

± 22,680—158,760 SF FIRST GENERATION WAREHOUSE/DISTRIBUTION SPACE FOR LEASE
1203 CEDAR HILL ROAD | NAVASSA, NC 28451

Concept Image Photo is of the neighboring space. New building will be constructed similar in design.



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

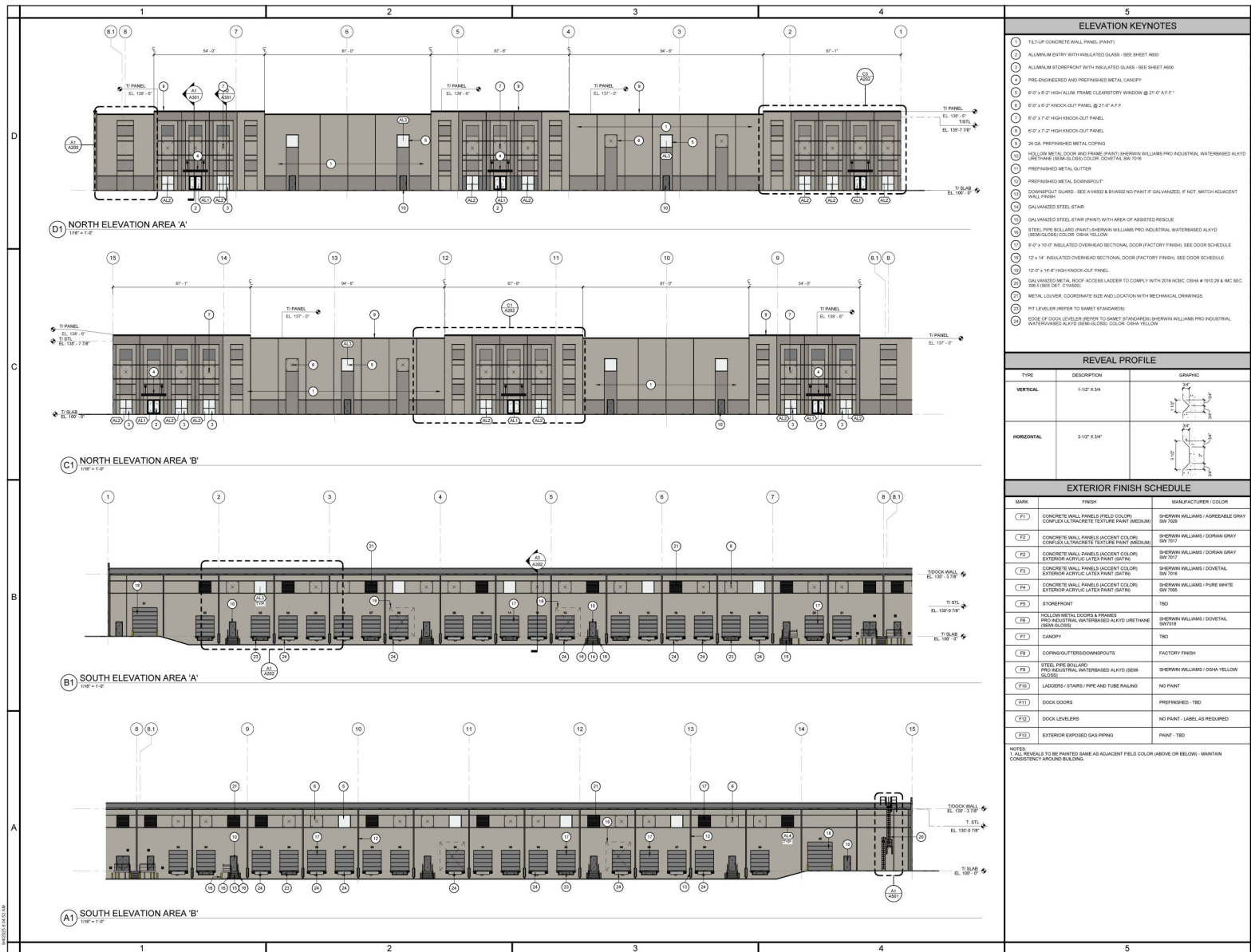




ADDRESS:	1203 Cedar Hill Road Navassa, NC 28451 Brunswick County
AVAILABLE SF:	± 22,680—158,760 SF of first generation, Class A warehouse/distribution space. The building will be delivered in the Summer of 2026.
LEASE RATE:	\$9.50 PSF NNN to include a \$5.00/SF Tenant Improvement Allowance. TICAM estimated at \$2.05/SF
ZONING:	LI - Light Industrial (Town of Navassa)
DESCRIPTION:	For Lease, ± 22,680—158,760 SF of first generation, Class A warehouse/distribution space. The subject will consist of fourteen (14) bays (54' x 210' each). The project will be located on approximately 13.77 acres. The building will be equipped with 38 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 135 car parking spaces, as well as additional trailer parking spaces behind the truck court.
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.

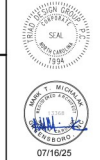
For more information, please contact:

Will Leonard, SIOR
910.344.1015 (main)
910.233.5351 (mobile)
wleonard@capefearcommercial.com



4807 Koger Boulevard Suite C
Chapel Hill, NC 27517
Telephone 336-218-8282

8420 University Executive
Park Drive Suite 600
Chapel Hill, NC 27517
Telephone 336-312-1140
www.tdg-designgroup.com



07/16/25



CEDAR HILL SPEC BUILDING 2
 UNITS 1-6
 1203 CEDAR HILL ROAD
 NAVASSA, NORTH CAROLINA 28451

SUBMITTALS:

DATE	DESCRIPTION

REVISIONS:

NO.	DATE	DESCRIPTION

SHEET TITLE:
PARTIAL EXTERIOR ELEVATIONS

DATE: 2025-05-07
DRAWN (LWS): [] **CHECKED (MTM):** []
JOB NUMBER: 24-00
SHEET: []

A201 R1

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



CONSTRUCTION PROGRESS

Cedar Hill Road
Navassa, NC



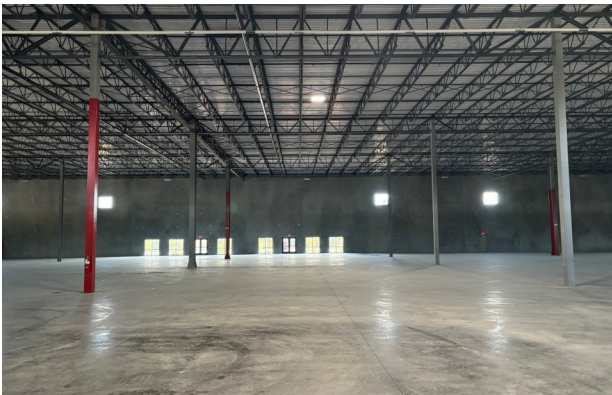
For more information, please contact:
Will Leonard, SIOR
910.344.1015 (main)
910.233.5351 (mobile)
wleonard@capefearcommercial.com





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

CONCEPTUAL PHOTOS (NEIGHBORING SITE WITH SIMILAR DESIGN)



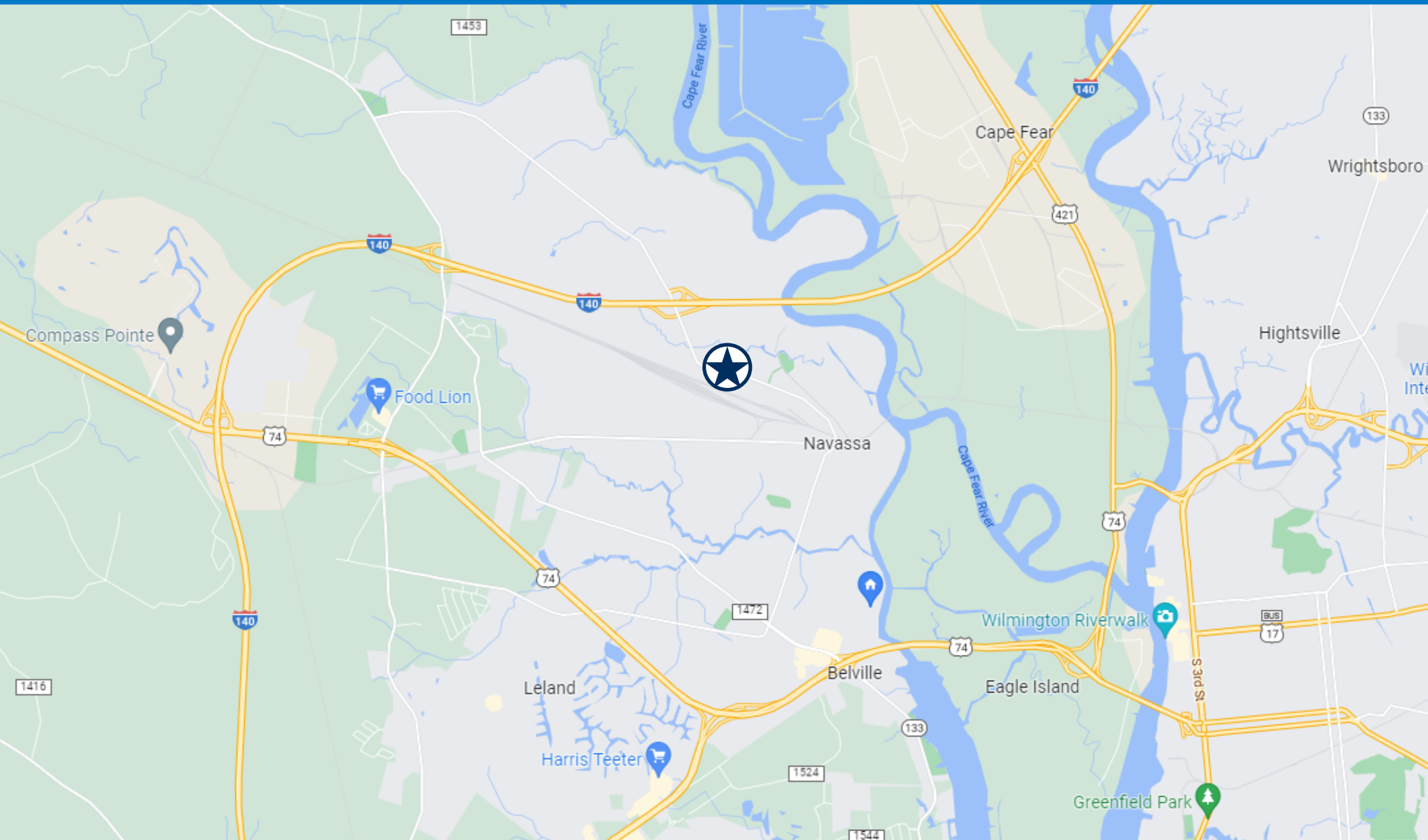
For more information, please contact:

Will Leonard, SIOR
910.344.1015 (main)
910.233.5351 (mobile)
wleonard@capefearcommercial.com



LOCATION MAP

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