

FOR LEASE: FIRST GENERATION FLEX/WAREHOUSE SPACE

WRIGHTSBORO BUSINESS PARK | 2400 CASTLE HAYNE ROAD

WILMINGTON, NC | NEW HANOVER COUNTY





SUMMARY

Wrightsboro Business Park is located just south of the intersection of Castle Hayne Road and N. Kerr Avenue, providing efficient access to all parts of the Greater Wilmington area. The project will encompass a total of 91,500 SF between 17 buildings at full completion. The first four buildings (5,100 SF each) will be delivered in late 2025 or early 2026.

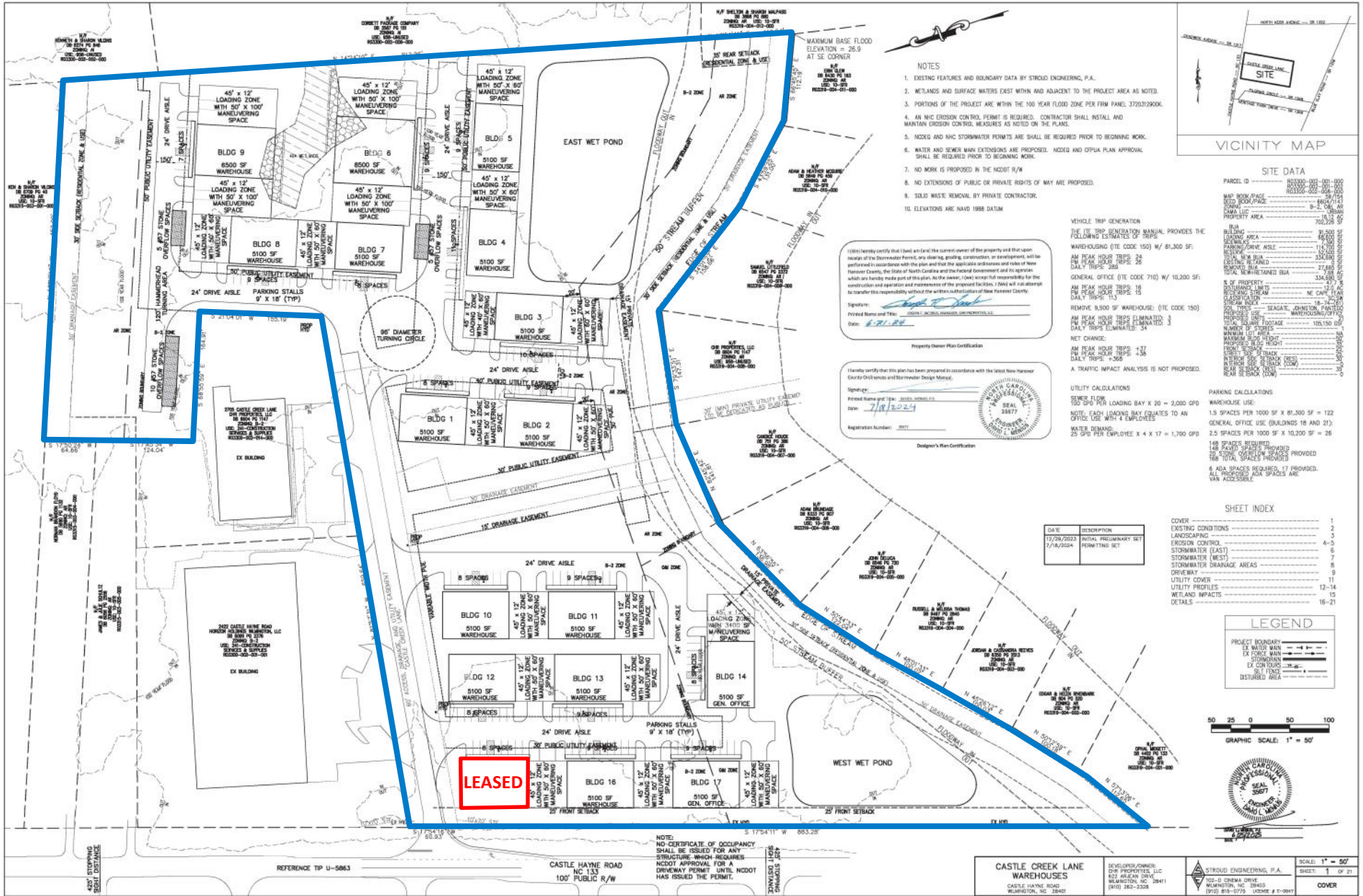
Each building will be delivered with approximately 980 SF of fully-finished office space consisting of an open showroom/reception area, two private offices, breakroom and two restrooms (one in the office and one in the warehouse). Each building will also come with the use of 3,500 +/- SF of dedicated yard and additional parking area for exclusive use by each tenant.

The site is zoned B-2 by New Hanover County, with a small portion of the property being zoned O&I. Buildings 14, 15, 16, & 17 will be delivered in the first phase, with buildings 15, 16 & 17 fronting Castle Hayne Road.



ADDRESS	Wrightsboro Business Park 2400 Castle Hayne Road Wilmington, NC 28429 New Hanover County
FUTURE ADDRESS	2704, 2708, 2712, & 2724 Castle Creek Lane Wilmington, NC 28429 New Hanover County
AVAILABLE SF	Each building in the first phase is a total of 5,100 SF with dedicated yard space. The interior buildout will consist of approximately 980 SF of fully finished office space with a reception area, two private offices, breakroom, and two restrooms, with the remainder in unconditioned warehouse space.
LEASE RATE	\$16.00/SF NNN
ZONING	B-2 (New Hanover County) & partially O & I (Office and Institutional)
AVAILABLE	Late 2025/ Early 2026

SITE PLAN



- NOTES**
- EXISTING FEATURES AND BOUNDARY DATA BY STROUD ENGINEERING, P.A.
 - WETLANDS AND SURFACE WATERS EAST WITHIN AND ADJACENT TO THE PROJECT AREA AS NOTED.
 - PORTIONS OF THE PROJECT ARE WITHIN THE 100 YEAR FLOOD ZONE PER FIRM PANEL 37203D2500K.
 - AN NHC EROSION CONTROL PERMIT IS REQUIRED. CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES AS NOTED ON THE PLANS.
 - NOTES AND NHC STORMWATER PERMITS SHALL BE REQUIRED PRIOR TO BEGINNING WORK.
 - WATER AND SEWER MAIN EXTENSIONS ARE PROPOSED. NOTES AND OFFPA PLAN APPROVAL SHALL BE REQUIRED PRIOR TO BEGINNING WORK.
 - NO WORK IS PROPOSED IN THE NCDOT R/W.
 - NO EXTENSIONS OF PUBLIC OR PRIVATE RIGHTS OF WAY ARE PROPOSED.
 - SOLID WASTE REMOVAL BY PRIVATE CONTRACTOR.
 - ELEVATIONS ARE NAVD 1988 DATUM.

SITE DATA

PARCEL ID	00000-002-000-000
MAP BOOK PAGE	00000-002-000-000
GRID BOOK PAGE	00000-002-000-000
COMMIT	8/6/2024
CDMA LIC	7.05
PROPERTY AREA	2,788.07

VEHICLE TRIP GENERATION

TRIP GENERATION MANUAL PROVIDES THE FOLLOWING ESTIMATES OF TRIPS:

WAREHOUSING (ITE CODE 150) W/ 81,200 SF:	
AM PEAK HOUR TRIPS: 24	
PM PEAK HOUR TRIPS: 26	
DAILY TRIPS: 288	

GENERAL OFFICE (ITE CODE 710) W/ 10,200 SF:

AM PEAK HOUR TRIPS: 10	
PM PEAK HOUR TRIPS: 10	
DAILY TRIPS: 113	

REMOVE 8,500 SF WAREHOUSE (ITE CODE 150):

AM PEAK HOUR TRIPS ELIMINATED: 4	
PM PEAK HOUR TRIPS ELIMINATED: 4	
DAILY TRIPS ELIMINATED: 44	

NET CHANGE:

AM PEAK HOUR TRIPS: 137	
PM PEAK HOUR TRIPS: 136	
DAILY TRIPS: 308	

A TRAFFIC IMPACT ANALYSIS IS NOT PROPOSED.

I hereby certify that I (we) am (are) the current owner of the property and that upon receipt of the Stormwater Permit, any clearing, grading, construction, or development will be performed in accordance with the plan and from the applicable ordinances and rules of New Hanover County, the State of North Carolina and the Federal Government and its agencies which are hereby made part of this plan. As the owner, I (we) accept full responsibility for the construction and operation and maintenance of the proposed facility. I (we) will not attempt to transfer this responsibility without the written authorization of New Hanover County.

Signature: *[Signature]*
 Printed Name and Title: *[Name]*
 Date: 7/18/2024

Property Owner Plan Certification

I hereby certify that this plan has been prepared in accordance with the latest New Hanover County Ordinance and the Stormwater Design Manual.

Signature: *[Signature]*
 Printed Name and Title: *[Name]*
 Date: 7/18/2024
 Registration Number: 20071

Designer's Plan Certification

I certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of North Carolina.

Signature: *[Signature]*
 Printed Name and Title: *[Name]*
 Date: 7/18/2024
 Registration Number: 20071

UTILITY CALCULATIONS

SEWER FLOW: 100 GPD PER LOADING BAY @ 20 = 2,000 GPD
 DATE: 7/18/2024

NOTE: EACH LOADING BAY EQUATES TO AN OFFICE USE WITH 4 EMPLOYEES.

WATER DEMAND: 25 GPD PER EMPLOYEE @ 4 X 17 = 1,700 GPD

PARKING CALCULATIONS

WAREHOUSE USE:

1.5 SPACES PER 1000 SF @ 81,200 SF = 122
GENERAL OFFICE USE (BUILDINGS 16 AND 17):
2.5 SPACES PER 1000 SF @ 10,200 SF = 26

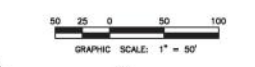
148 SPACES REQUIRED
 148 SPACES PROVIDED
 148 SPACES PROVIDED
 6 ADA SPACES REQUIRED, 17 PROVIDED.
 ALL PROPOSED ADA SPACES ARE VAN ACCESSIBLE.

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LEGEND

PROJECT BOUNDARY	---
EX WATER MAIN	---
EX EXIST. MAIN	---
EX EXIST. WATER	---
EX EXIST. SUT FENCE	---
EX EXIST. DISTURBED AREA	---



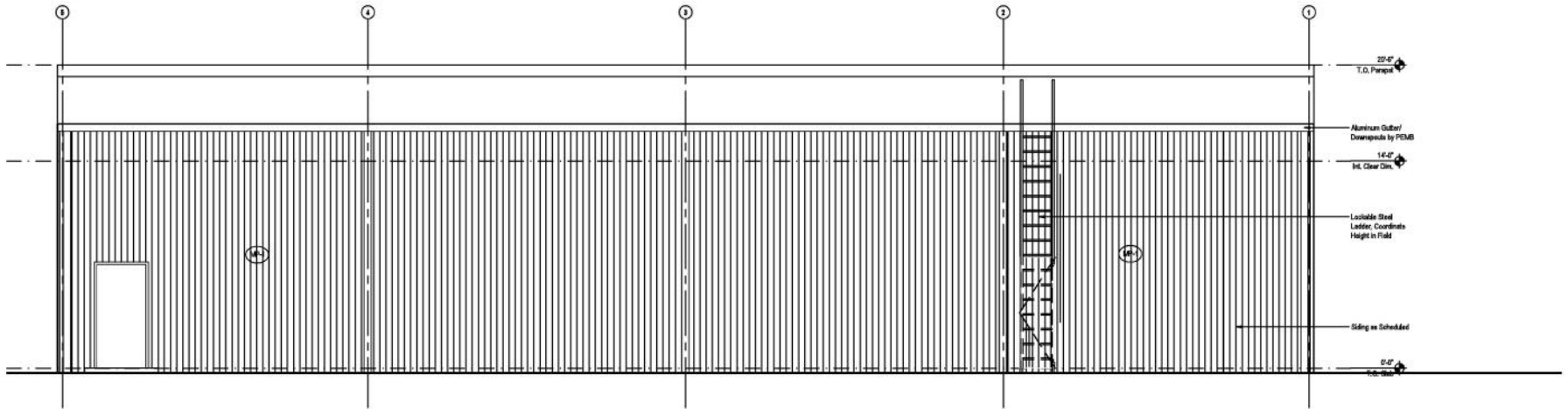
NOTE: NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR ANY STRUCTURE WHICH REQUIRES NCDOT APPROVAL FOR A DRIVEWAY PERMIT UNTIL NCDOT HAS ISSUED THE PERMIT.

CASTLE CREEK LANE WAREHOUSES	DEVELOPER/OWNER: STRUOD PROPERTIES, LLC 622 ARLEN DRIVE WELLSVILLE, NC 28681 (919) 282-2328	SCALE: 1" = 50' SHEET: 1 OF 21 COVER
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CONSTRUCTION PROGRESS

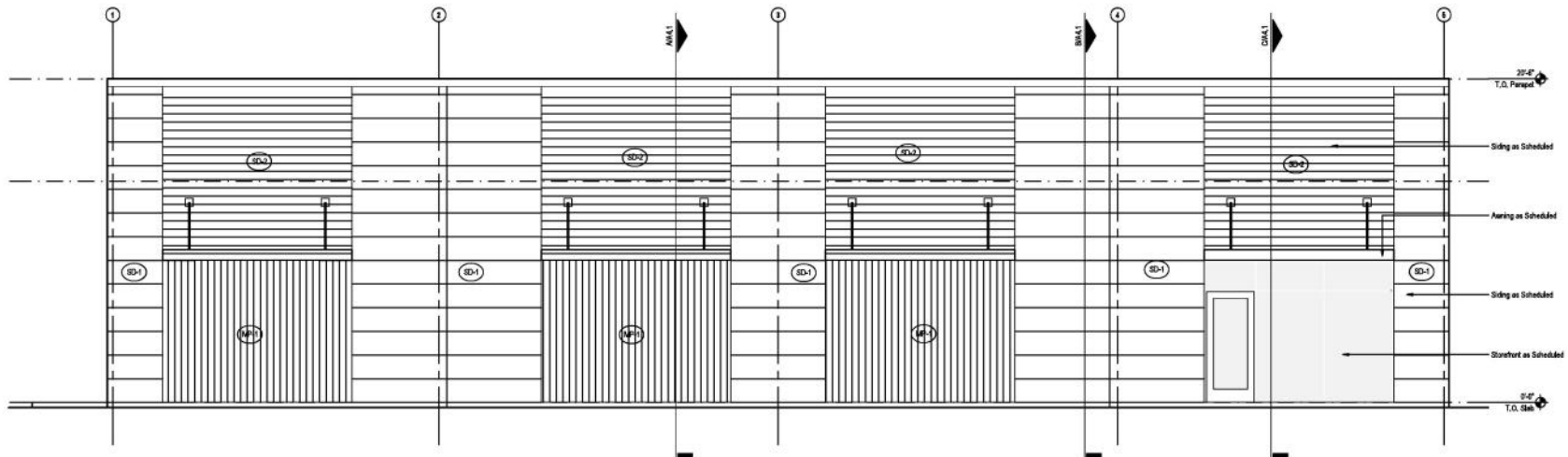


EXTERIOR ELEVATION



Rear Elevation

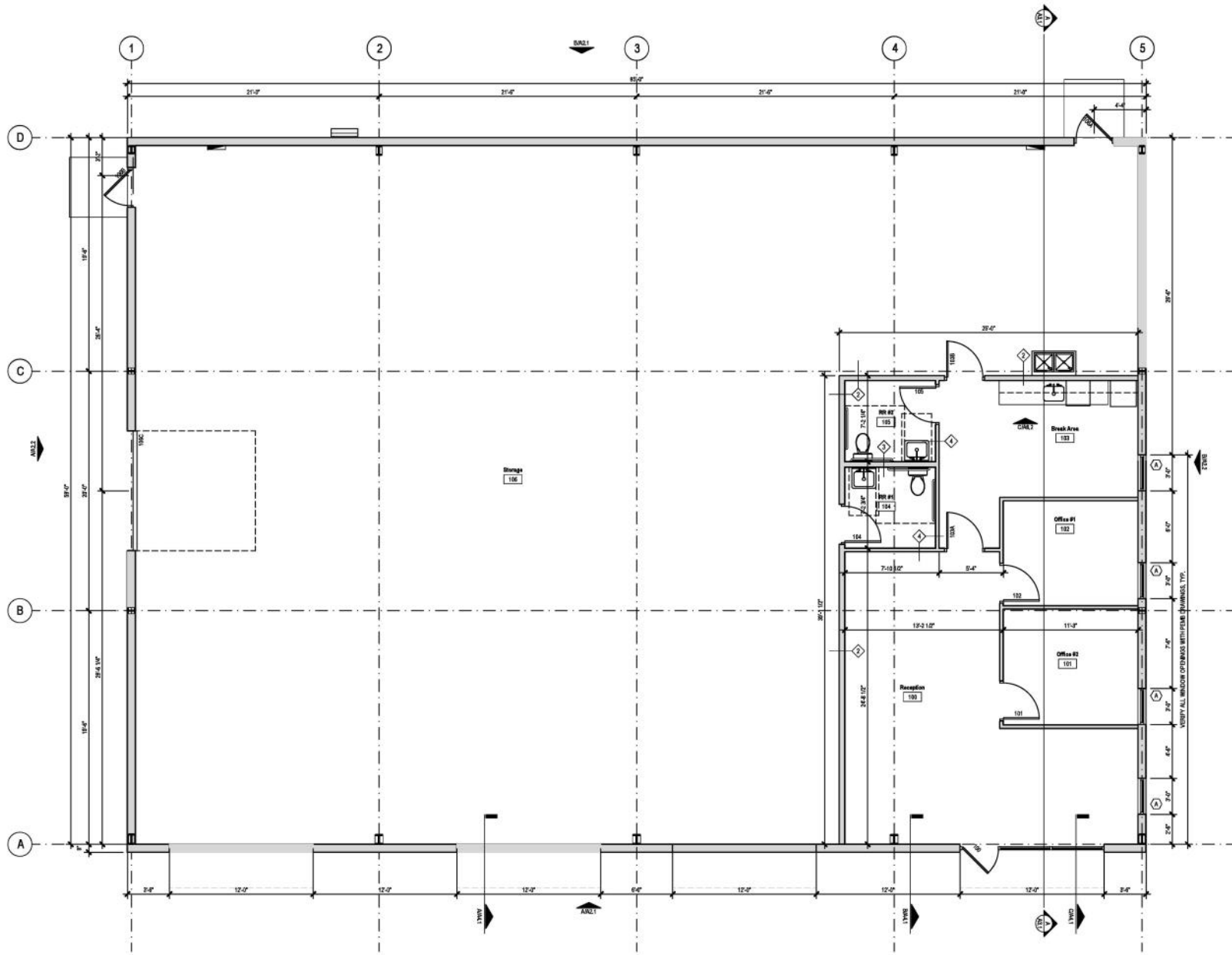
B
1/4"



Front Elevation

A
1/4"

FLOOR PLAN



Floor Plan

A
1/4"

GIS AERIAL

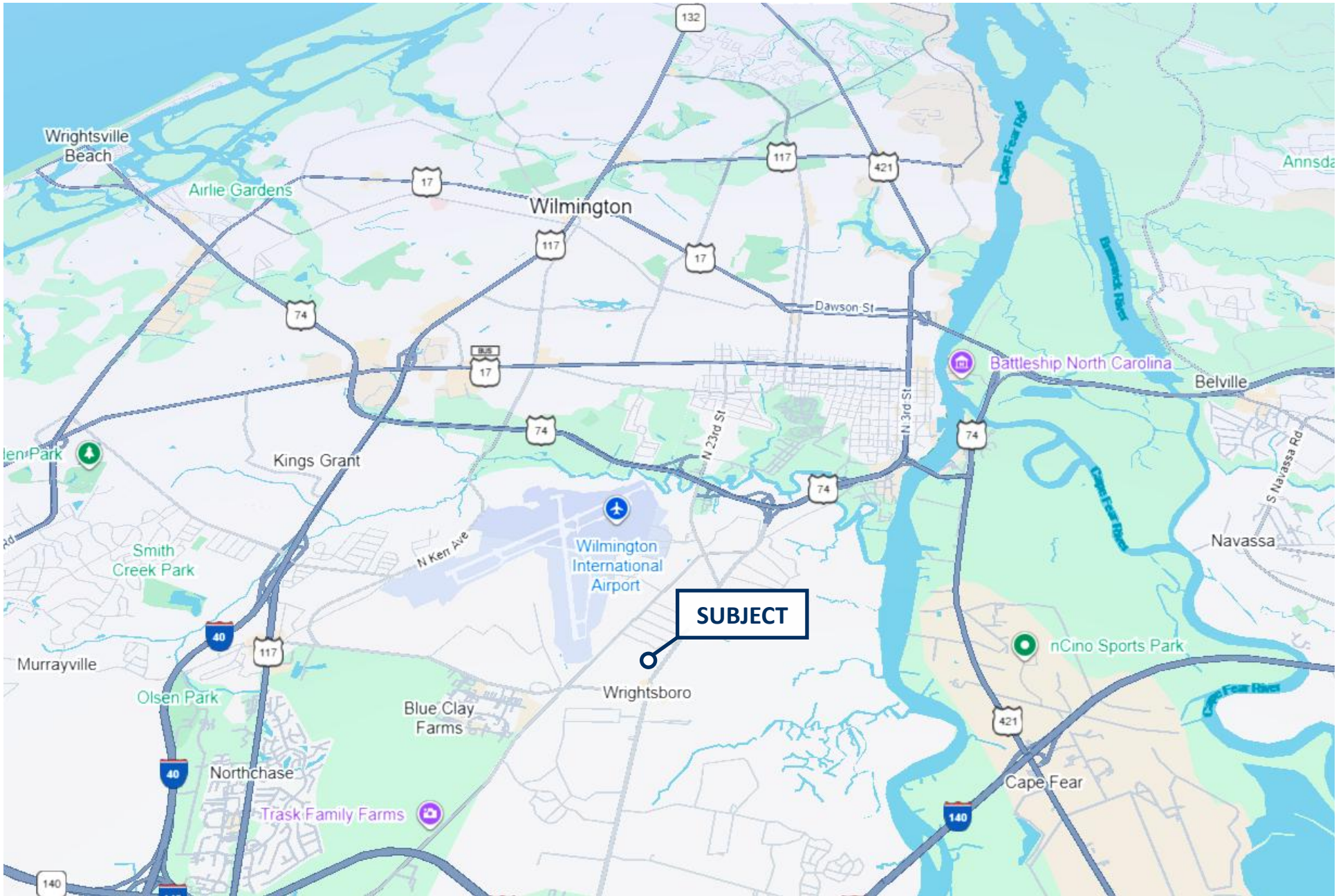




AERIAL MAP



LOCATION MAP





Cape Fear Commercial

WILL LEONARD, SIOR

Senior Vice President

910.344.1015 direct

910.233.5351 mobile

wleonard@capefearcommercial.com



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

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