

± 22,680—34,020 SF WAREHOUSE/DISTRIBUTION SPACE FOR LEASE

1335 CEDAR HILL ROAD | NAVASSA, NC 28451



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



PROPERTY OVERVIEW

1335 Cedar Hill Road
Navassa, NC



ADDRESS:	1335 Cedar Hill Road Navassa, NC 28451 Brunswick County
AVAILABLE SF:	± 22,680—34,020 SF of first generation, Class A warehouse/distribution space
LEASE RATE:	\$9.50 PSF NNN To include approximately 1,400 SF of office buildout. Please inquire regarding additional Tenant Improvement Allowance.
ZONING:	LI - Light Industrial (Town of Navassa)
DESCRIPTION:	For Lease, ± 22,680—113,400 SF of first generation, Class A warehouse/distribution space. The subject will consist of nine (9) bay (108' x 210'). The first phase of the project will be located on approximately 16.5 acres. The building will be equipped with 57 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 178 car parking spaces, as well as 66 trailer parking spaces.
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, SIOR

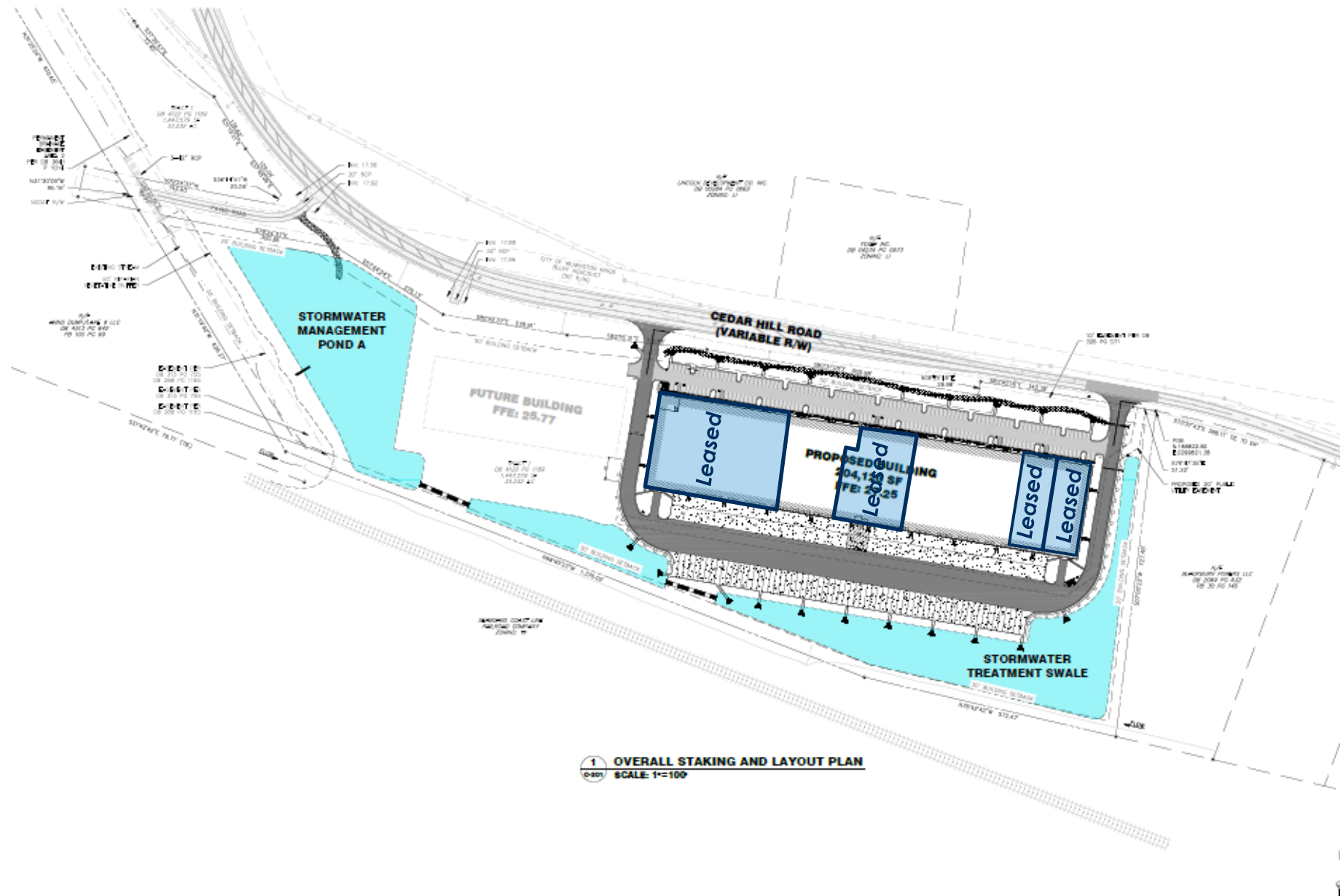
910.344.1015 (main)

910.233.5351 (mobile)

wleonard@capefearcommercial.com

SITE PLAN

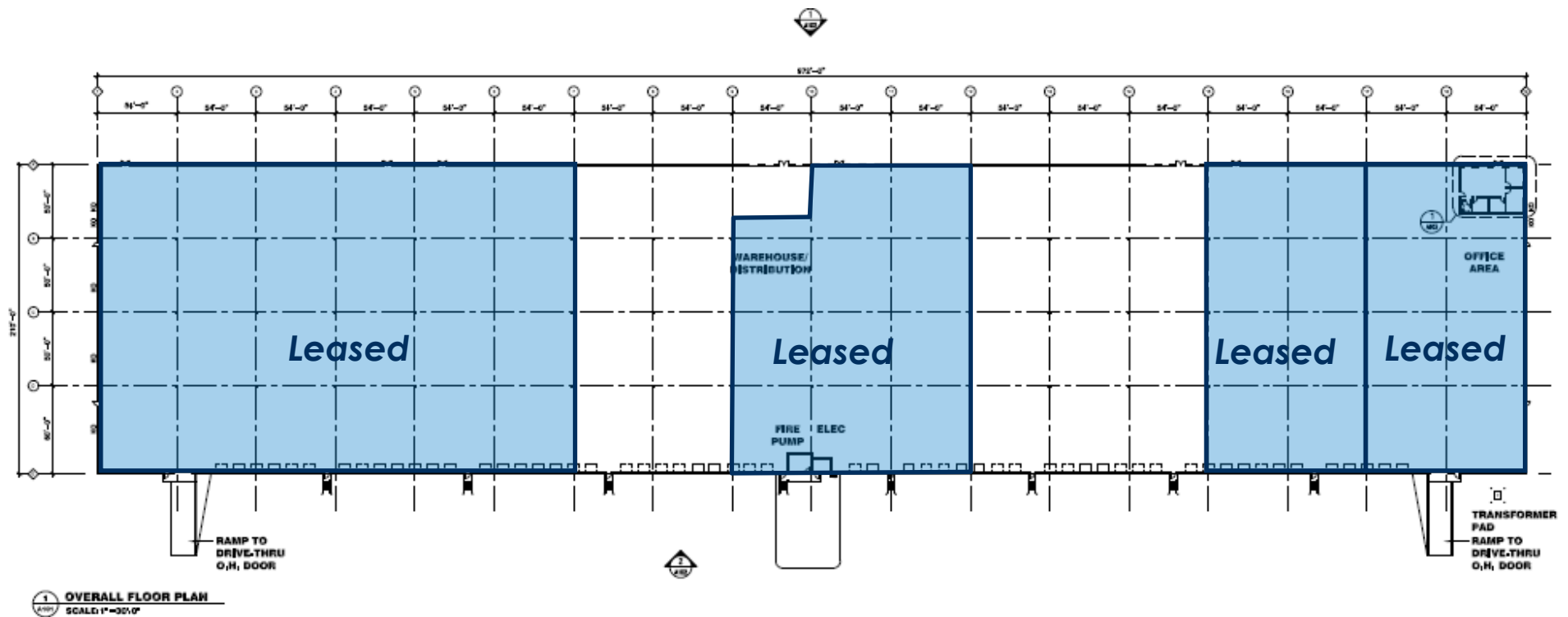
1335 Cedar Hill Road
Navassa, NC



For more information, please contact:
Will Leonard, SIOR
910.344.1015 (main)
910.233.5351 (mobile)
wleonard@capefearcommercial.com

FLOOR PLAN

1335 Cedar Hill Road
Navassa, NC



For more information, please contact:

Will Leonard, SIOR

910.344.1015 (main)

910.233.5351 (mobile)

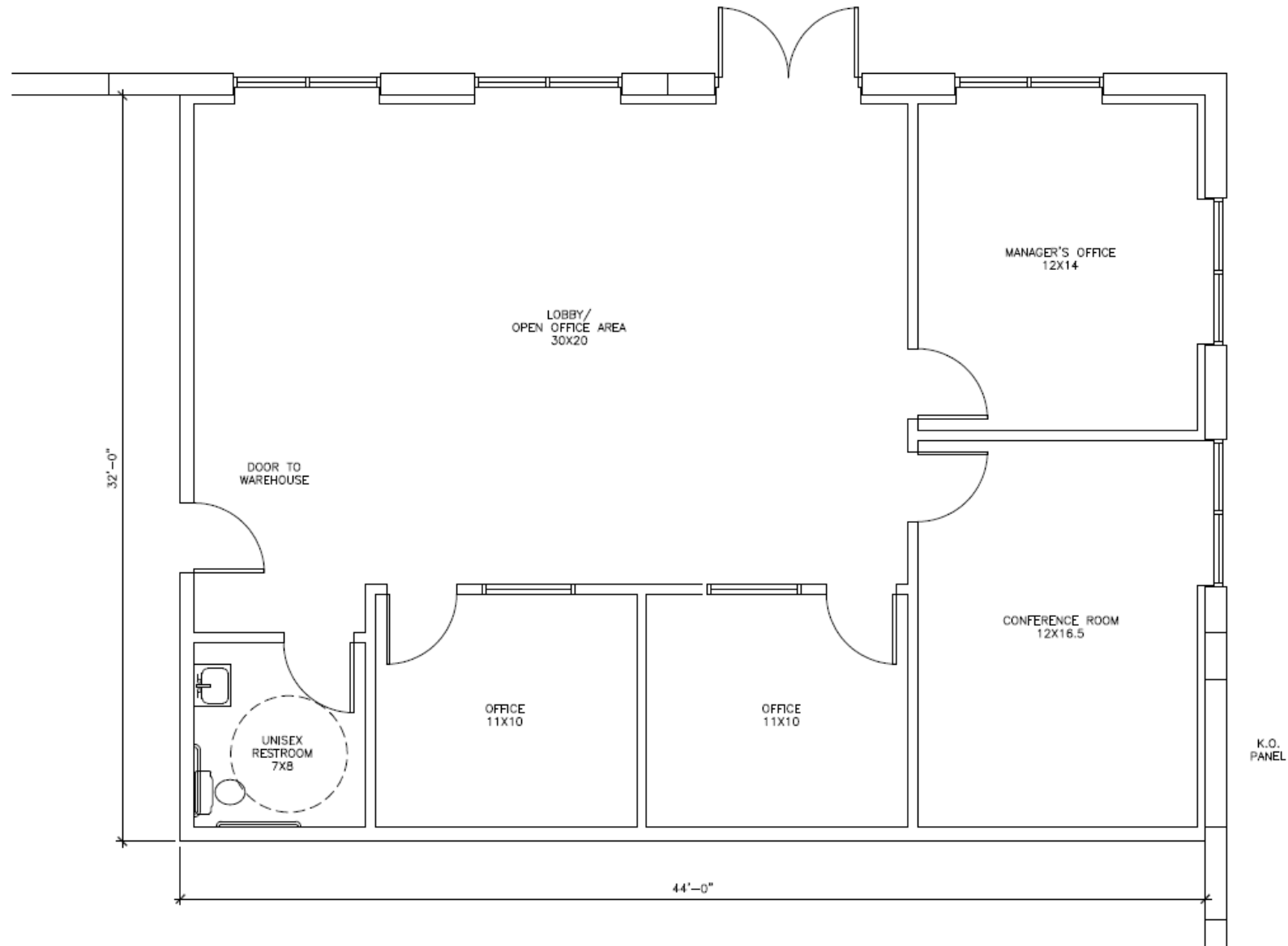
wleonard@capefearcommercial.com



capefearcommercial.com

CONCEPTUAL OFFICE BUILDOUT

1335 Cedar Hill Road
Navassa, NC



For more information, please contact:

Will Leonard, SIOR

910.344.1015 (main)

910.233.5351 (mobile)

wleonard@capefearcommercial.com

AERIAL RENDERINGS

1335 Cedar Hill Road
Navassa, NC



For more information, please contact:

Will Leonard, SIOR

910.344.1015 (main)

910.233.5351 (mobile)

wleonard@capefearcommercial.com

PHOTOS

1335 Cedar Hill Road
Navassa, NC



For more information, please contact:

Will Leonard, SIOR

910.344.1015 (main)

910.233.5351 (mobile)

wleonard@capefearcommercial.com

PHOTOS

1335 Cedar Hill Road
Navassa, NC



For more information, please contact:

Will Leonard, SIOR

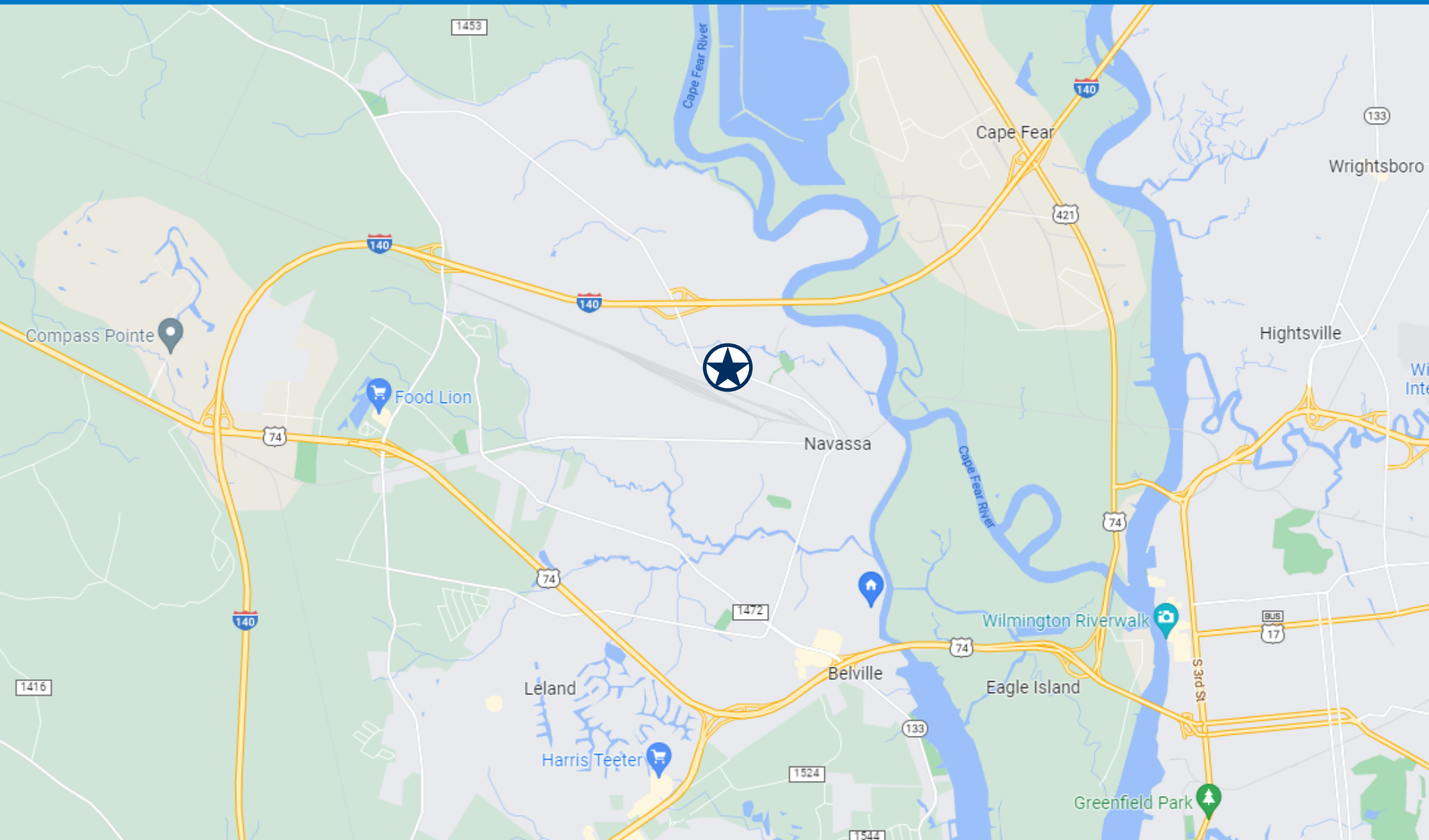
910.344.1015 (main)

910.233.5351 (mobile)

wleonard@capefearcommercial.com

LOCATION MAP

1335 Cedar Hill Road
Navassa, NC



For more information, please contact:

Will Leonard, SIOR

910.344.1015 (main)

910.233.5351 (mobile)

wleonard@capefearcommercial.com



capefearcommercial.com