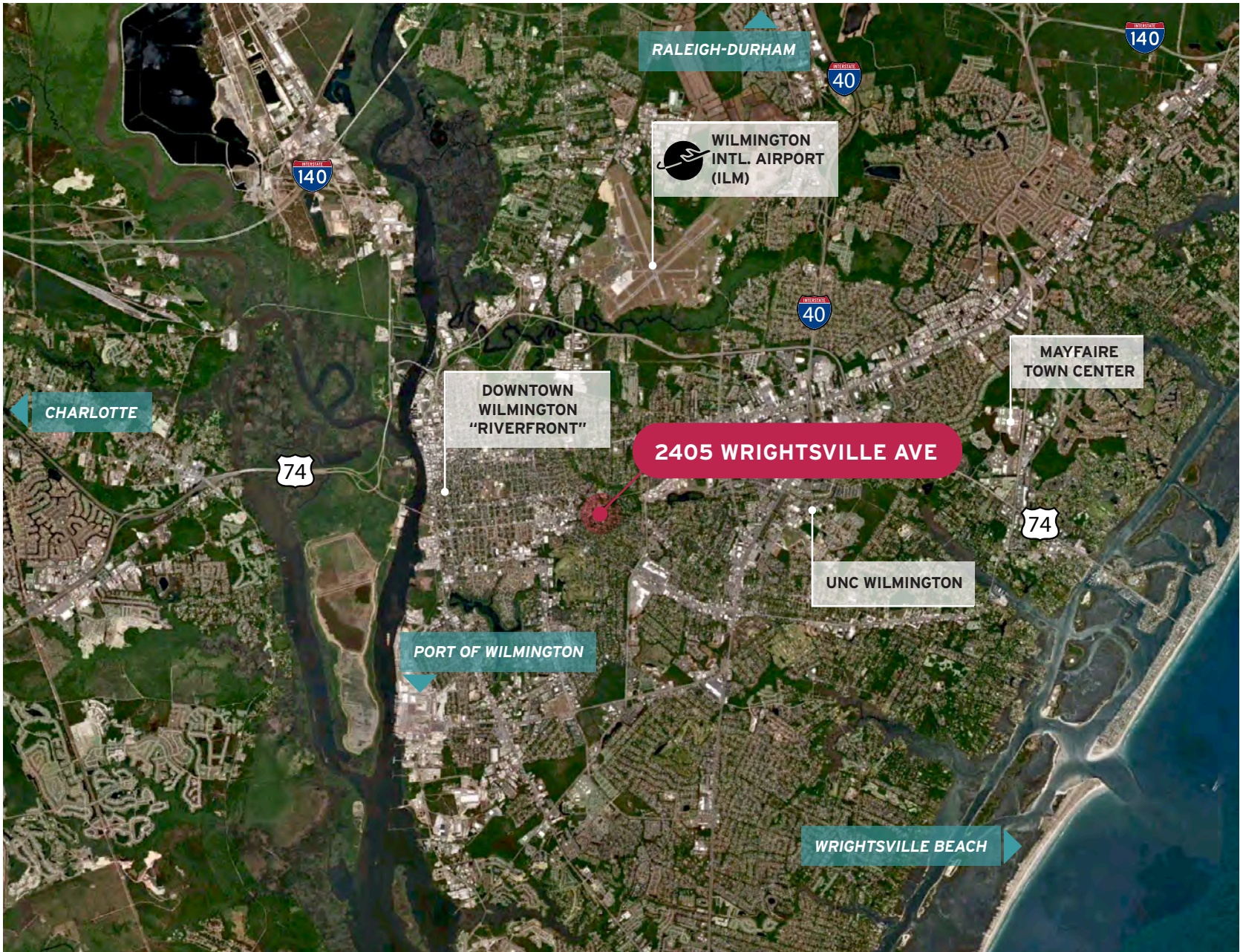
FLOOR PLANS





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## LOCATION OVERVIEW



RALEIGH-DURHAM  
± 144 MILES

CHARLESTON  
± 175 MILES

CHARLOTTE  
± 200 MILES

74  
± 5 MILES

INTERSTATE 40  
± 6 MILES





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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.