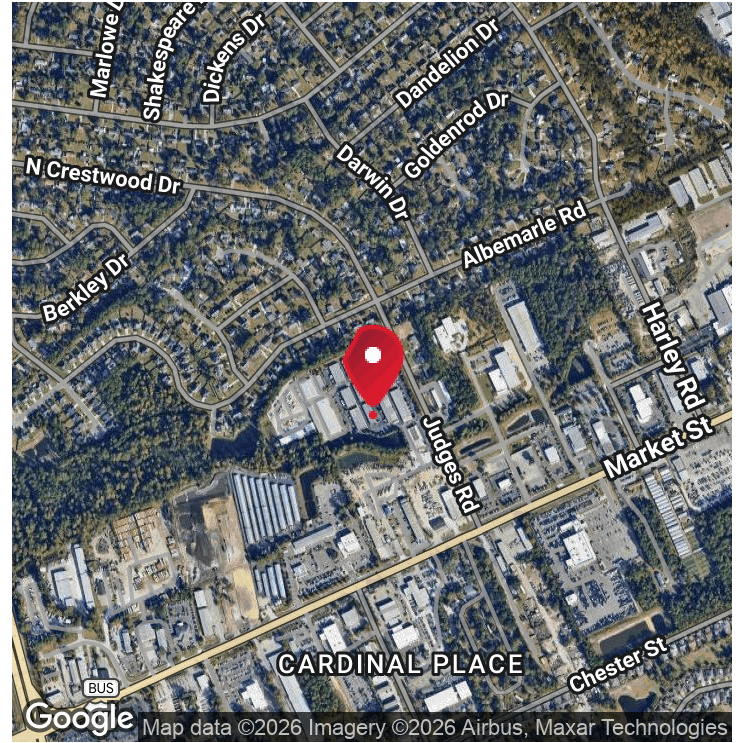


# JUDGES RD. BUSINESS PARK FLEX UNIT

311 JUDGES RD STE 11E | WILMINGTON, NC 28405



## PROPERTY DESCRIPTION

Flex space for lease in Judges Road Business Park. Unit 11e is a nicely upfit unit with a reception area, 2 office spaces, kitchenette, 2 bathrooms, and +/- 600 SF warehouse with a 10'X10' rollup door and 11' 4" clear heights. This unit is in the back of the park and has the benefit of additional parking compared to others with other buildings across the aisle. This unit also has nearby greenspace, great for a quick fresh air break. TICAM fees include water, sewer, and trash.

## OFFERING SUMMARY

Lease Rate:	\$17.50 SF/yr (NNN)
TICAM fee:	\$4.50/SF
Available SF:	1,220 SF
Total Monthly Rate:	\$2,237.50/month

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,602	27,736	55,630
Total Population	5,728	62,278	125,652
Average HH Income	\$80,361	\$89,452	\$98,630



KENNETH FISHER - RE/MAX COMMERCIAL  
Each office independently owned and operated

**KENNETH FISHER**

Broker / REALTOR

910.616.2123

kfisher@beachtownbrokers.com

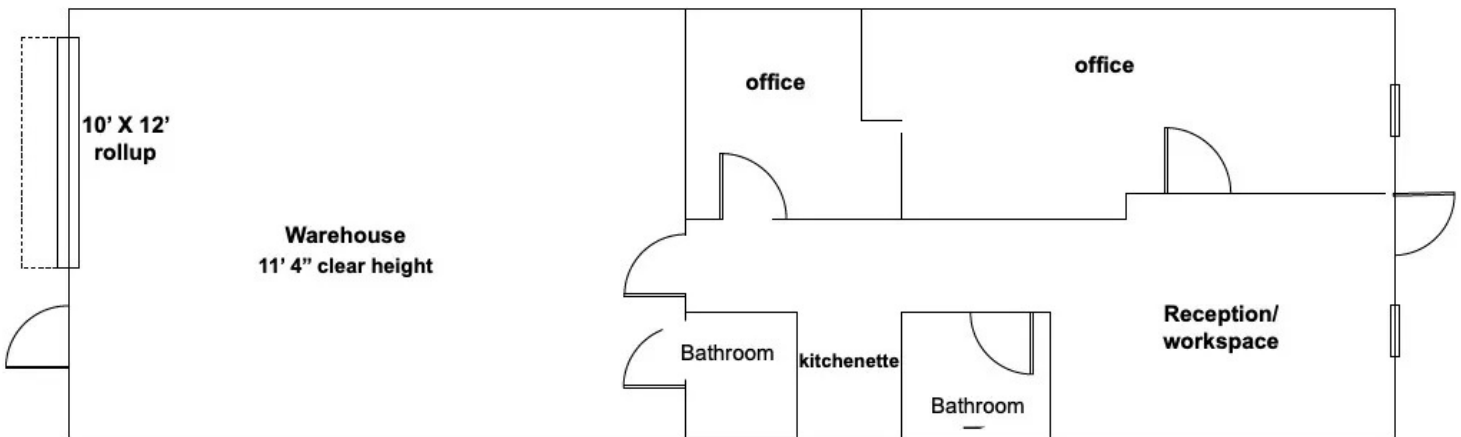
NC #227264

1650 Military Cutoff Rd | Ste 100  
Wilmington, NC 28403

# JUDGES RD. BUSINESS PARK FLEX UNIT

311 JUDGES RD STE 11E | WILMINGTON, NC 28405

311 Judges Rd Unit 11e  
+/- 1220 SF



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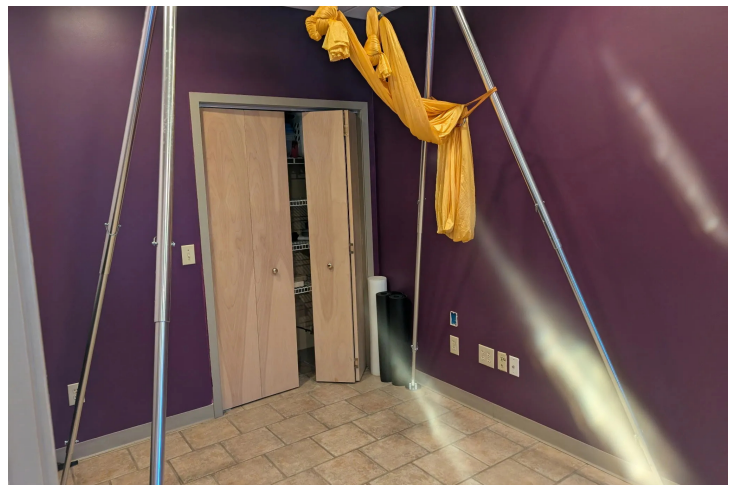
FOR LEASE

FLOOR PLAN

FLOOR PLAN

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