

FOR SALE: ± 200,000 SF INDUSTRIAL FACILITY ON ± 17.14 AC

602 Sunnyvale Drive

WILMINGTON, NEW HANOVER COUNTY, NC





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SUMMARY

± 200,000 SF of office/warehouse/distribution space with laydown yard on ± 17.14 acres in Wilmington. Located near the Port of Wilmington off Carolina Beach Road, this rare opportunity provides unparalleled distribution access to all parts of the greater Wilmington area.

The subject is ± 200,000 SF and includes ± 8,125 SF of office space. The Office area contains a reception area, restrooms, open administrative areas, conference room, and private offices. The warehouse space was previously fully climate controlled, but the system would need to be evaluated. The warehouse features one (1) dock high loading platform with two levelers, five (5) dock high 12' x 12' doors, one (1) 10' x 14' drive-in door, one (1) 12' x 16' drive-in door, and three (3) 12' x 12' drive-in doors. Ceiling heights vary from 14' to 18' in various sections of the building.

LOCATION	602 Sunnyvale Drive, Wilmington, NC 28412
PARCEL ID	R06500-007-010-000 & R06500-007-011-000
ZONING	IND—Heavy Industrial (City of Wilmington) Approximately 1.67 acres is zoned R-15
SIZE (Land)	± 17.14 Acres
SIZE	± 200,000 SF
UTILITIES	Water & sewer provided by CFPWA
PRICE	\$7,950,000

AERIAL



AERIALS



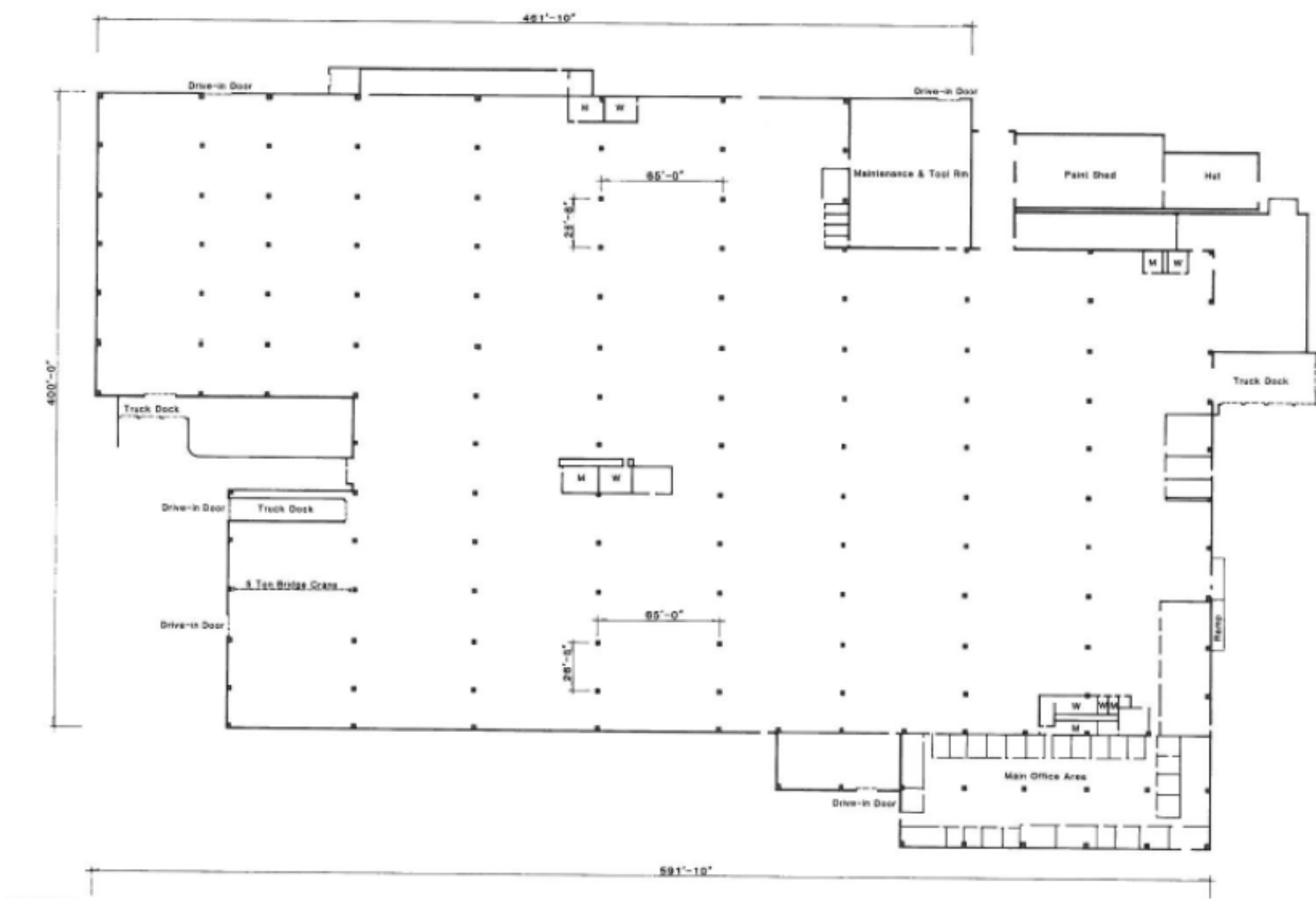
PHOTOS



PHOTOS



FLOORPLAN



* Floor Plan is approximate, Information contained herein believed to be accurate but not warranted.

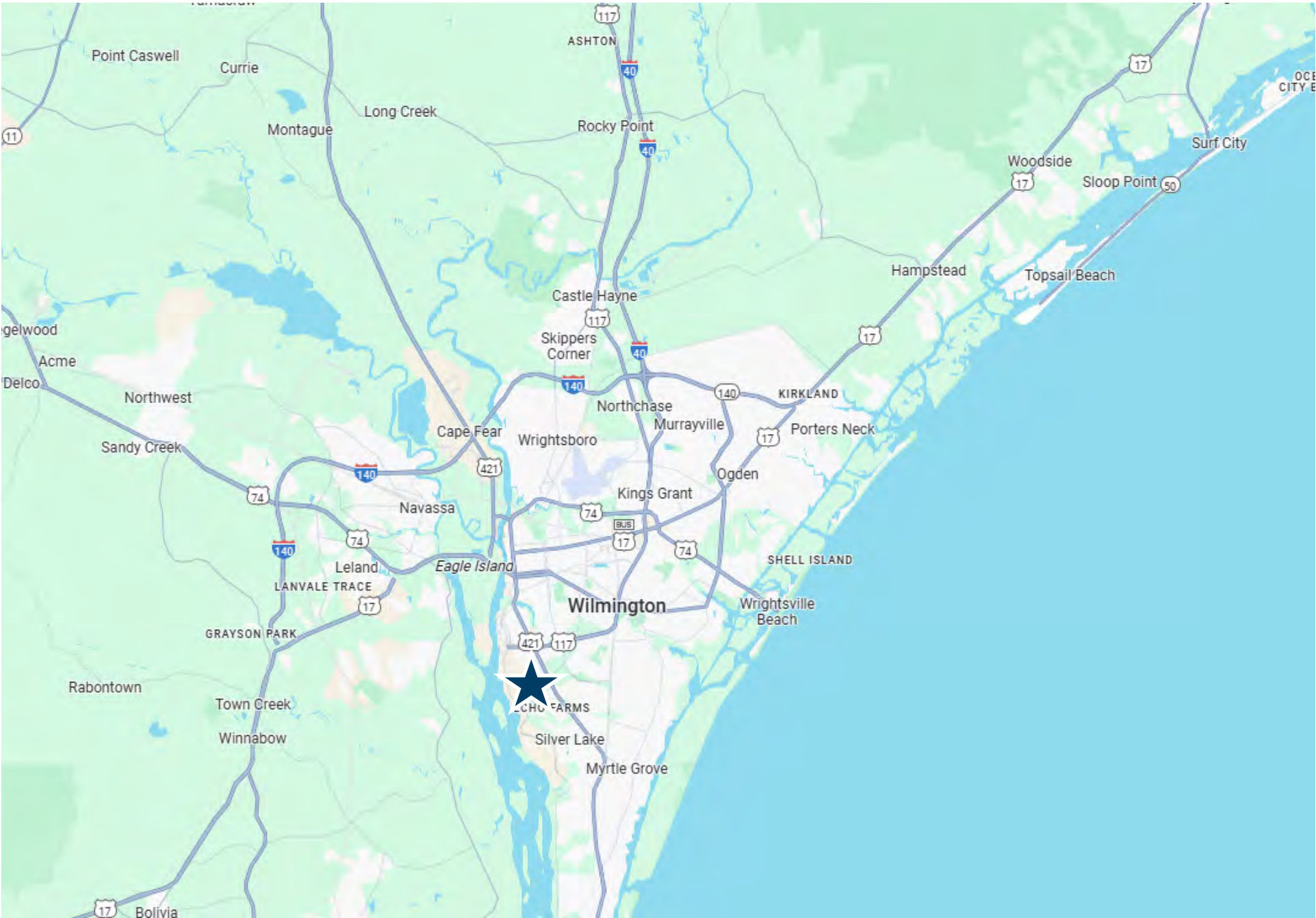
AERIAL MAP



GIS AERIAL



LOCATION MAP





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