

FOR SUBLEASE: +/- 7,840 SF OFFICE/WAREHOUSE

MURRAYVILLE STATION BUSINESS PARK

WILMINGTON, NC | NEW HANOVER COUNTY





SUMMARY

ADDRESS	Murrayville Station Business Park 2716 Exchange Drive Wilmington, NC New Hanover County
SQUARE FOOTAGE	± 7,840 SF
AVAILABILITY	Available for immediate occupancy Sublease through 7/31/2029
LEASE RATE	\$11.95/SF NNN Taxes & Insurance estimated at \$2.38/SF
DESCRIPTION	<p>For Sublease, available for immediate occupancy. 7,840 SF of fully heated and cooled office/warehouse space in Murrayville Station Business Park, with high visibility on N. College Road near the intersection with N. Kerr Avenue.</p> <p>The building contains an expansive open showroom area, four private offices, large conference room, break room, three restrooms, and a storage closet, with the remainder in fully climate-controlled warehouse space. The attached warehouse and yard space fronting Exchange Drive is not included in the space offering.</p>

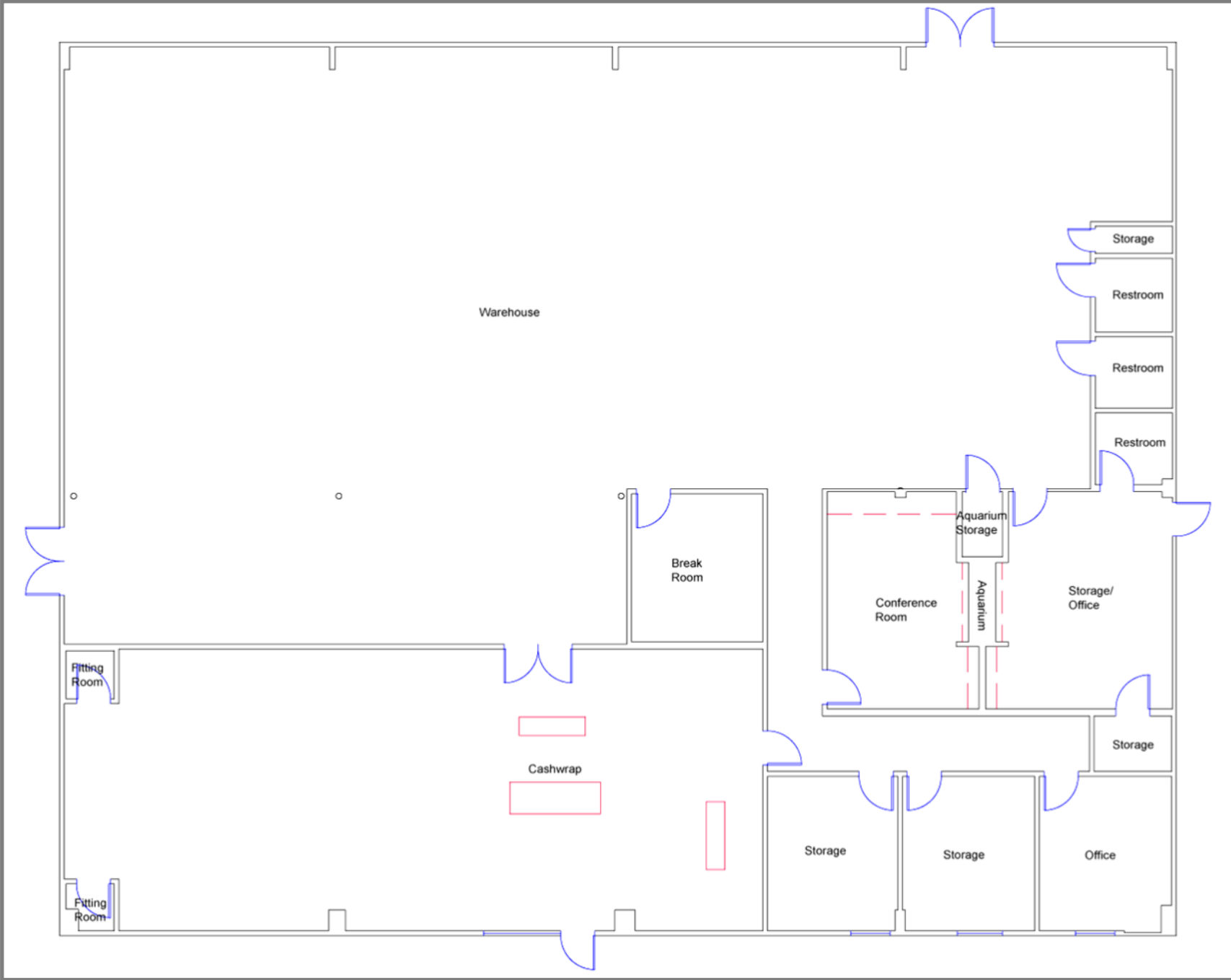
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 POPULATION	3,773	37,602	105,678
AVG. HH INCOME	\$94,678	\$90,466	\$97,673
# OF HOUSEHOLDS	1,658	16,169	46,446



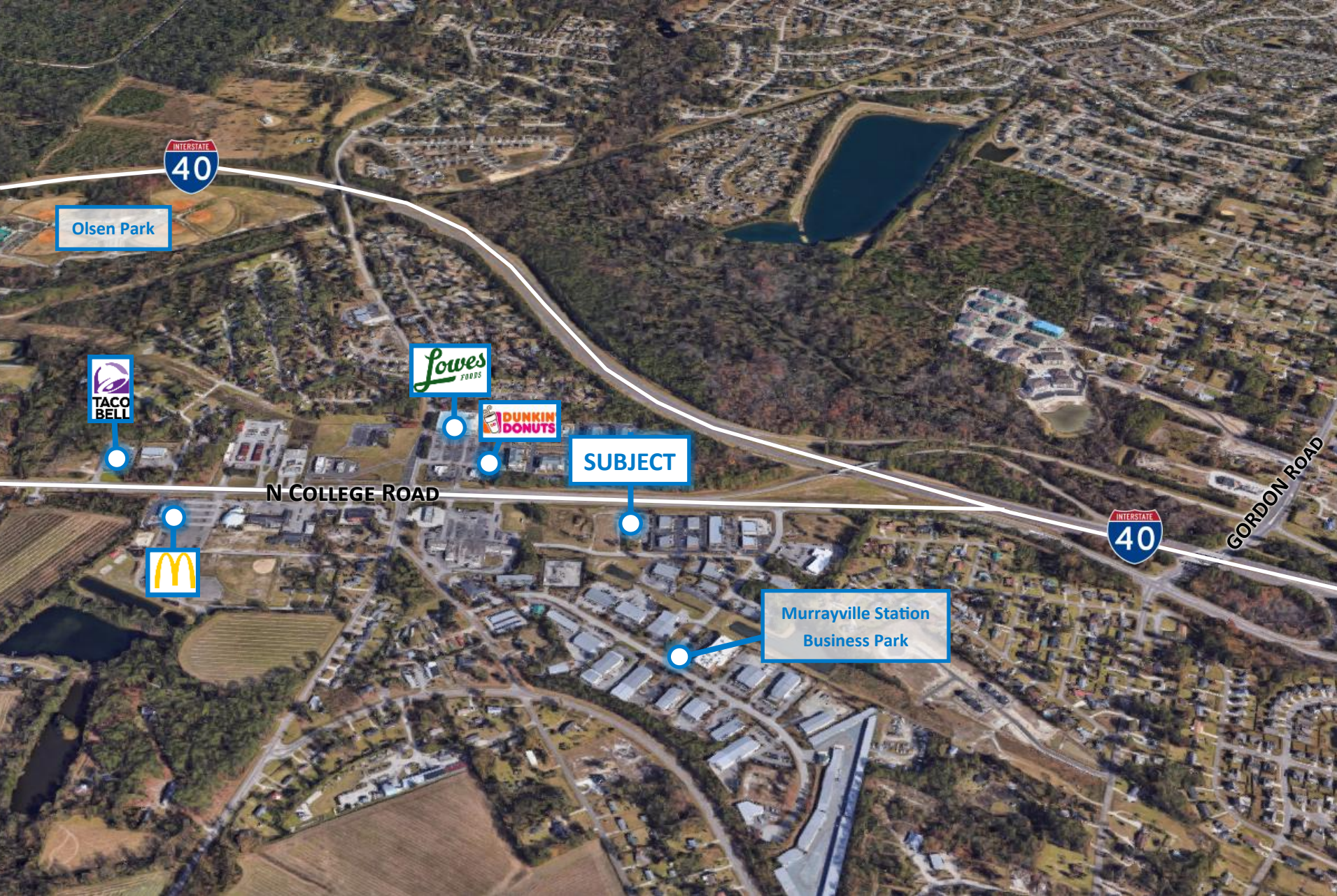
PHOTOS



FLOOR PLAN



AERIAL MAP



LOCATION MAP





WILL LEONARD, SIOR

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

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