

# MARITIME NORTH BUSINESS PARK

FOR LEASE: ± 8,965—20,900 SF OFFICE/WAREHOUSE SPACE

4270 US HIGHWAY 421 N, WILMINGTON, NEW HANOVER COUNTY, NORTH CAROLINA







## SUMMARY

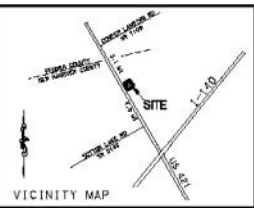
ADDRESS	<b>Maritime North Business Park</b> 4270 US Highway 421 N Wilmington, NC   New Hanover County
AVAILABLE SF	± 8,965—20,900 SF
LEASE RATE	\$12.00 PSF   NNN
EST. DELIVERY	January 2025
DESCRIPTION	<p>Now preleasing ± 8,965—20,900 SF brand new office/warehouse space located in Maritime North Business Park, with frontage along Highway 421 N. This freestanding building offers an ± 11,935 SF space with four 12'x14' grade level drive-in doors. Also available is a ± 8,965 SF space featuring three 12'x14' grade level drive-in doors. Each space will have an office buildout of approximately 775 SF that includes a reception area, two private offices and two restrooms.</p> <p>From US Hwy 421 North, Maritime North Business Park is located within 1/2 mile of the new I-40 Outer Loop highway network and less than 4 miles from downtown Wilmington via the Isabel Holmes Bridge.</p>

PHOTOS



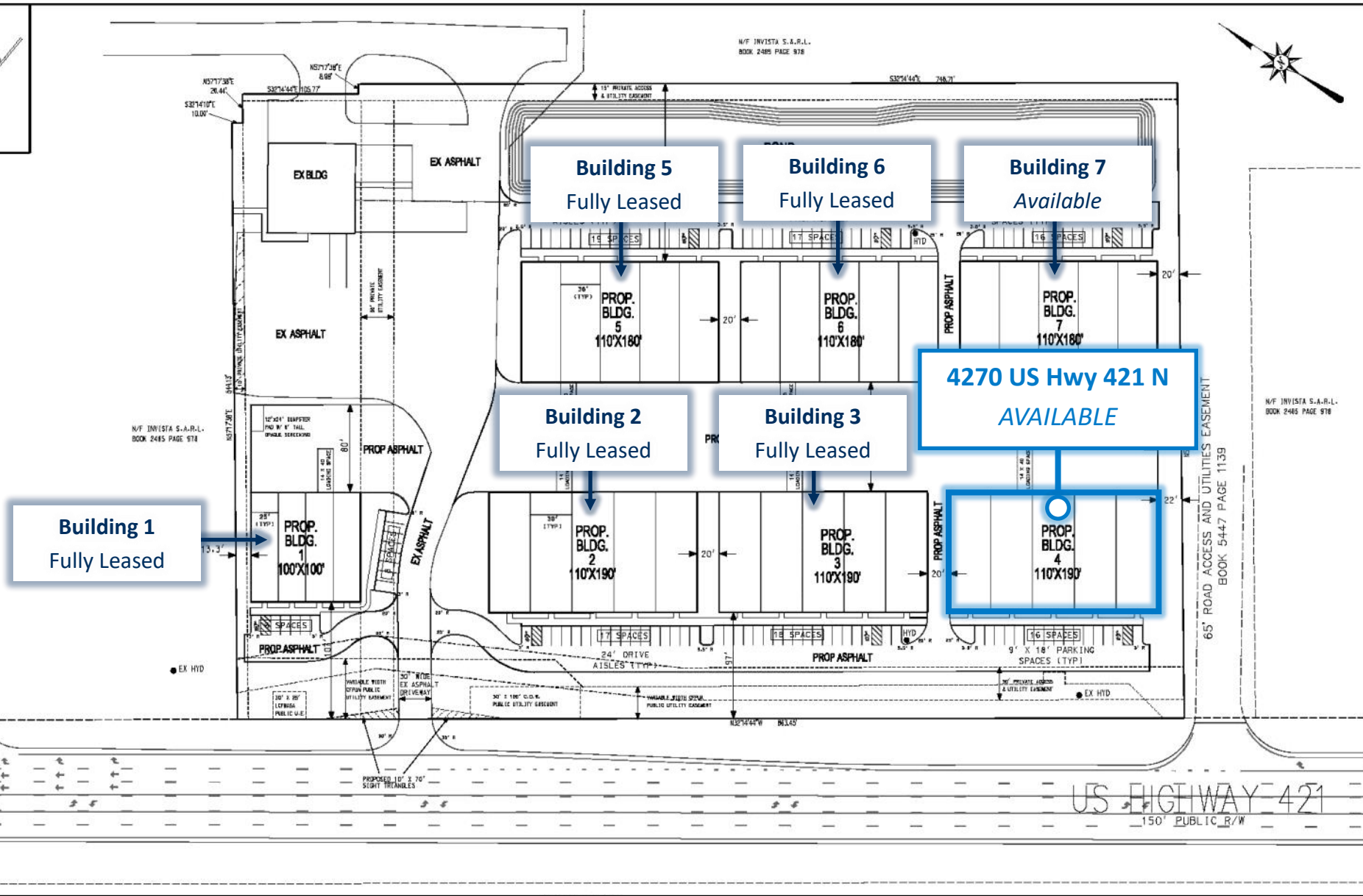


## SITE PLAN

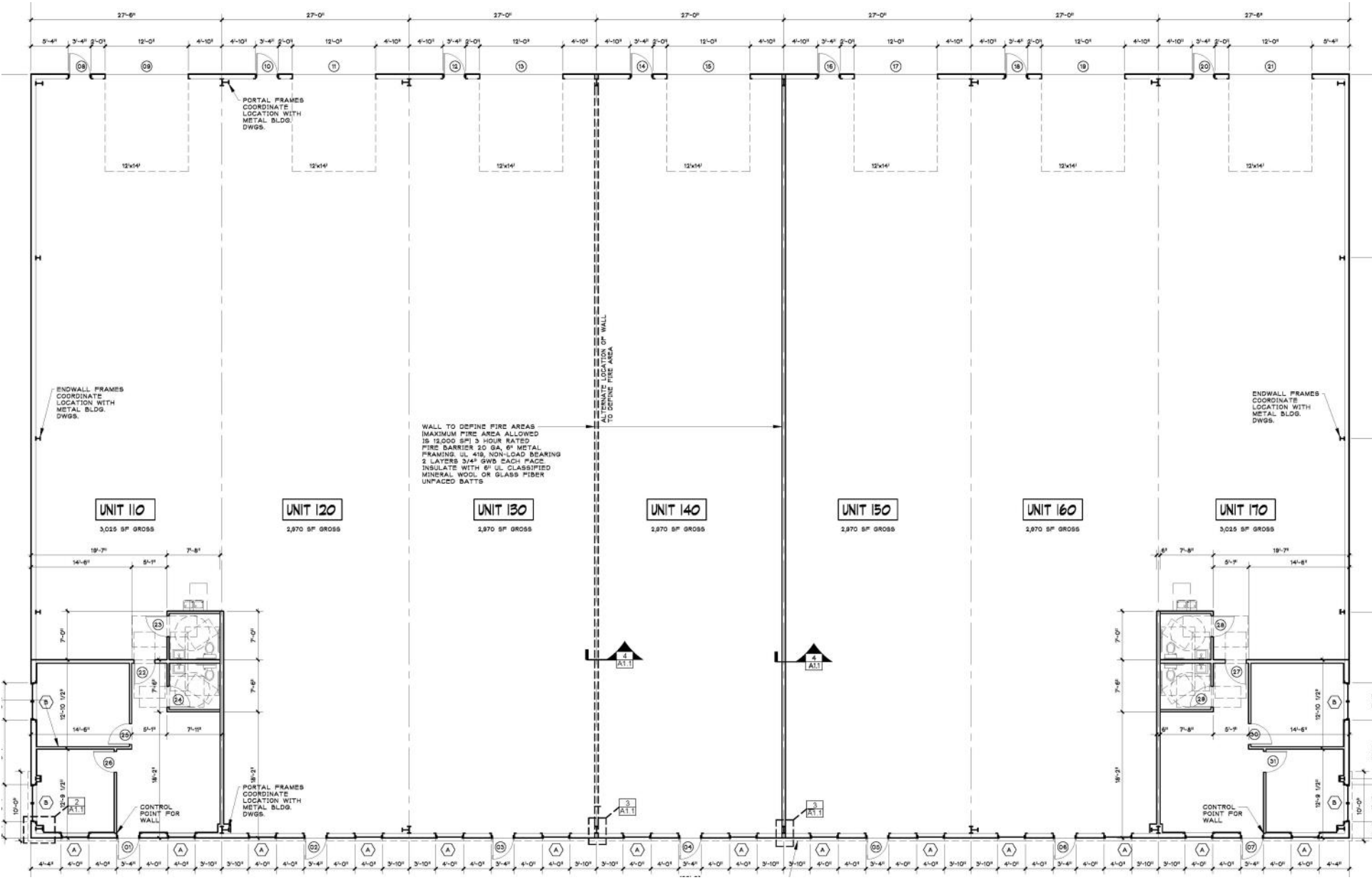


## PROJECT DATA

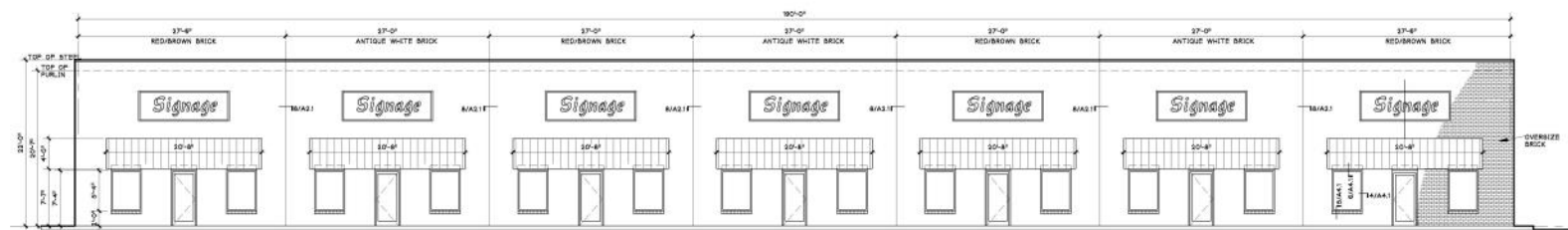
PARCEL ID#	RS2490-001-018-00
DEED BOOK/PAGE	6154-2247
PLAT BOOK/PAGE	85-3
ZONE	2
CADA LUC	INDUSTRIAL
PROPERTY AREA	10,910.57 SQ. FT. 11.40 AC.
EX BUA	66,048.0
EX BUA REMOVED	1,249.50
EX BUA TO BE REVENED	64,798.50
PROP. ACQUISITION	132,100.00
PROP. MULTYPLYS	8,368.50
PROP. ACQUISITION-DRONES	132,100.00
RESERVE	5,000.00
TOTAL BUA	346,809.50
	7.36 AC.
% OF PROPERTY	308.81 %
DISTANCE LIMITS	9.5 AC
RECEIVING STREAM -- NE CAMP RIVER	2.00 AC
2.00 AC	
STREAM INDEX	18-74-152-61
EXISTING SQUARE FOOTAGE	6,554.65
PROPOSED SQUARE FOOTAGE	132,100.00
TOTAL SQUARE FOOTAGE	138,654.65
PROPOSED LUC	MANUFACT.
MINIMUM LOT AREA	NA
MINIMUM BLDG HEIGHT	50'
MINIMUM FRONT YARD	NA
MINIMUM REAR YARD	NA
MINIMUM REAR FLOOD	NA



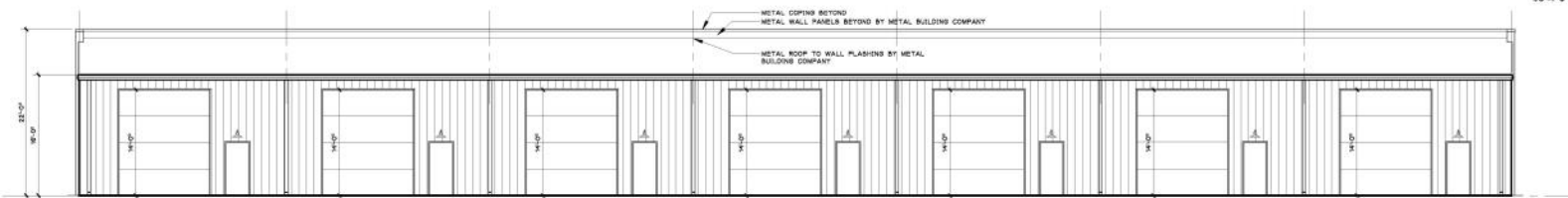
FLOOR PLAN



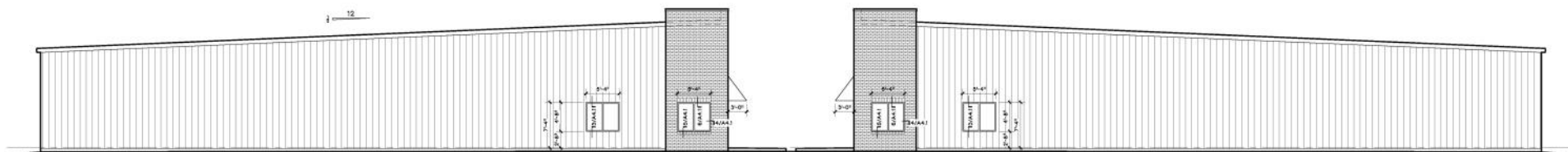
ELEVATIONS



FRONT ELEVATION



2 BACK ELEVATION



3 LEFT SIDE ELEVATION

4 RIGHT SIDE ELEVATION

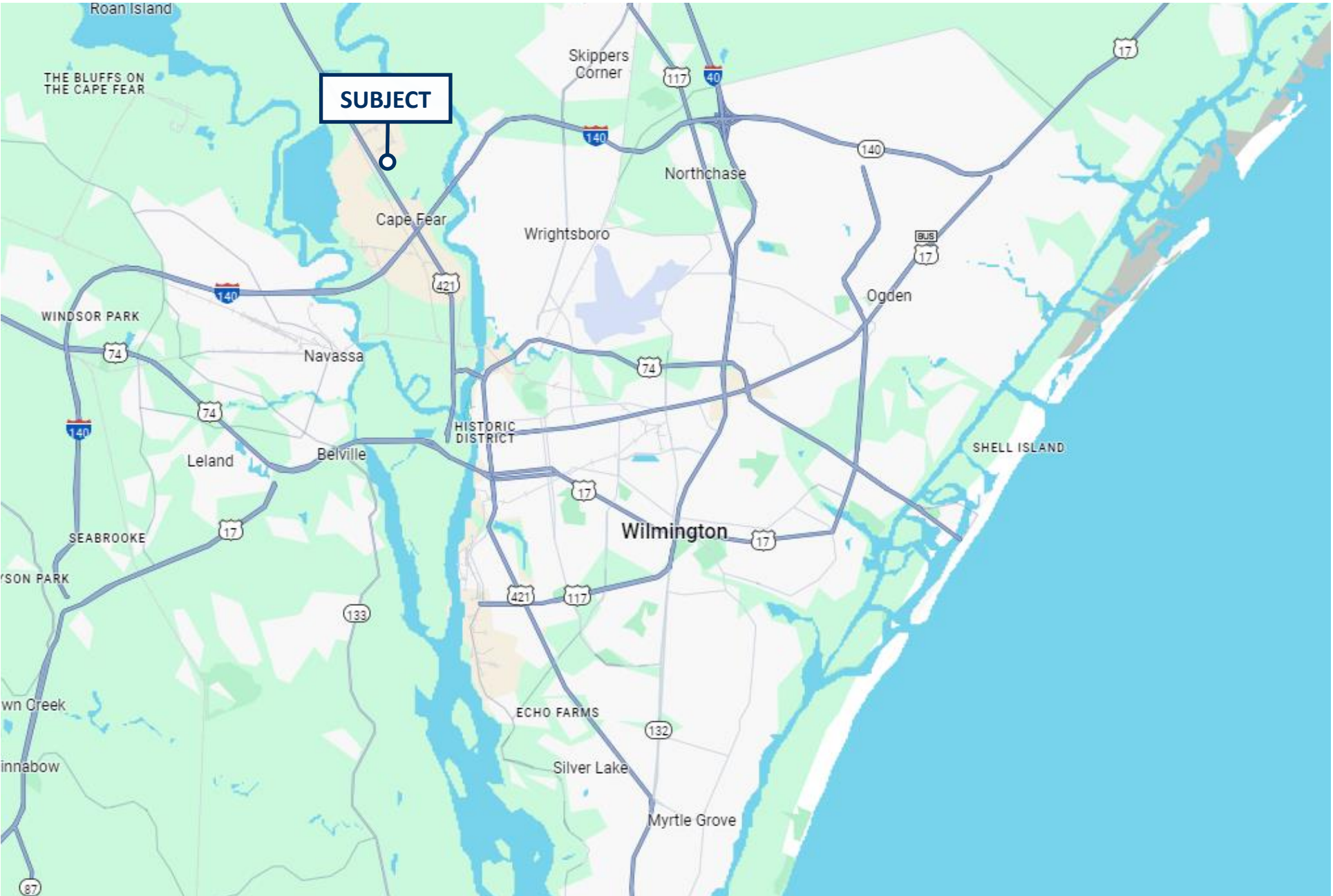


AERIAL MAP





LOCATION MAP







#### **WILL LEONARD**

Senior Vice President

910.344.1015 direct

910.233.5351 cell

wleonard@capefearcommercial.com



102 Autumn Hall Drive | Suite 210 | Wilmington, NC 28403  
capefearcommercial.com

© 2023 Cape Fear Commercial, LLC. All rights reserved. The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Cape Fear Commercial and should not be made available to any other person or entity without the written consent of Cape Fear Commercial. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the Subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Cape Fear Commercial has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the Subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminate substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or the business prospects of any tenant's plans or intentions to continue its occupancy of the Subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Cape Fear Commercial has not verified, and will not verify, any of the information contained herein, nor has Cape Fear Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the Information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.