

FOR LEASE: ± 5,000 SF OFFICE/WAREHOUSE FRONTING US HWY 421

3818 US HIGHWAY 421 N, SUITE 100

WILMINGTON, NC | NEW HANOVER COUNTY





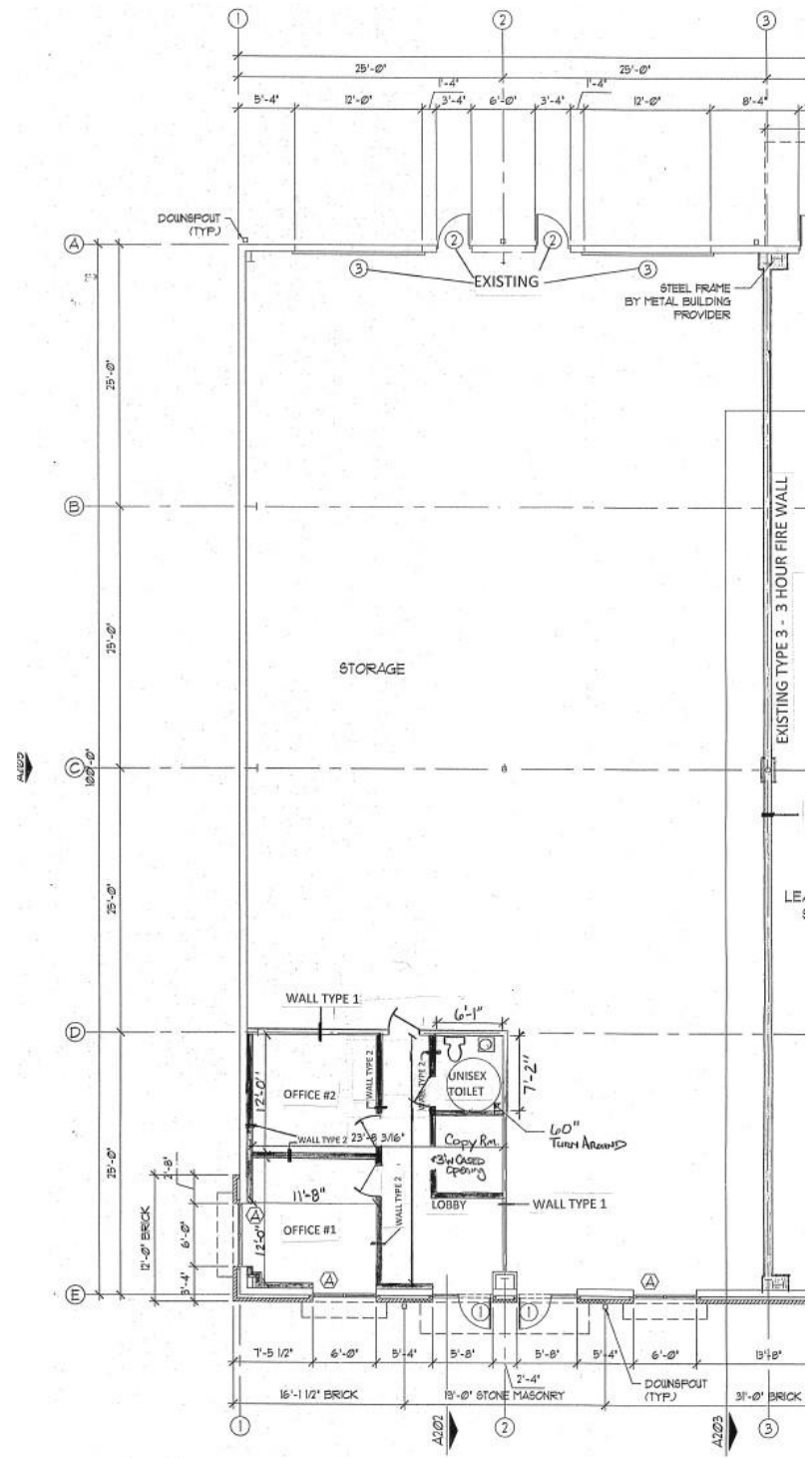
SUMMARY

ADDRESS	I-140 Business Center 3818 Us Hwy 421 N, Suite 100 Wilmington, NC New Hanover County
SQUARE FOOTAGE	± 5,000 SF ± 625 SF Office Space
ZONING	I-2—Industrial District
AVAILABILITY	Available Now
LEASE RATE:	\$15.00 PSF NNN
TICAM	\$1.82 PSF
DESCRIPTION	± 5,000 SF of office/warehouse/flex space fronting US Highway 421 N in I-140 Business Center. Located in close proximity to the intersection of US Highway 421 N & Interstate 140, the space consists of approximately 625 SF of office space with an open reception area, two private offices, copy/file area, and one restroom, with the remainder of the space in unconditioned warehouse. The unit is equipped with two grade-level drive-in doors.

PHOTOS

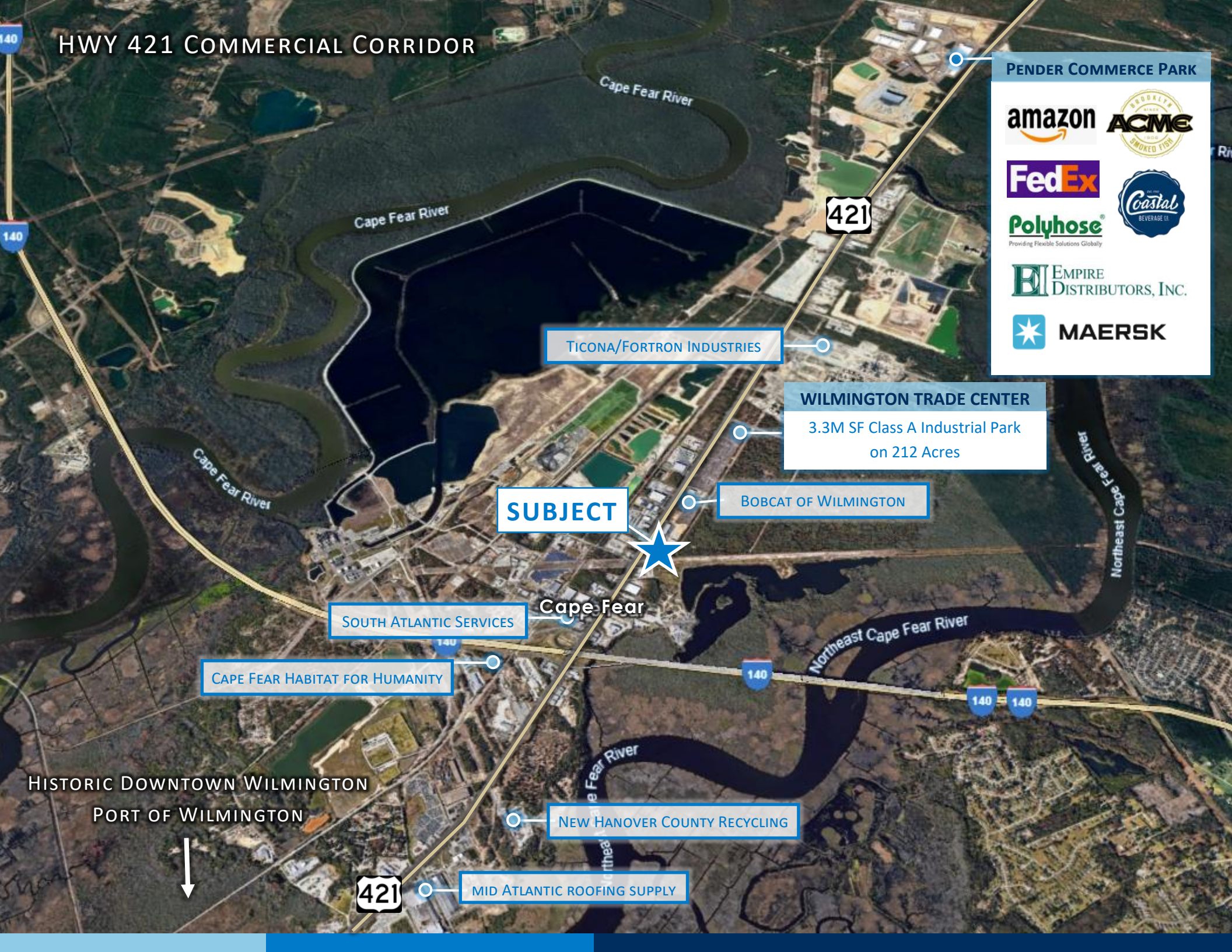


FLOORPLAN



* approximate and not to scale

HWY 421 COMMERCIAL CORRIDOR



PENDER COMMERCE PARK



TICONA/FORTRON INDUSTRIES

WILMINGTON TRADE CENTER

3.3M SF Class A Industrial Park
on 212 Acres

SUBJECT

BOBCAT OF WILMINGTON

SOUTH ATLANTIC SERVICES

CAPE FEAR HABITAT FOR HUMANITY

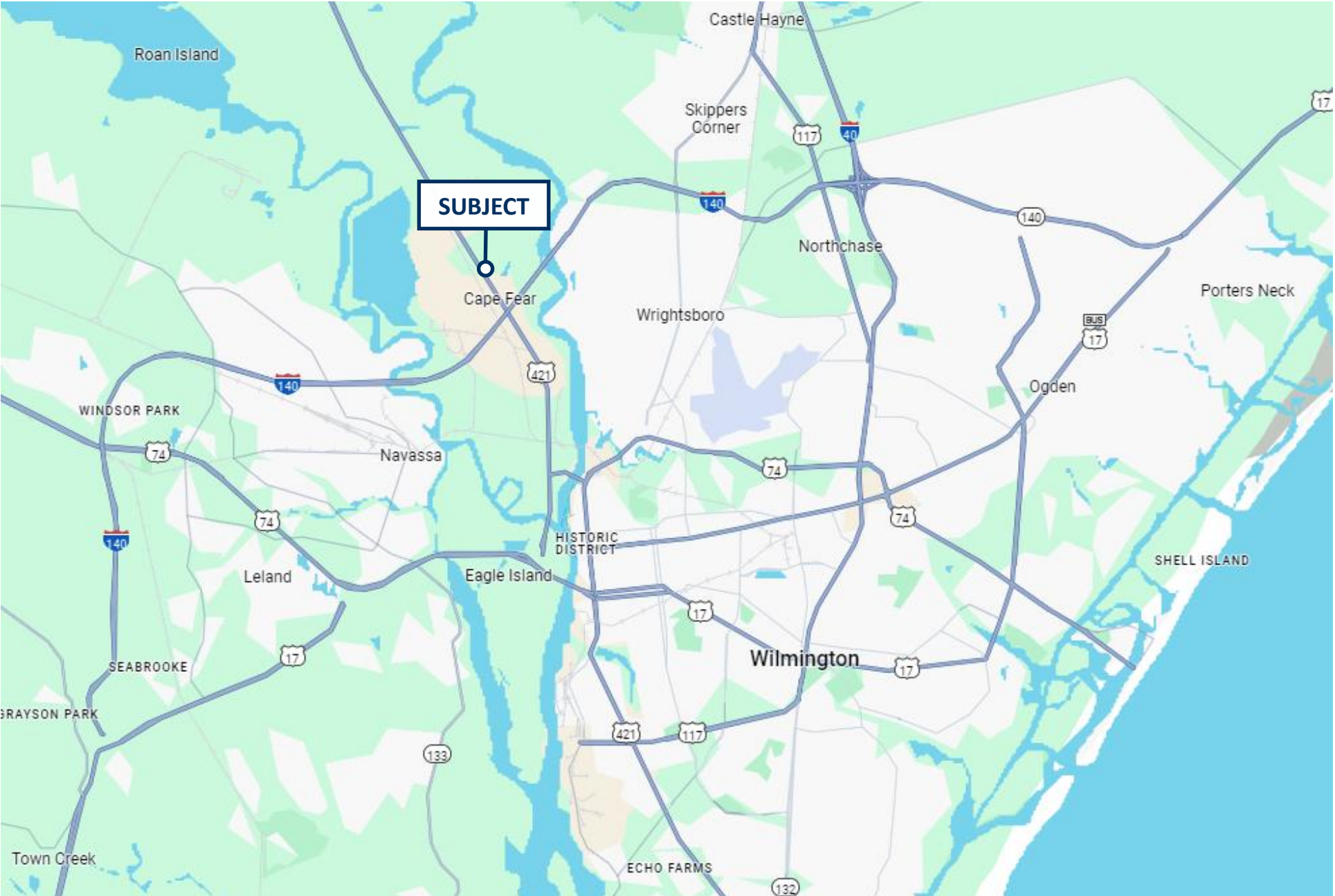
Cape Fear

HISTORIC DOWNTOWN WILMINGTON
PORT OF WILMINGTON

NEW HANOVER COUNTY RECYCLING

MID ATLANTIC ROOFING SUPPLY

LOCATION MAP





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