

FOR LEASE: ± 25,515 SF OFFICE/WAREHOUSE SPACE

1710 DAWSON STREET

WILMINGTON, NC | NEW HANOVER COUNTY





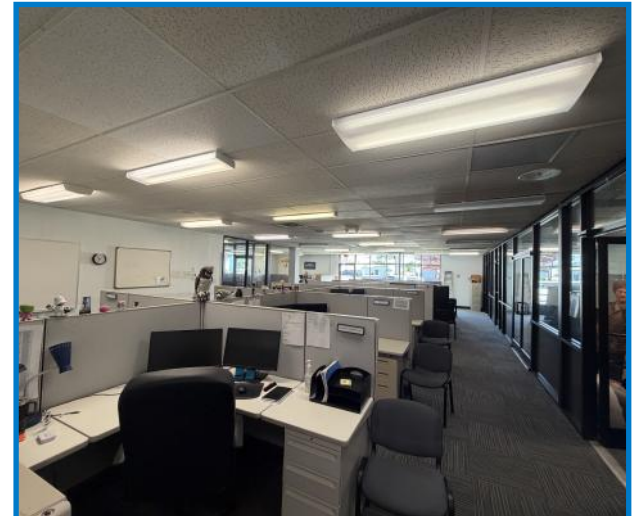
SUMMARY

± 25,515 SF available for lease in a single-story, freestanding office/warehouse building in Wilmington.

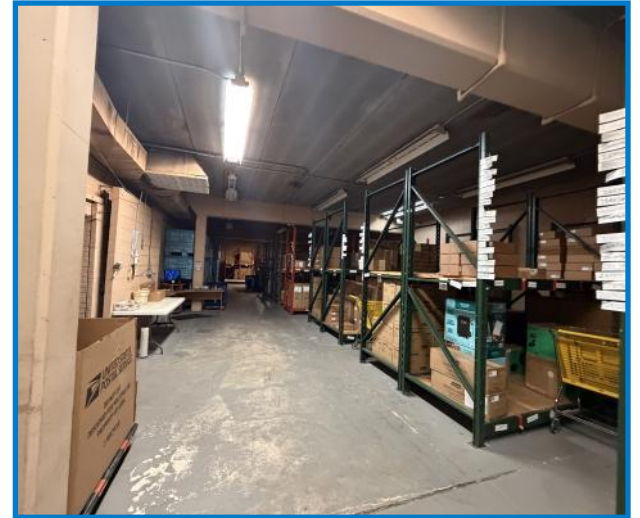
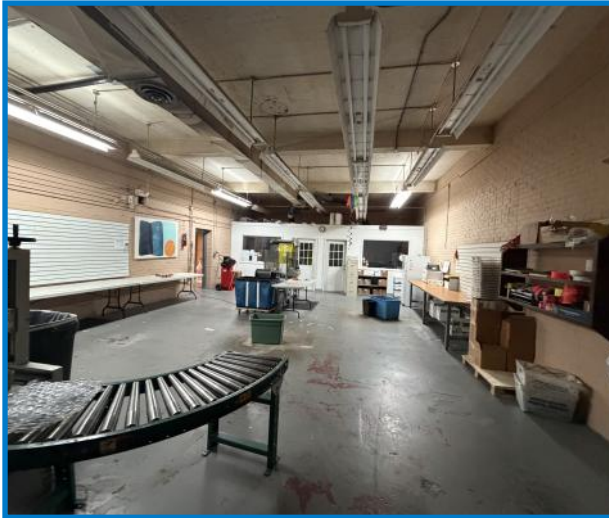
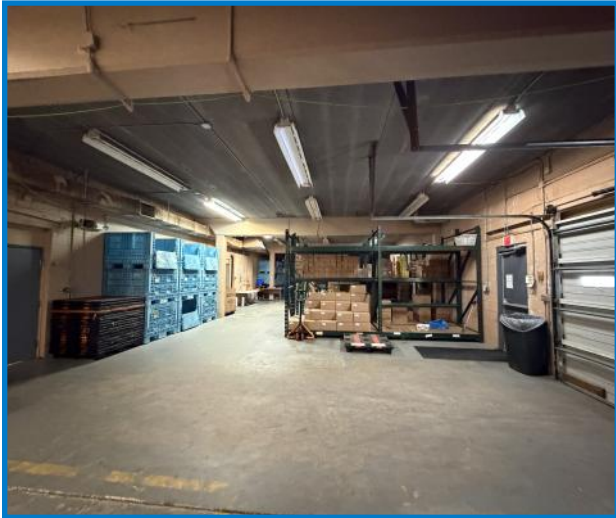
Strategically positioned along Dawson Street between Oleander Drive and Wrightsville Avenue, the property benefits from convenient access and close proximity to Wilmington's historic downtown, as well as a wide range of restaurants, retail, and businesses in the Midtown submarket.

ADDRESS	1710 Dawson Street Wilmington, NC 28405 New Hanover County
PARCEL ID	R05411-022-008-000
ACREAGE	± 1.64 Acres
ZONING	CB—Community Business (City of Wilmington)
SIZE	± 25,515 SF (Entire Building) ± 13,013 SF Office Space ± 12,502 SF Warehouse Space <i>Subdivision Potential</i>
OVERHEAD DOORS	Three(3) overhead loading doors
CONDITIONING	Large majority of the building is fully climate controlled.
LEASE TYPE	NNN
LEASE RATE	\$14.50 PSF

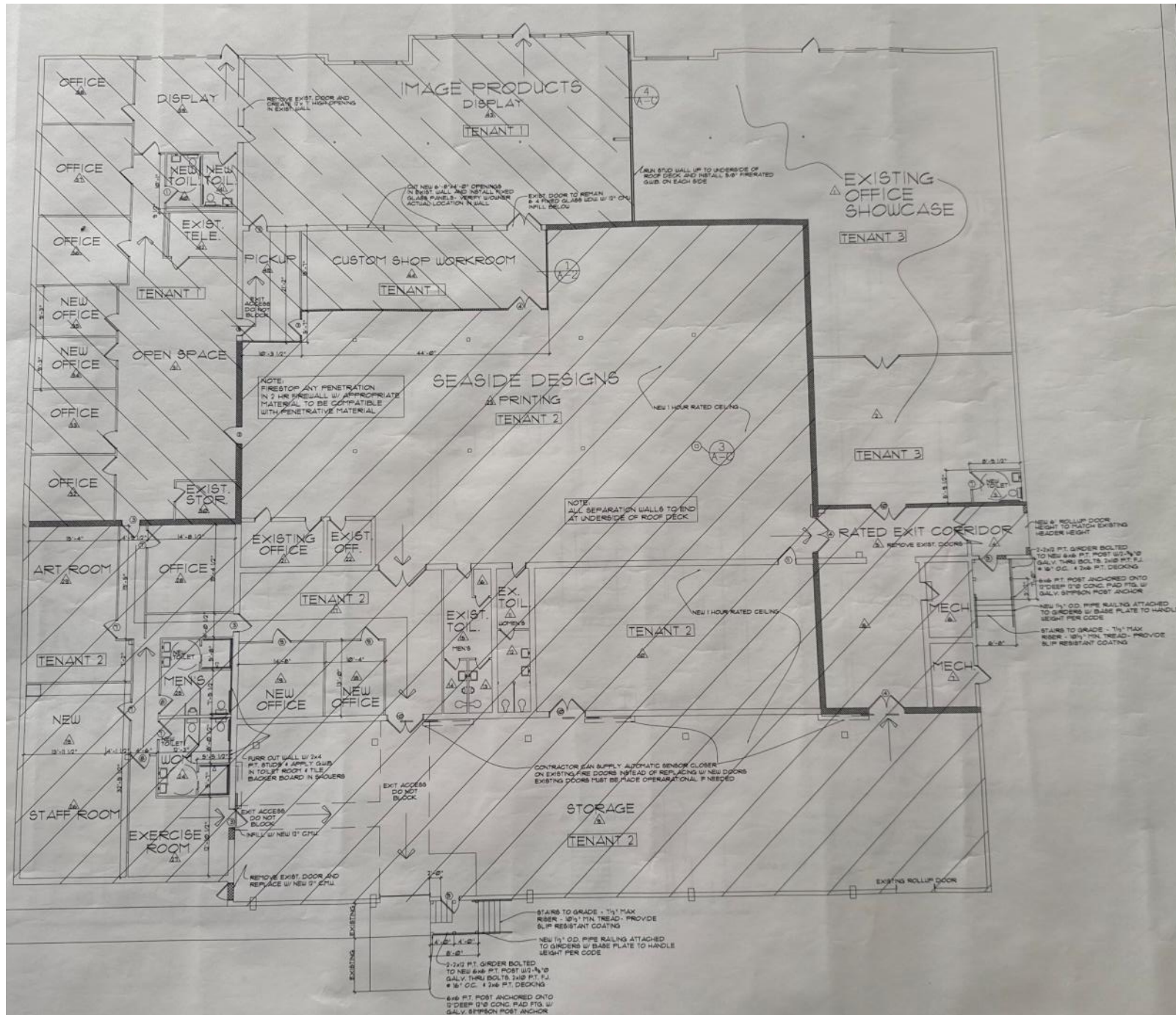
PHOTOS



PHOTOS



FLOORPLAN



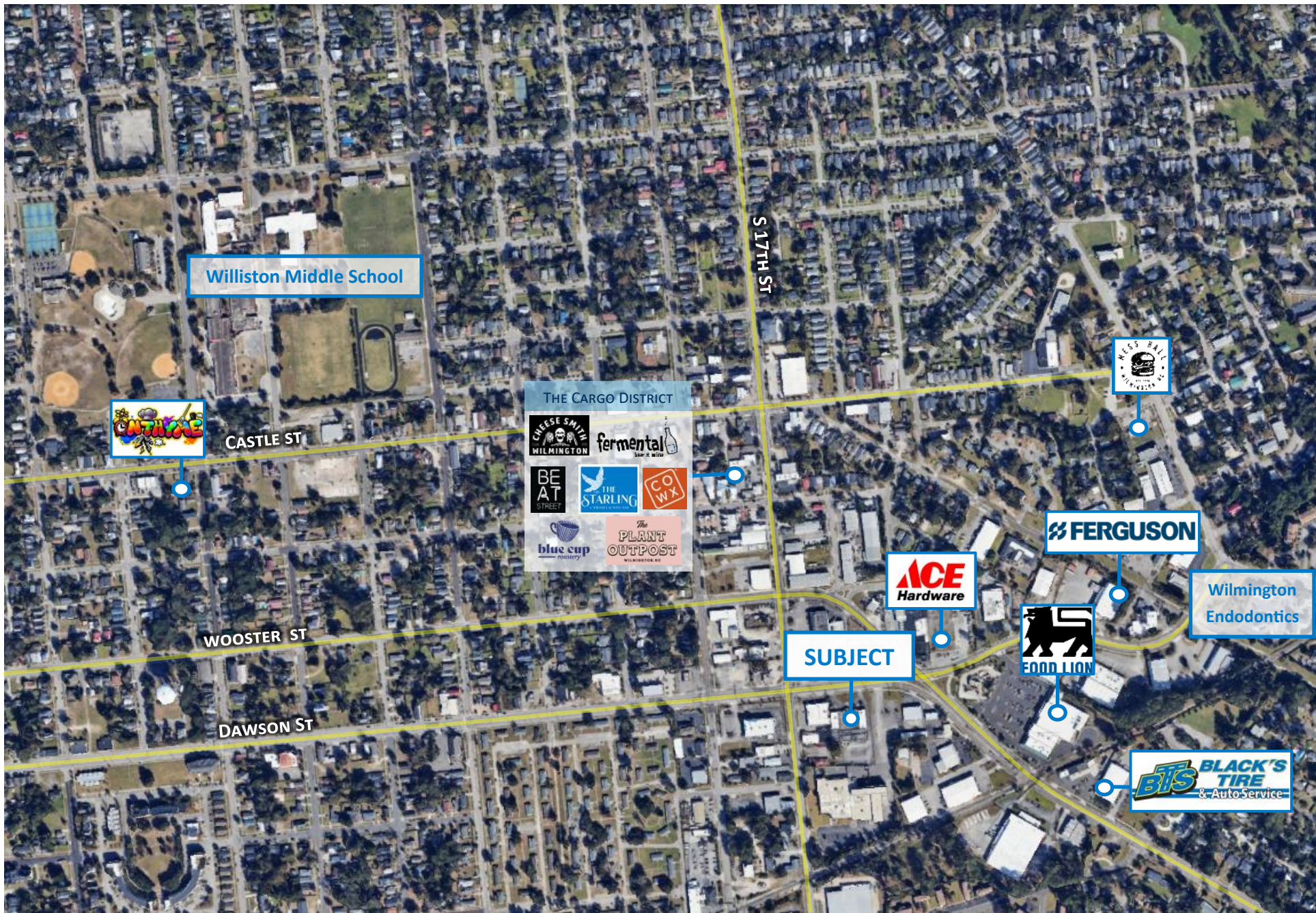
*Floorplan is approximate, some minor changes have been made

1710 DAWSON STREET | WILMINGTON NC

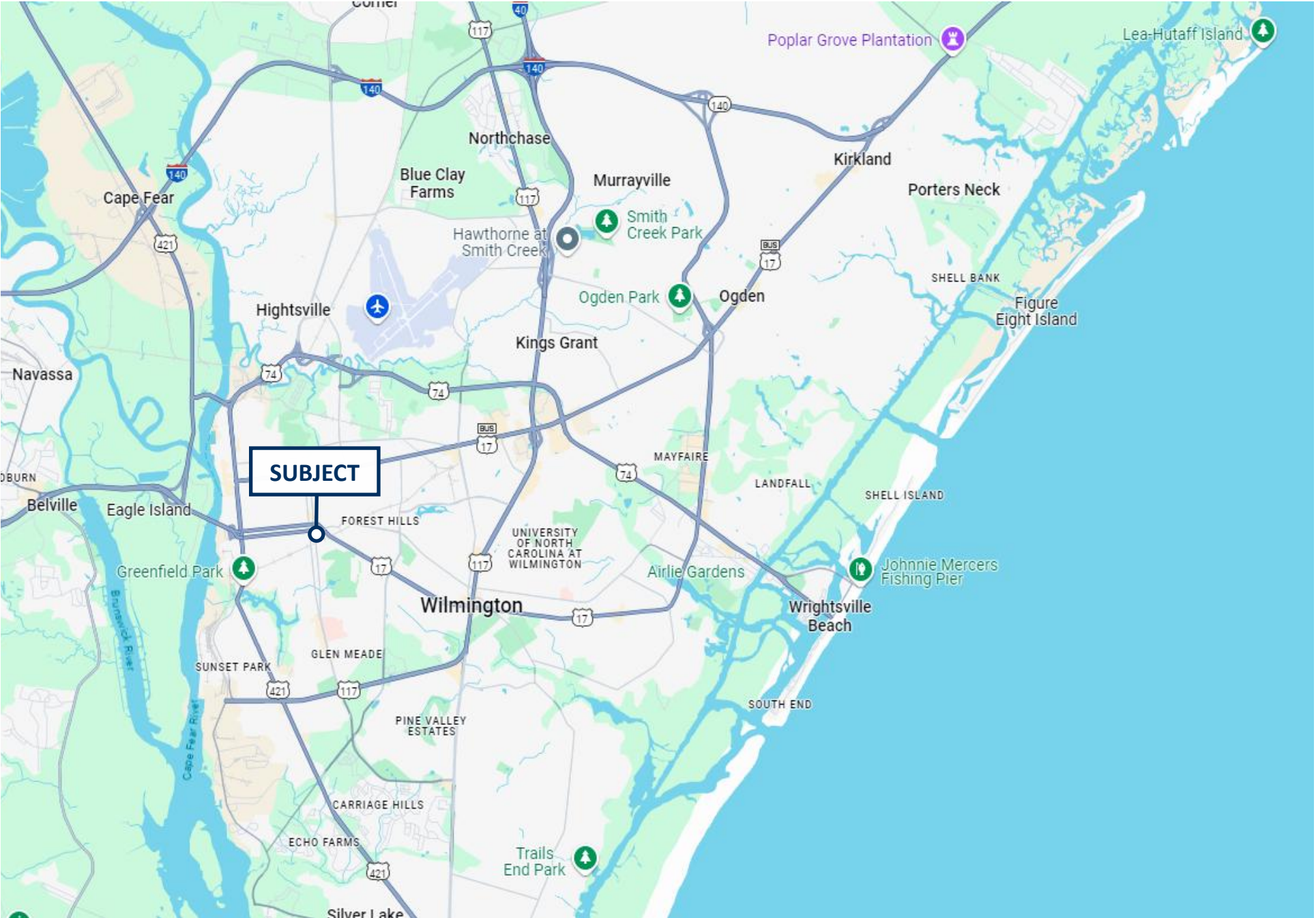
GIS AERIAL



SUBMARKET AERIAL



LOCATION MAP—FIX





WILL LEONARD, SIOR

Senior Vice President
910.233.5351 mobile
wleonard@capefearcommercial.com

PAUL LOUKAS, CCIM, SIOR

Partner & Broker-in-Charge
910.344.1008 mobile
910.540.5045 direct
paul@capefearcommercial.com



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

© 2023 Cape Fear Commercial, LLC. All rights reserved. The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Cape Fear Commercial and should not be made available to any other person or entity without the written consent of Cape Fear Commercial. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the Subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Cape Fear Commercial has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the Subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminate substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or the business prospects of any tenant's plans or intentions to continue its occupancy of the Subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Cape Fear Commercial has not verified, and will not verify, any of the information contained herein, nor has Cape Fear Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the Information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.