



5,000± SF OF WAREHOUSE/OFFICE SPACE | 105 FUTRELL RD., BEULAVILLE, NC

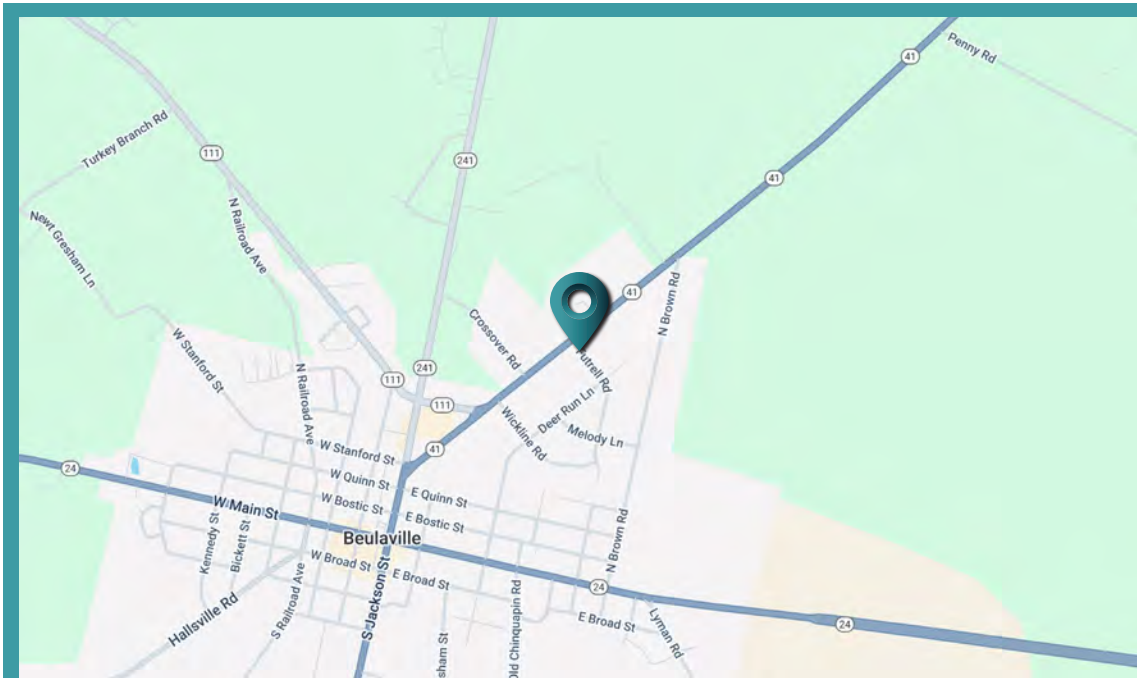
**MASON WATKINS**  
704 661 4077  
[mason.watkins@scpccommercial.com](mailto:mason.watkins@scpccommercial.com)

**FOR LEASE**

**SUN COAST PARTNERS COMMERCIAL**  
1430 Commonwealth Drive, Suite 102  
Wilmington, NC 28403  
910 350 1200 | [scpccommercial.com](http://scpccommercial.com)



**Sun Coast  
Partners**  
COMMERCIAL



## 105 Futrell Road Beulaville, NC 28518

AVAILABLE SPACE'	5,088 SF
ACREAGE'	1.37 Acres
LEASE RATE	\$3,000/Month
LEASE TYPE	NNN
ROLL-UP DOORS	5
CONDITIONED SPACE'	288 SF

5,088 ± SF of warehouse and office space situated on approximately 1.37 acres is available for lease. The property is located in Beulaville, NC, with direct frontage on Highway 41. The building features five roll-up doors, a large covered outdoor storage area, ample laydown yard, and approximately 288 SF of conditioned office space. This is an excellent opportunity for a variety of industrial or warehouse-related uses. Available immediately.

Contact Broker with questions or to arrange a property tour.

\*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.

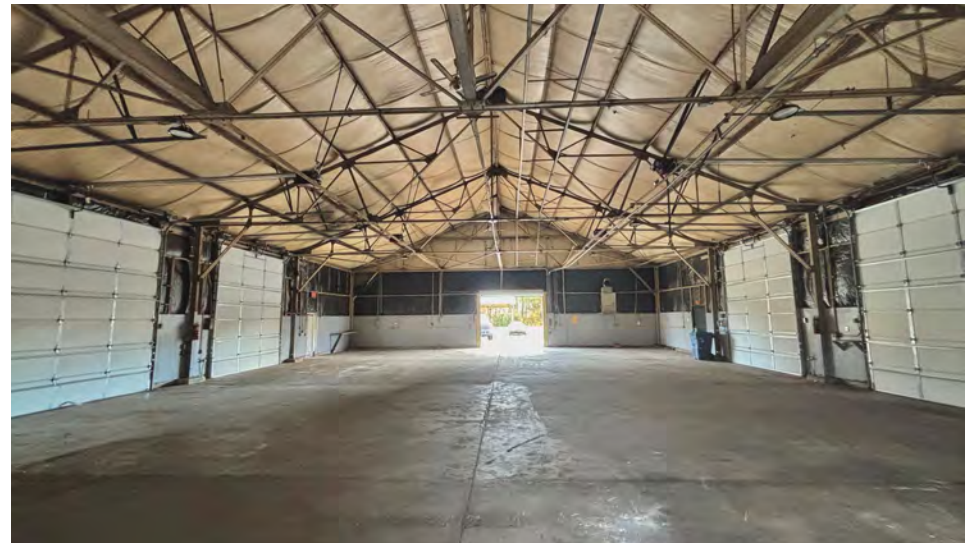


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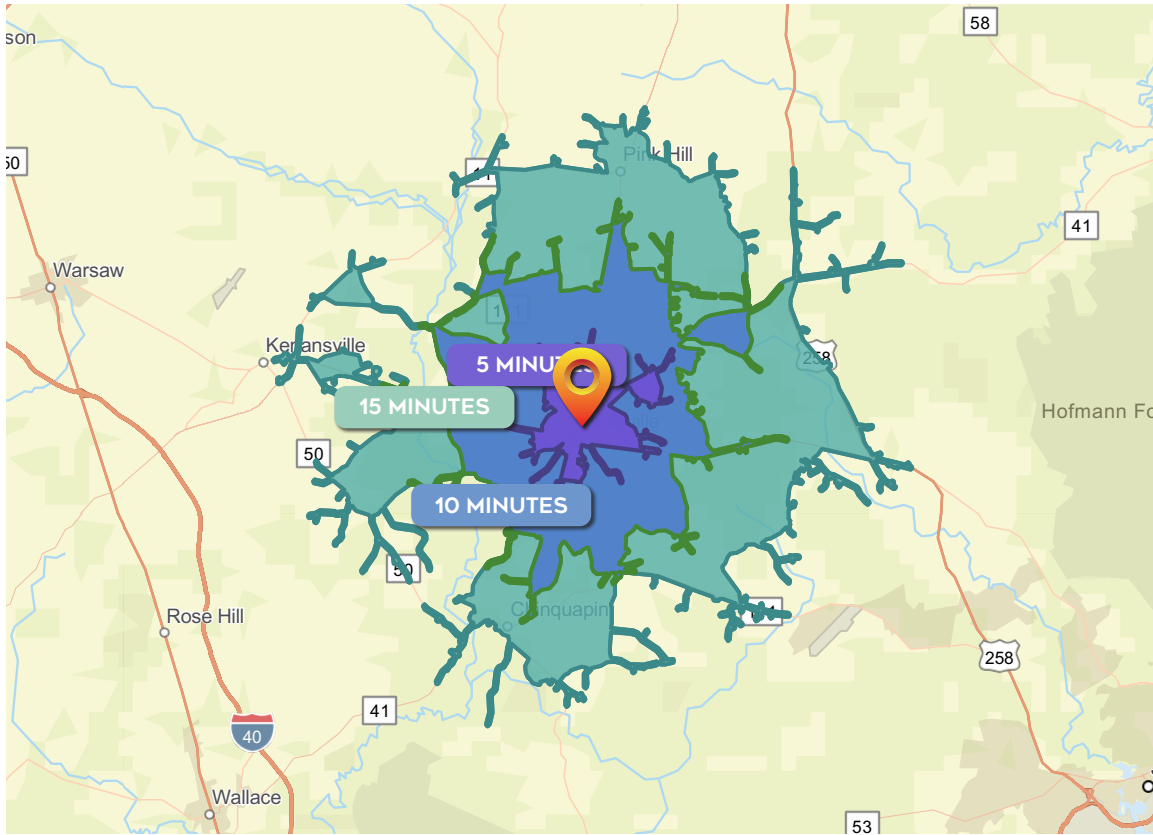


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DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	1,890	6,995	14,278
Average Age	45.2	43.4	42.1
Households	830	2,907	5,745
Average HH Size	2.28	2.41	2.47
Median HH Income	\$51,751	\$60,176	\$60,146
Average HH Income	\$73,953	\$86,219	\$80,179
Per Capita Income	\$32,193	\$35,980	\$32,821

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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