

4510 NORTHCHASE PKWY NE

FLEX SPACE FOR LEASE



Designed for small business owners, this **upscale office/warehouse** building in Northchase Commerce Park combines form and function.

LOCATION	4510 Northchase Pkwy NE Wilmington NC 28405
AREA	Northchase Commerce Park, off I-40
TYPE	office/warehouse building
SIZE	10,500 ft ² building on 1.0 acres 750 / 1,400 / 1,600 / 3,000 ft ² units
PARCEL ID	R02612-003-004-000
UTILITIES	municipal water and sewer
ZONING	PD (New Hanover County)
AMENITIES	office area with 9 ft ceilings shared 4 ft loading dock ample parking, and easy access water, sewer, and dumpster included



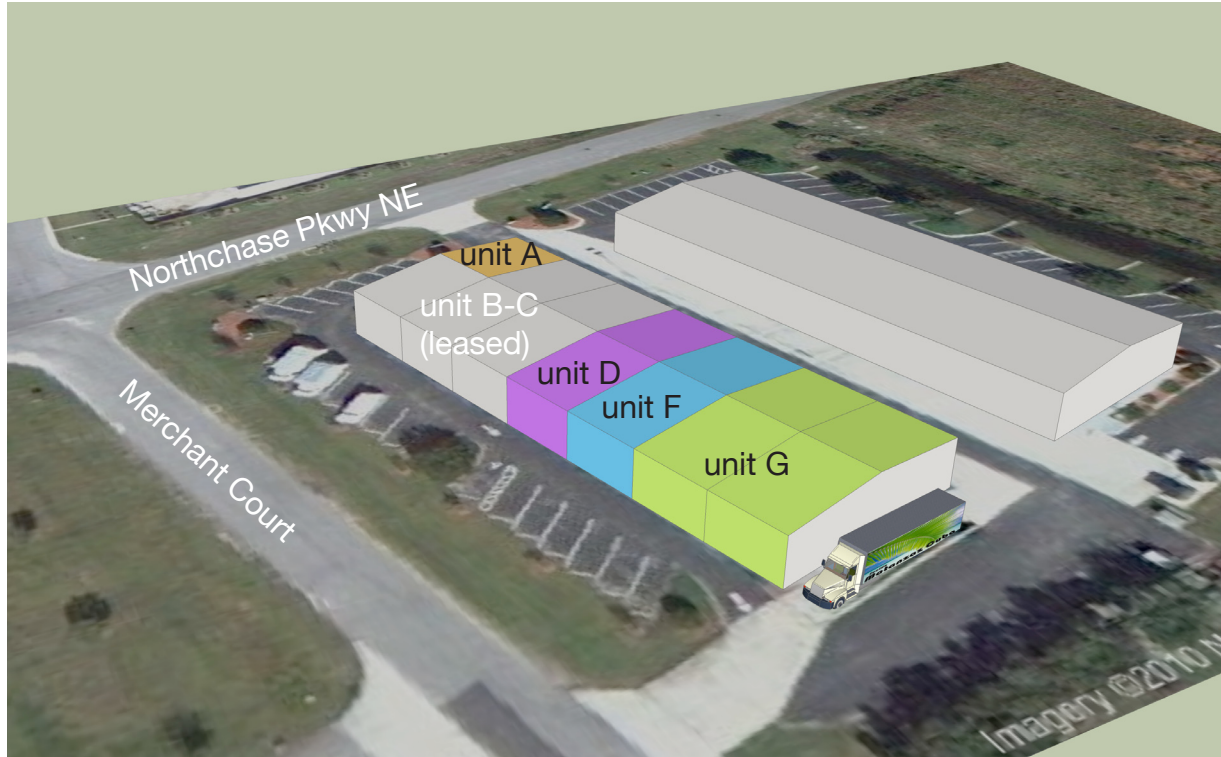
Site offers good access to I-40, I-140, and College Road North.

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CAD models of the building at the corner of Northchase Pkwy. NE and Merchant Ct. with aerial photograph.



unit A \$600 per month or \$9.60 per ft² per annum.

750 ft² all-office suite with 3 offices, a reception area, storage loft, and a bathroom.

unit D \$900 per month or \$7.71 per ft² per annum.

1,400 ft² office/warehouse suite with one office, a reception area, a bathroom, and one drive-in door.

unit F \$950 per month or \$7.13 per ft² per annum.

1,600 ft² office/warehouse suite with one office, a reception area, a bathroom, and one drive-in door.

unit G \$1,850 per month or \$7.40 per ft² per annum.

3,000 ft² office/warehouse suite with three offices, a reception area, and two bathrooms and two drive-in doors.

