

FOR SALE: TWO 5,040 SF OFFICE/WAREHOUSE BUILDINGS

44 & 46 PERKINS DRIVE

HAMPSTEAD, NC 28443 | PENDER COUNTY





OUR TEAM

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SUMMARY

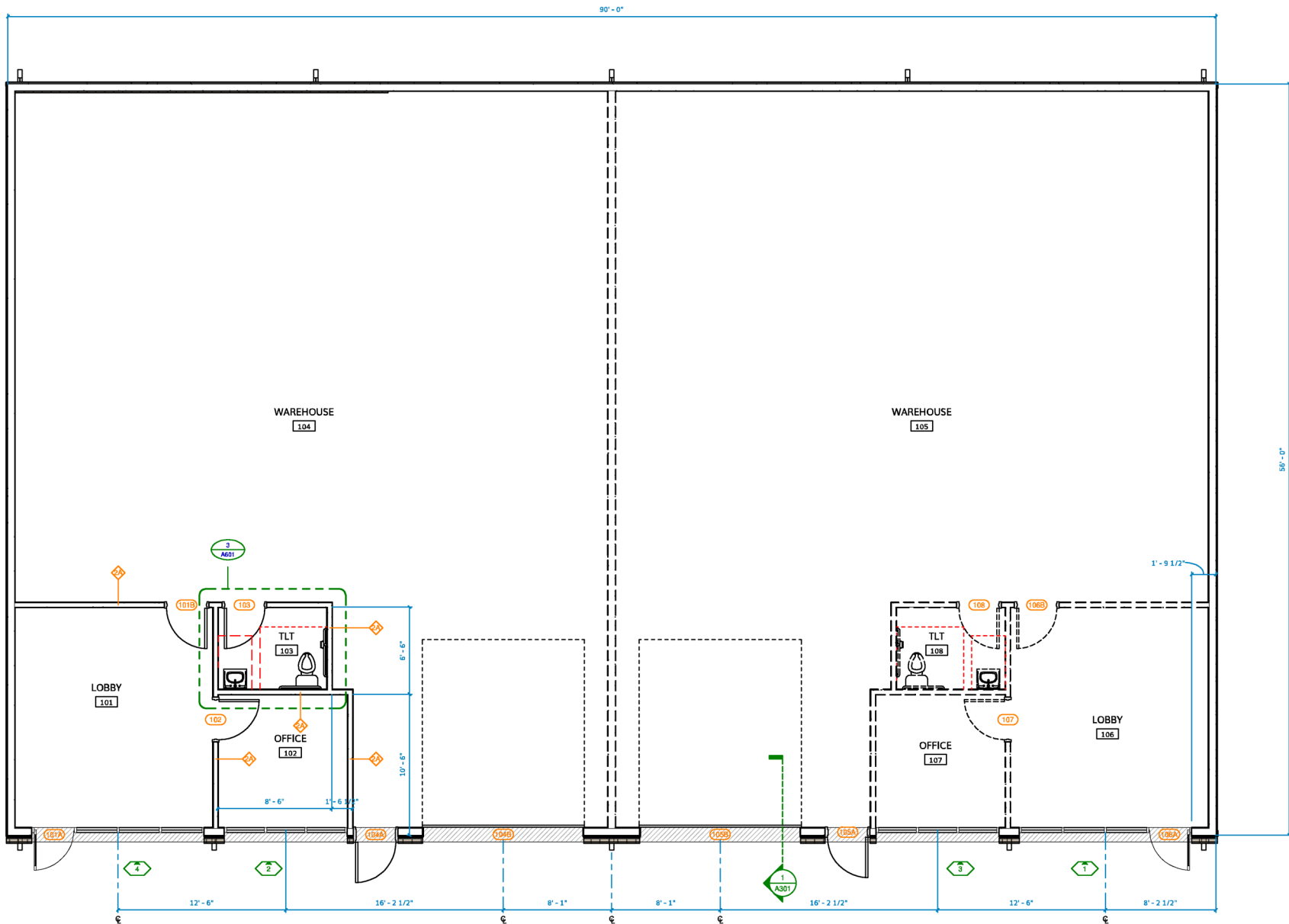
Cape Fear Commercial is pleased to present 44 & 46 Perkins Drive, Hampstead, NC 28443. Two (2) office/warehouse buildings fronting US Highway 17N at the intersection of Perkins Road, just south of Holly Ridge, NC providing a high level of retail exposure and visibility from US Highway 17. Located on a total lot of 1.35 +/- AC zoned C-3 by the Town of Surf City, each building is 5,040 SF.

One building will be delivered with one private office, open reception area, and one restroom in accordance with the attached floor plan. The other building will be delivered in finished shell condition with no interior upfit, allowing the buyer to customize the interior office buildout. The buildings are equipped with two 12' W x 14' H grade level drive-in doors with front-load access, and will be constructed with a high level of finish detail and architectural appeal. Eave heights are approximately 20'. The project will be delivered in the Fall of 2026.

Municipal water & sewer provided by Pender County, NC

LOCATION	44 & 46 Perkins Drive Hampstead, NC Pender County
PARCEL ID	4226-74-1682-0000
ZONING	C-3 – Extended Commercial District Town of Surf City
SIZE (Land)	± 1.35 Acres
SIZE (Building)	Two ± 5,040 SF
EAVE HEIGHT	20'
GRADE LEVEL DOORS	Two 12'W x 14' H per building
DELIVERY DATE	Fall 2026
PRICE	\$1,249,000—With office upfit (44 Perkins Drive) \$1,199,000—In Shell Condition (46 Perkins Drive)

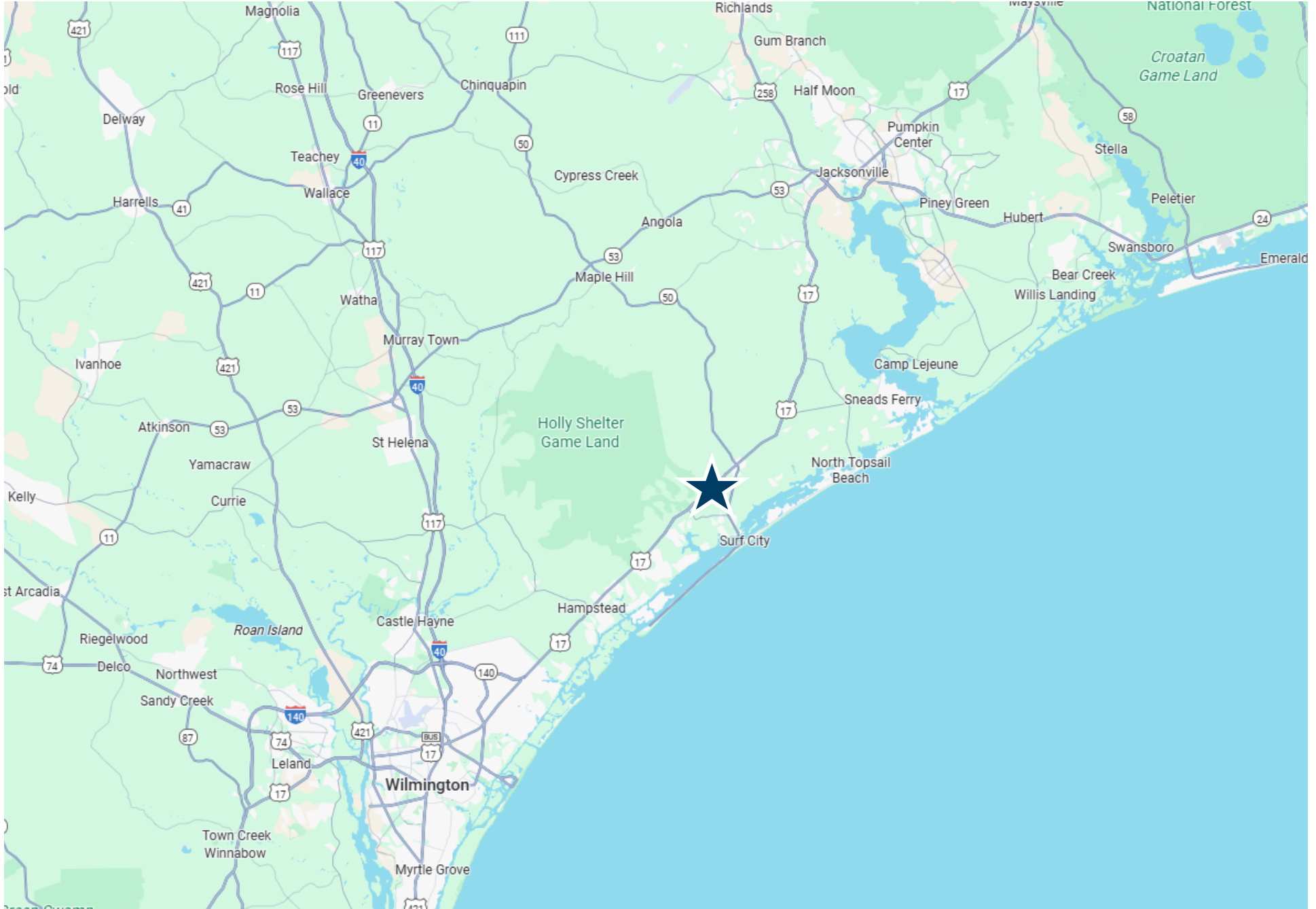
FLOORPLAN (44 PERKINS DRIVE)



AERIAL



LOCATION MAP





102 Autumn Hall Drive | Suite 210 | Wilmington, NC 28403

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