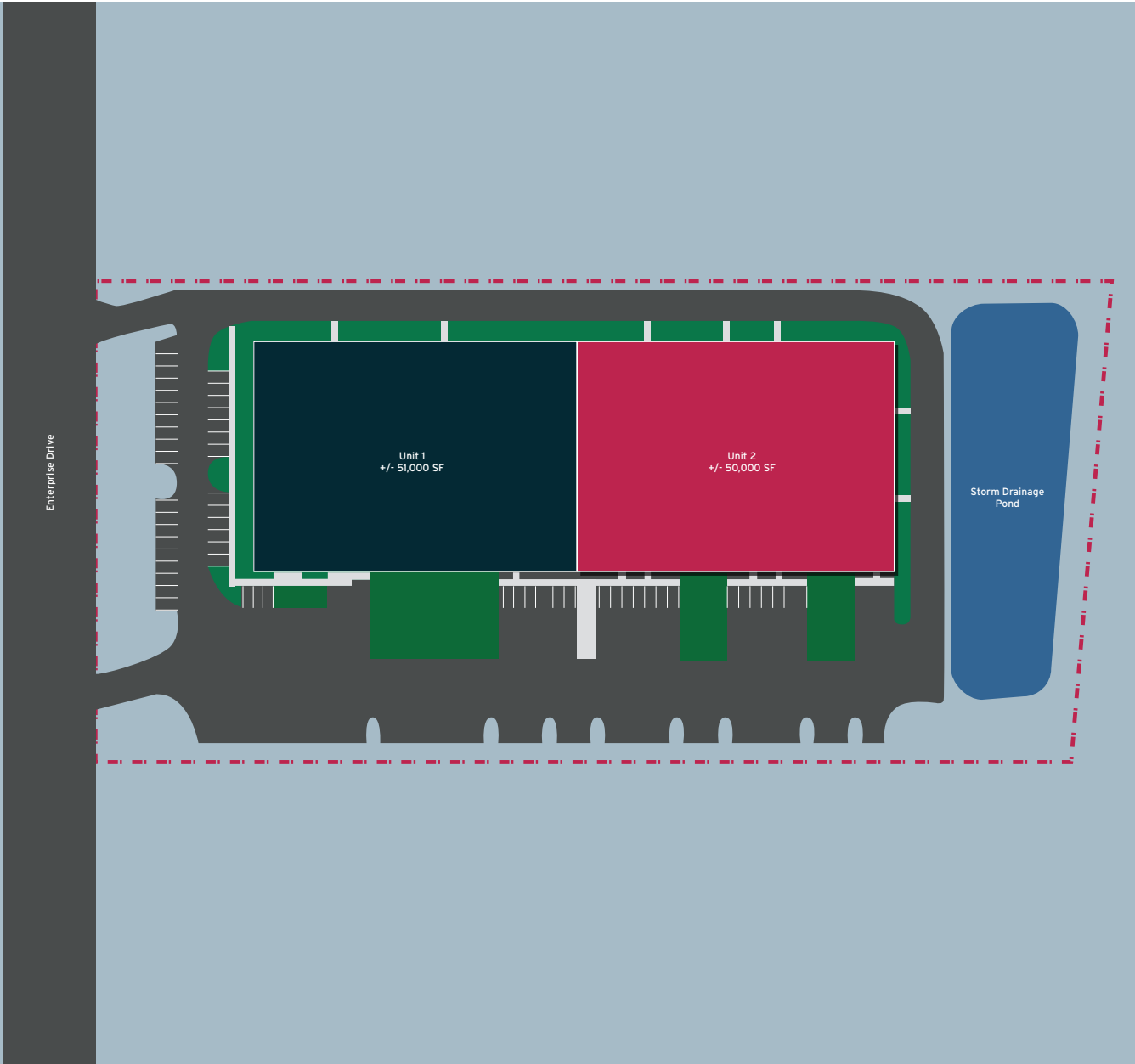


2100 ENTERPRISE DRIVE, NE | UNIT 2 | LELAND, NC 28451

50,000SF INDUSTRIAL WAREHOUSE DISTRIBUTION SPACE FOR SUBLEASE



SITE PLAN + SPECIFICATIONS



ADDRESS	2100 Enterprise Dr., NE
CITY	Leland
STATE	North Carolina
COUNTY	Brunswick
PARCEL ID	028DE002
ZONING	Industrial General (I-G) Brunswick
TOTAL SF	50,000 SF
OFFICE AREA	1,800 SF
WATER & SEWER	Brunswick County
ELECTRIC	Duke Progress Energy
VACANT	No

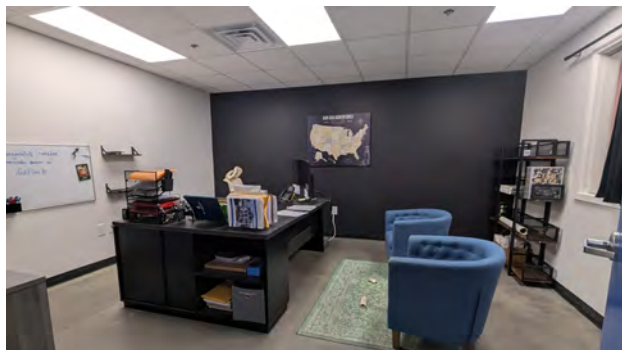
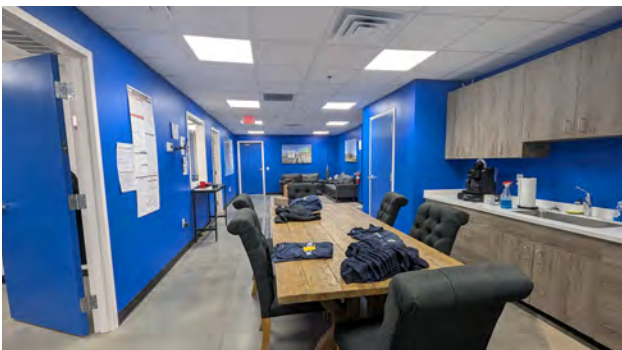


SPECIFICATIONS

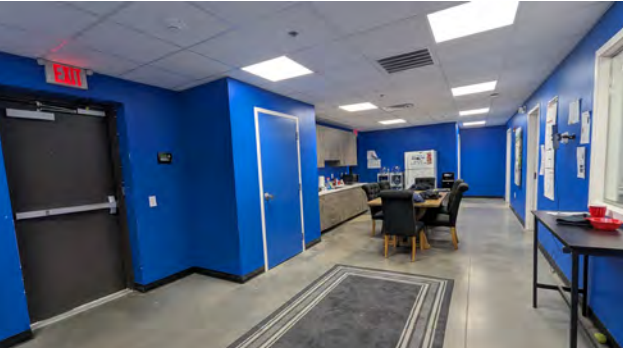
FOR SUBLEASE: This newly constructed +/- 50,000 SF industrial warehouse/distribution space in Leland Industrial Park offers a high-quality, fully conditioned environment ideal for a range of industrial users. **Lease expiration date March 31, 2033.**

Strategically located just off US Highway 74/76 at the I-140 interchange, the property offers excellent connectivity to the greater Wilmington market and regional transportation networks. Competitive lease rate makes this an outstanding opportunity for warehouse, distribution, or light industrial users seeking modern, high-pile storage space in a growing industrial park.

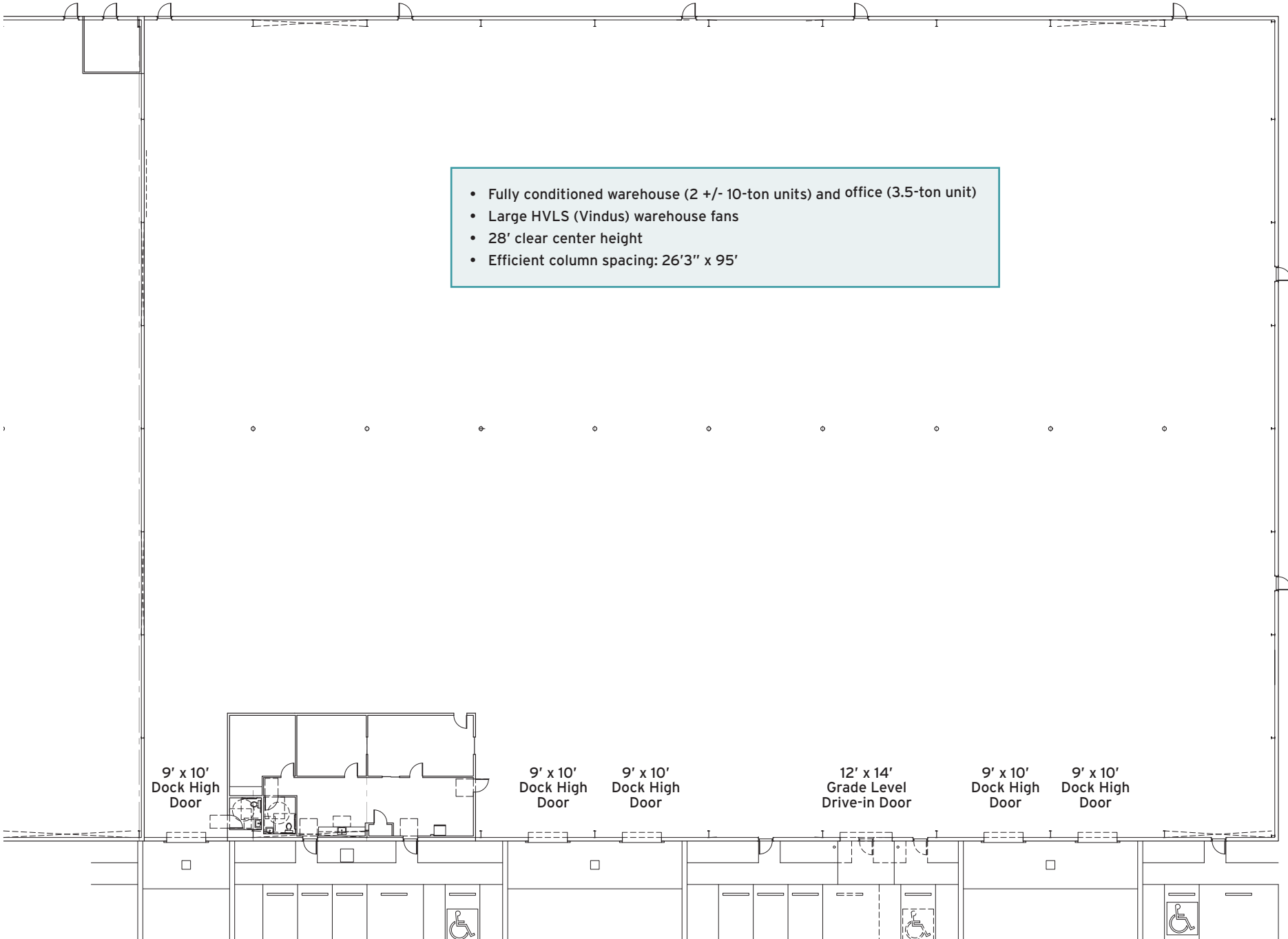
Fully conditioned warehouse (2 +/- 10-ton units) and office (3.5-ton unit)	One (1) 12'W x 14'H grade-level drive-in door	SHOWINGS	Call Broker
Large HVLS (Vindus) warehouse fans	ESFR sprinkler system	SUBLEASE	Yes
28' clear center height	LED lighting throughout	ASKING RENT	\$8.95/SF/Year
Efficient column spacing: 26'3" x 95'	120' deep truck court	LEASE TYPE	NNN
Five (5) electric dock-high doors	26 employee parking spaces	EXPENSES	\$1.40 PSF



PHOTOGRAPHY



FLOOR PLAN



- Fully conditioned warehouse (2 +/- 10-ton units) and office (3.5-ton unit)
- Large HVLS (Vindus) warehouse fans
- 28' clear center height
- Efficient column spacing: 26'3" x 95'

9' x 10'
Dock High
Door

9' x 10'
Dock High
Door

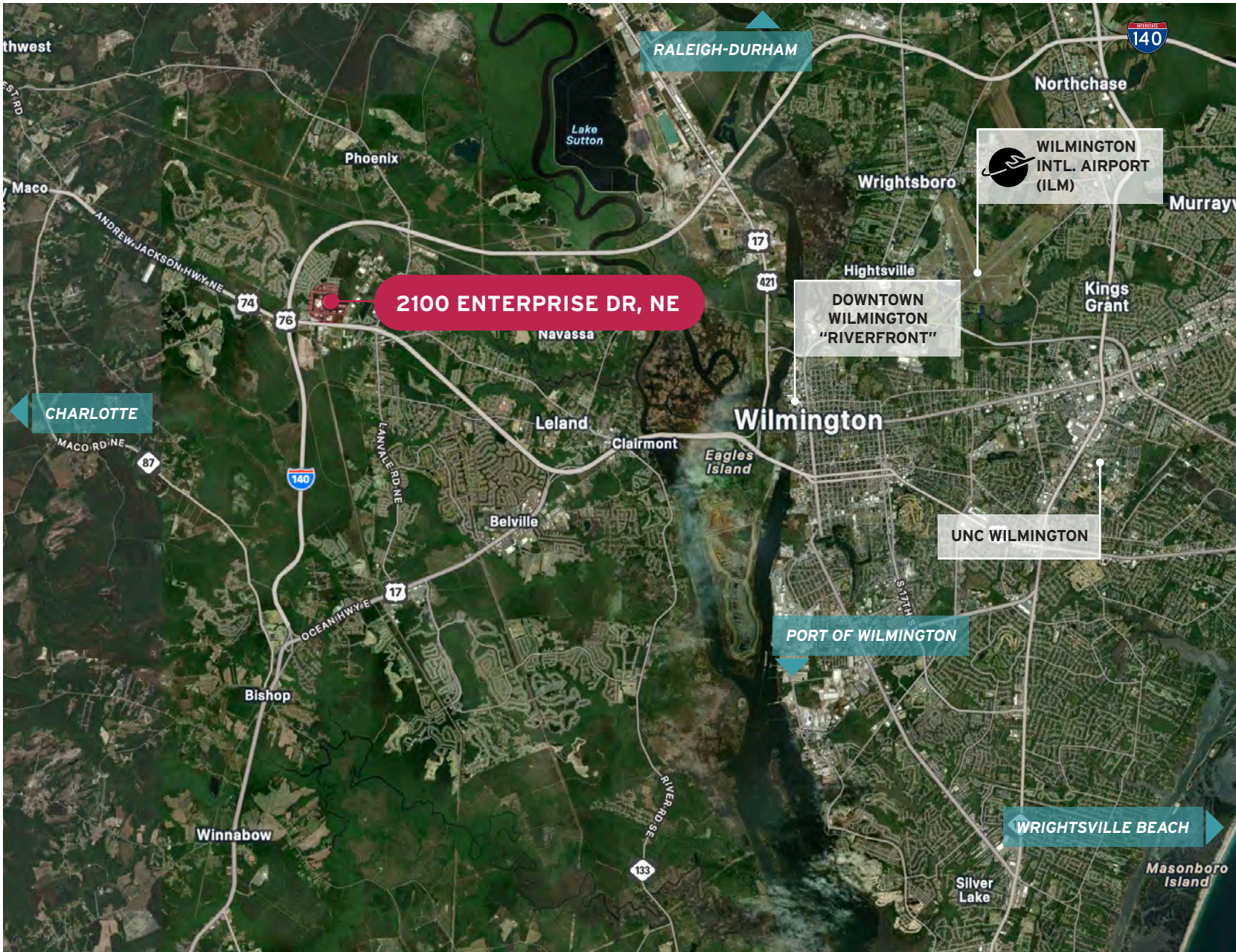
9' x 10'
Dock High
Door

12' x 14'
Grade Level
Drive-in Door

9' x 10'
Dock High
Door

9' x 10'
Dock High
Door

LOCATION OVERVIEW



RALEIGH-DURHAM
± 144 MILES

CHARLESTON
± 170 MILES

CHARLOTTE
± 210 MILES

17
MINUTES

40
± 11 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.