

± 22,680—158,760 SF FIRST GENERATION WAREHOUSE/DISTRIBUTION SPACE FOR LEASE
CEDAR HILL ROAD | NAVASSA, NC 28451

Concept Image Photo is of the neighboring space. New building will be constructed similar in design.



Presented By:
Cape Fear Commercial
102 Autumn Hall Drive | Suite 210
Wilmington, NC 28403
(p) 910.344.1000 (f) 910.344.1020





ADDRESS:	TBD Cedar Hill Road Navassa, NC 28451 Brunswick County
AVAILABLE SF:	± 22,680—158,760 SF of first generation, Class A warehouse/distribution space. The building will be delivered in the Fall of 2025.
LEASE RATE:	\$9.50 PSF NNN to include a \$5.00/SF Tenant Improvement Allowance.
ZONING:	LI - Light Industrial (Town of Navassa)
DESCRIPTION:	For Lease, ± 22,680—158,760 SF of first generation, Class A warehouse/distribution space. The subject will consist of fourteen (14) bays (54' x 210' each). The project will be located on approximately 13.77 acres. The building will be equipped with 38 dock doors (9' x 10') as well as two drive-in doors (12' x 14') with ramps. 30' clear ceiling heights with full ESFR fire suppression system. The building will have access to 135 car parking spaces, as well as additional trailer parking spaces behind the truck court.
LOCATION:	Located at the intersection of Cedar Hill Road (NC State Road 140) and Interstate 140, the location provides unparalleled access to all parts of the Greater Wilmington area, as well as Brunswick County and the Myrtle Beach, SC MSA.

For more information, please contact:

Will Leonard

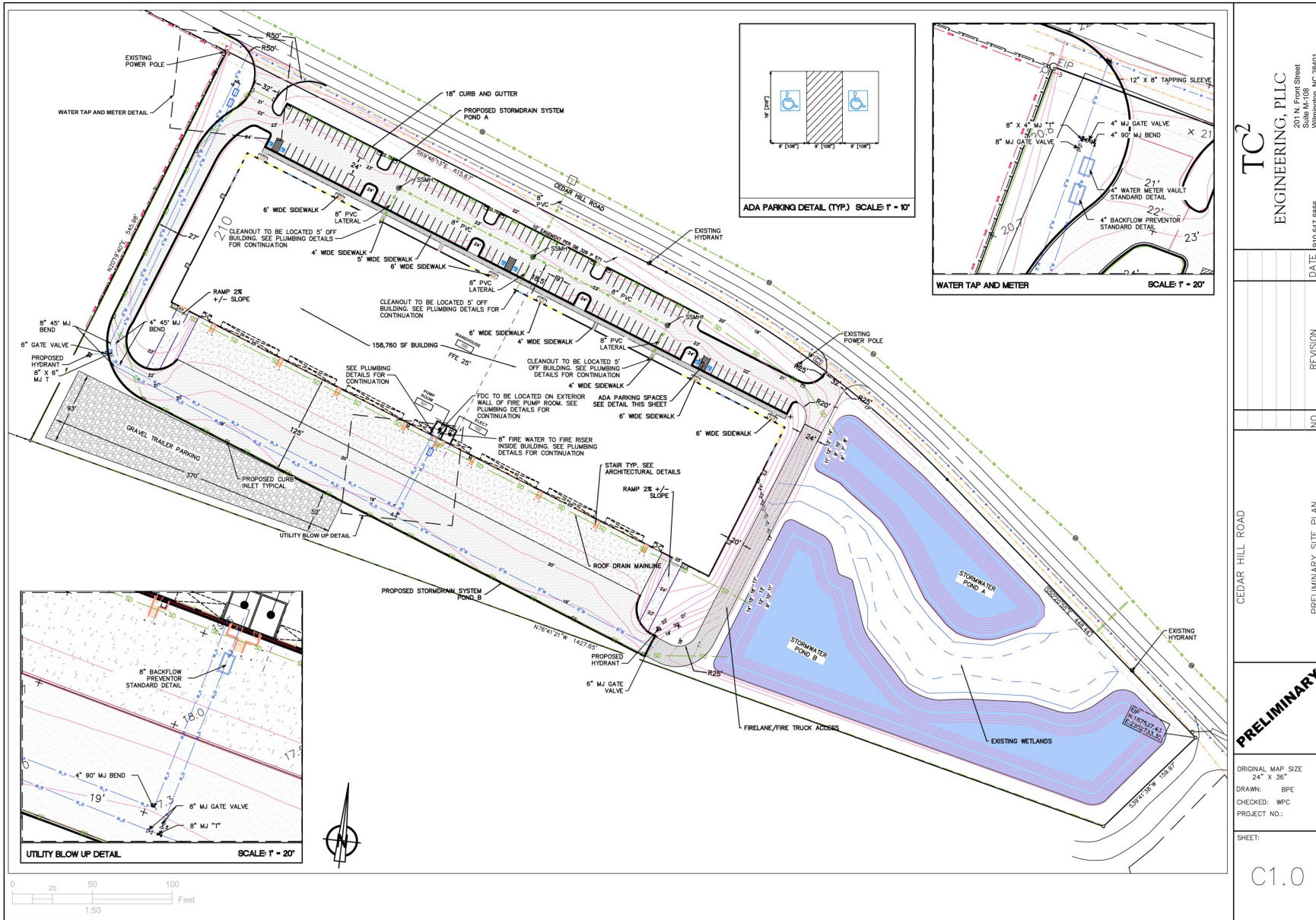
910.344.1015 (main)

910.233.5351 (mobile)

wleonard@capefearcommercial.com

SITE PLAN

Cedar Hill Road
Navassa, NC



TC²
ENGINEERING, PLLC
201 N. Front Street
Suite M-108
Wilmington, NC 28401

DATE	9/10/24
REVISION	
NO.	
PRELIMINARY SITE PLAN	

PRELIMINARY

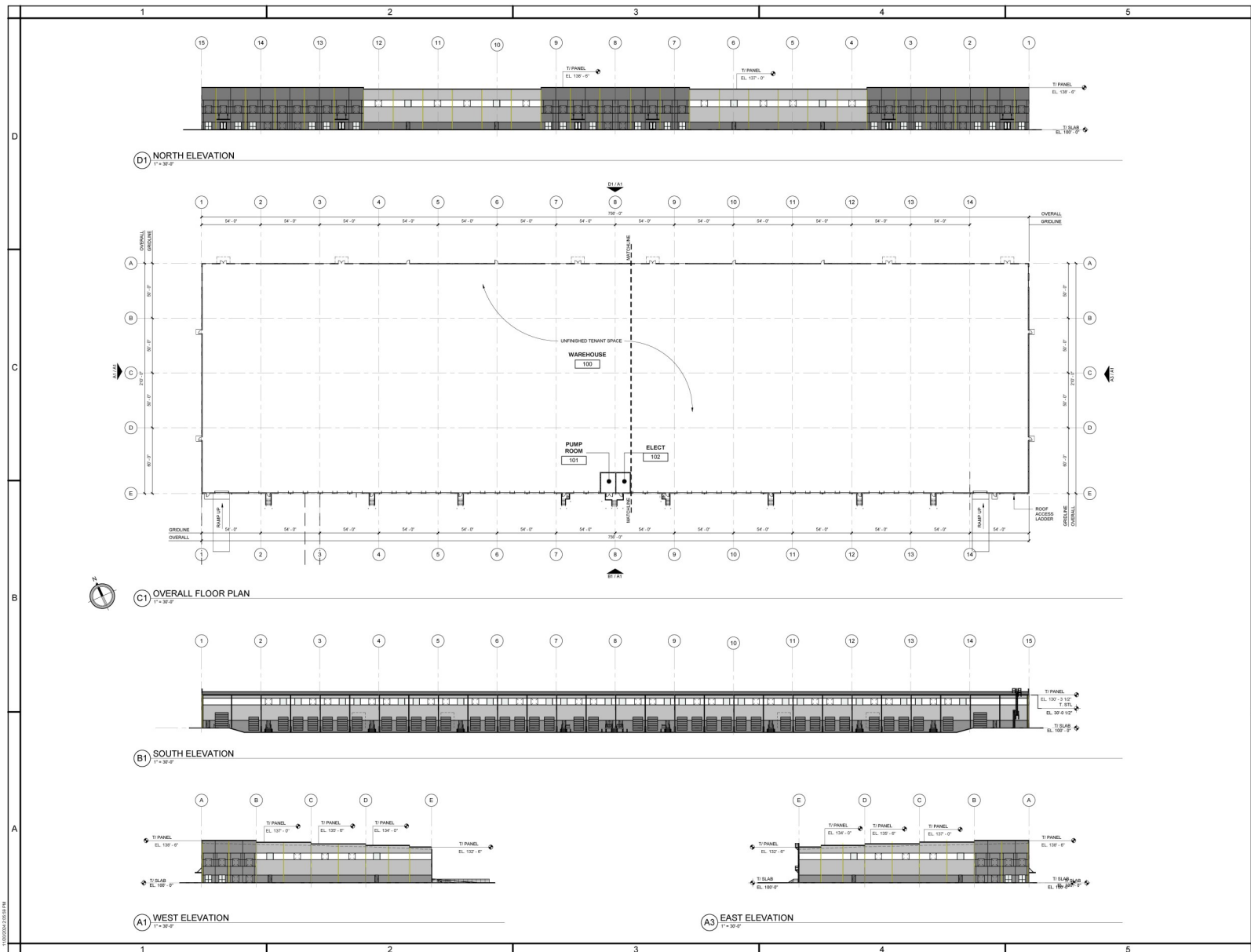
ORIGINAL MAP SIZE
24" x 36"
DRAWN: BFE
CHECKED: WPC
PROJECT NO:
SHEET:

C1.0

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PROPOSED FLOOR PLAN & ELEVATIONS

Cedar Hill Road
Navassa, NC



tdg
The Design Group
Architectural & Engineering Services

4807 Koger Boulevard Suite C
Chapel Hill, NC 27517
Telephone 336-538-8382
4535 University Executive
Park Drive Suite 650
Chapel Hill, NC 27517
Telephone 706-313-0140
www.tdg-designgroup.com
NC Architecture Reg. 50709
NC Engineering Lic. C-1108



PRELIMINARY

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CEDAR HILL
SPEC BUILDING 2
CEDAR HILL ROAD
NAVASSA, NORTH CAROLINA

SUBMITTAL:

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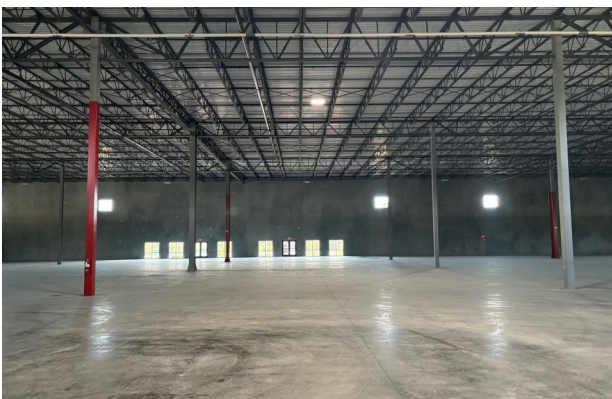
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CONCEPTUAL PHOTOS (NEIGHBORING SITE WITH SIMILAR DESIGN)



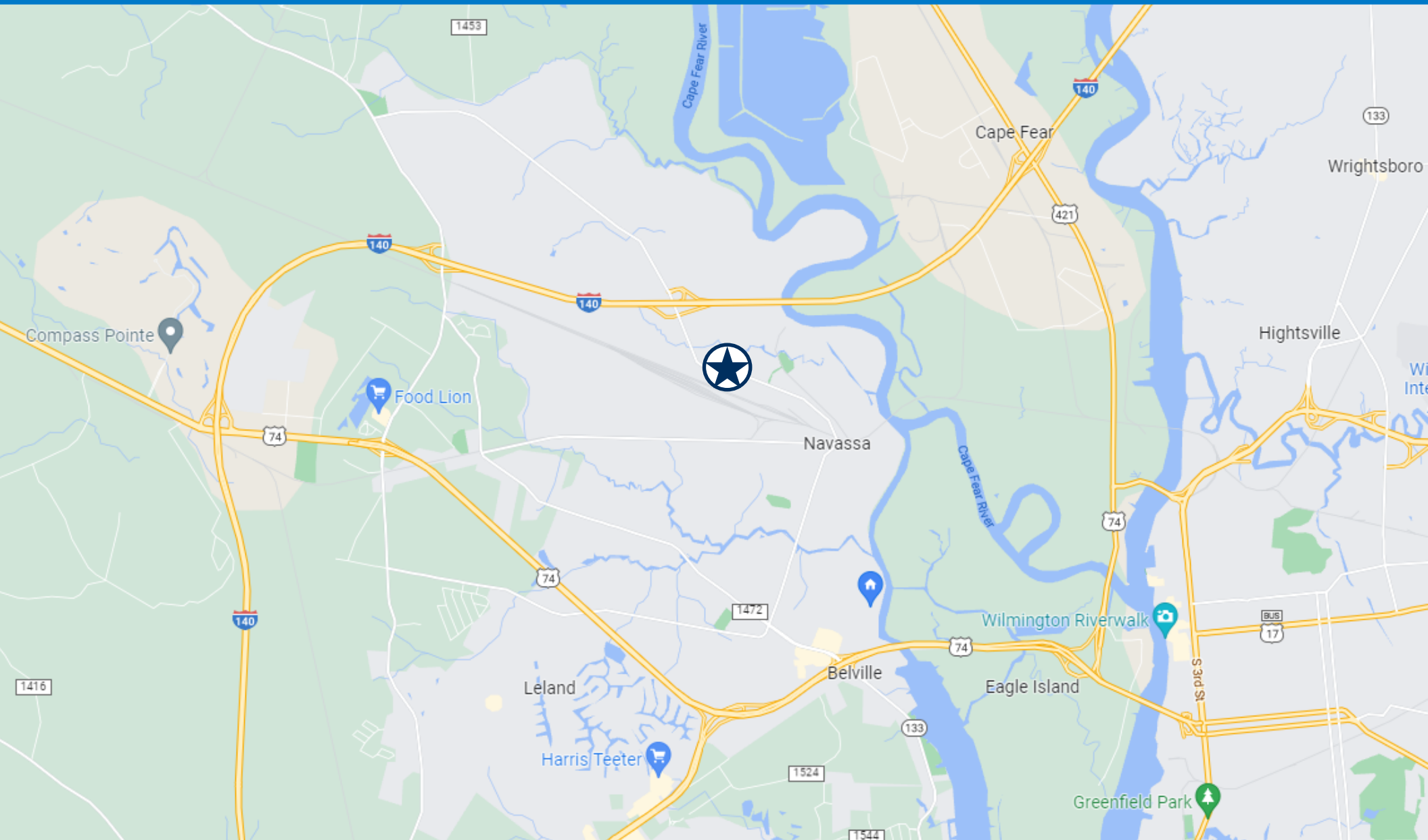
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LOCATION MAP

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Navassa, NC



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