

OFFERING MEMORANDUM

# Wilmington Industrial Park

2501 Blue Clay Road | Wilmington, NC 28405



BLUE COAST  
COMMERCIAL



# Wilmington Industrial Park

<b>Property Address</b>	2501 Blue Clay Rd., Wilmington, NC 28405
<b>Property Type</b>	Flex / Industrial
<b>Proposed Delivery</b>	+/- 8 Months from Signed Agreement
<b>Building Size</b>	10,000 – 40,000 SF
<b>Lot Size</b>	1.17 – 2.96 Acres
<b>Zoning</b>	AI - Airport Industrial
<b>Parking</b>	1.1-1.5 per 1,000 SF (Dependent On Use)
<b>Sale List Price</b>	\$225/SF
<b>Lease List Rate</b>	\$16/RSF NNN

ZEPHYR

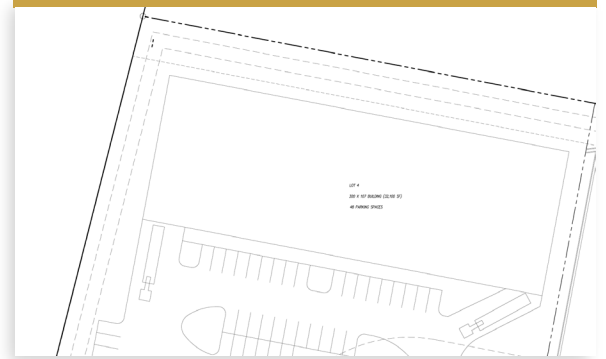
## SITE OVERVIEW

<b>Lot 1</b>	1.74 Acres	+/- 28,350 SF
<b>Lot 2</b>	1.73 Acres	+/- 28,350 SF
<b>Lot 3</b>	2.58 Acres	+/- 37,000 SF (Two Buildings)
<b>Lot 4</b>	2.20 Acres	+/- 31,150 SF
<b>Lot 5</b>	2.04 Acres	+/- 23,000 SF
<b>Lot 6</b>	1.17 Acres	+/- 10,000 SF
<b>Lot 7</b>	1.40 Acres	+/- 20,000 SF
<b>Lot 8</b>	2.96 Acres	+/- 40,000 SF

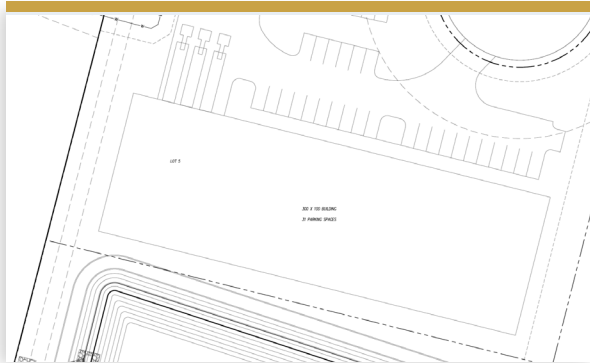
# Wilmington Industrial Park



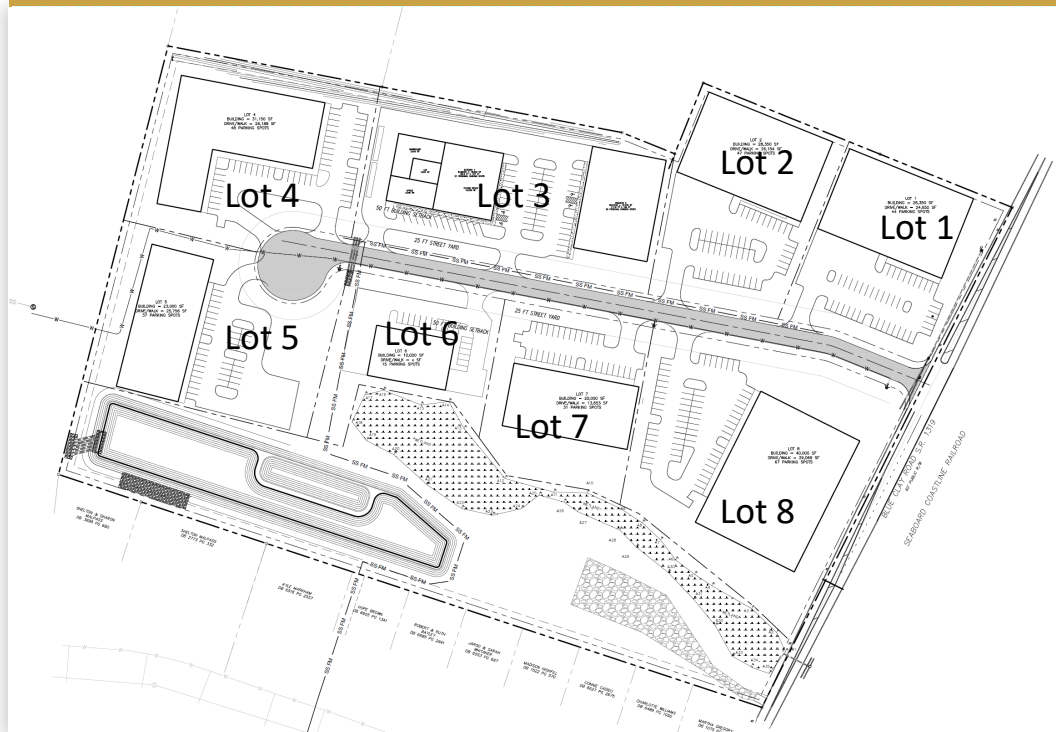
LOT 4



LOT 5



# Wilmington Industrial Park



\* Floor plan and survey documents are provided for informational purposes only. Buyer to verify all measurements.



2501 Blue Clay Road



MLK Parkway

Wilmington  
International  
Airport



Downtown Wilmington



theast Cape Fear River

AERIAL VIEW

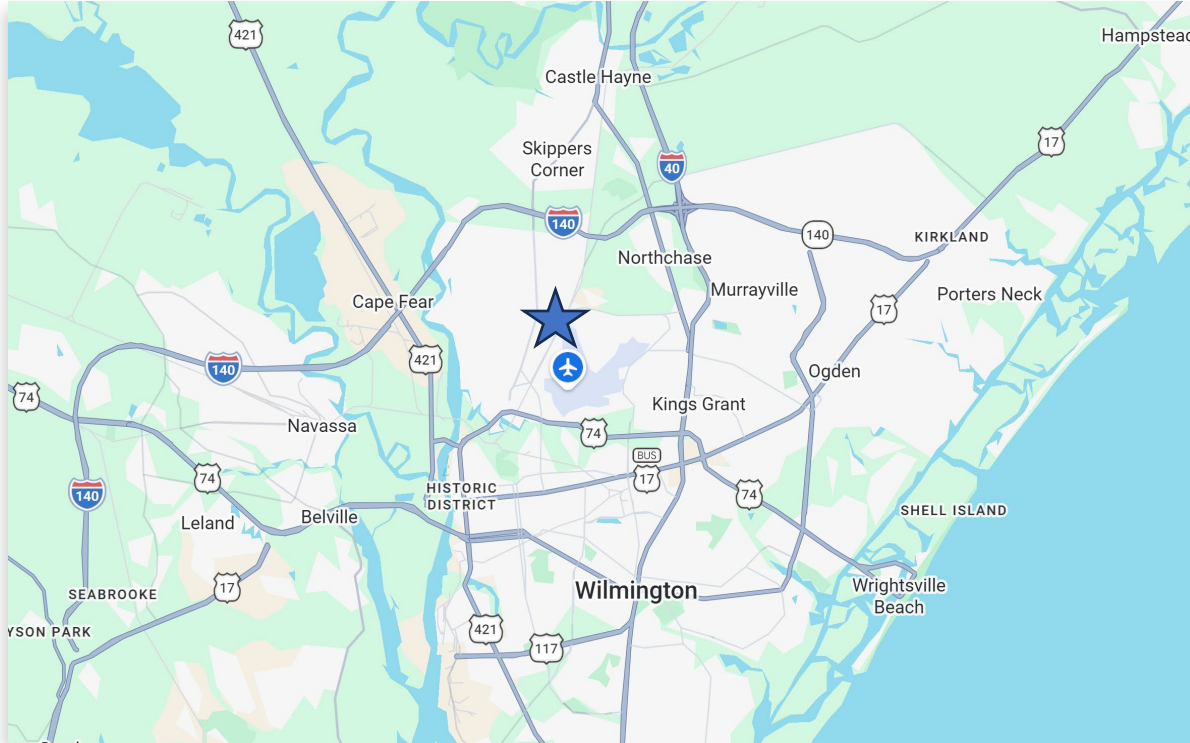
421

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## LOCATION HIGHLIGHTS

TRAFFIC COUNT

**7,400 VPD**

NEAREST MAJOR ROAD

**Blue Clay Road**

DISTANCE TO I-40

**4 Miles**

DISTANCE TO ILM

**2 Miles**

POP. (5-MI RADIUS)

**+/- 43,000**



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FOR MORE INFORMATION, PLEASE CONTACT

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