

# YOGASLEEP SALE-LEASEBACK

± 71,035 SF NET LEASED INVESTMENT SALE

3870 US Hwy 421 N | INDUSTRIAL CORRIDOR | WILMINGTON, NC



140

421

421



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## SUMMARY

Cape Fear Commercial is pleased to present the Sale-Leaseback of the Yogasleep headquarters, a recently constructed  $\pm 71,035$  SF freestanding warehouse in Wilmington, NC.

The building is currently owned and occupied by an affiliated entity of Yogasleep (Marpac, LLC), a leading manufacturer and distributor of sound machines and other innovative sleep-related products.

## HIGHLIGHTS

- + Net Lease Investment, with a brand new lease executed at closing.
- + 60 month term, with annual escalations.
- + Proven tenant that has been in business for over 60 years.
- + Attractive fundamentals, with a market lease rate on highly active real estate in a strong market.
- + US Highway 421 is the regional industrial hub - easily accessible to main interstates, 12 miles to the Port of Wilmington, and 11 miles to ILM Airport.

LOCATION:	<b>YogaSleep</b> 3870 US Highway 421 N Wilmington, New Hanover County, NC
PARCEL ID:	R02400-001-003-000
ZONING:	Zoned I-2 (Industrial)
SIZE (Land):	$\pm 5.04$ Acres
SIZE (Building):	$\pm 71,035$ SF
YEAR BUILT:	2023
LEASE TERM:	60 months (from Closing)
NOI:	\$759,000 (Year 1, w/ annual escalations thereafter)
PRICE:	\$12,200,000
CAP RATE:	6.2%

## LEASE SUMMARY

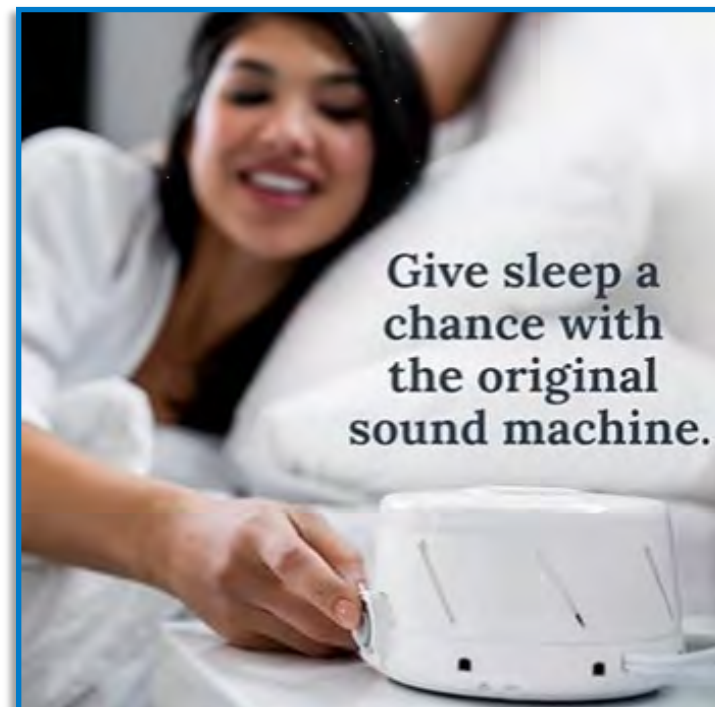
TENANT:	Marparc, LLC
BUILDING SIZE:	71,035 SF
TERM:	60 months (from Closing)
RENT:	\$759,000 (\$63,250 per month)
ESCALATIONS:	2.75% annually
RENEWALS:	Two, 5-year renewal options w/ a 150 day notice
DEPOSIT:	\$63,250
GUARANATEES:	Corporate
TAXES:	Tenant
INSURANCE:	Tenant
UTILITIES:	Tenant
HVAC:	Tenant
ROOF:	Tenant for the initial Term, then Landlord thereafter
STRUCTURE:	Landlord
FOUNDATION:	Landlord

## TENANT SUMMARY

### YOGASLEEP®

- + Founded in 1962 and currently based in Wilmington, NC.
- + Yogasleep is a sleep wellness brand that creates sound machines, mattresses, and sleep accessories designed to help people fall asleep faster and sleep more soundly by reducing noise disruptions and promoting a calm sleep environment
- + Approx. 50 employees
- + 92 Trademarks, 7 utility patents, and 2 utility patents pending
- + 30M+ in forecasted for 2026 sales
- + Best known for the Dohm family of sound machines, which has been the best-selling white noise machine for than 60 years, and the most reviewed and highest-rated sound machine online

*Please inquire for additional information*



## PROPERTY SUMMARY

ACREAGE:	± 5.04 Acres
ZONING:	I-2 (New Hanover County)
UTILITIES:	Municipal water & sewer (CFPUA)
BUILDING SIZE:	± 71,035 SF (Total) + 7,400 SF (Office) + 57,035 SF (Warehouse) + 6,600 SF (Mezzanine)
YEAR BUILT:	2023
CONSTRUCTION:	Pre-engineered metal with energy-efficient insulated metal foam-core panel siding.
CLEAR HEIGHT:	34'
FIRE SPRINKLER:	ESFR
HVAC:	100%, including fully climate-controlled warehouse and production space.
TRUCK DOORS:	6 loading docks w/ 1 grade level drive-in door
ROOF:	Gable
PARKING:	110 spaces
ASSOCIATION:	A recorded cross-access, easement and maintenance agreement is in place for common driveways and stormwater management infrastructure.

## MARKET & SUBMARKET SUMMARY



- + Wilmington, NC is among the top-performing markets in the industrial sector, boasting historically low vacancy rates.
- + Wilmington, NC is experiencing robust population growth, fueled by the coastal migration phenomenon of inbound moves to the Southeastern region.
- + As of Q4 2025, Industrial Market demand in Wilmington is above the national average.
- + The Highway 421 corridor has rapidly emerged as the Greater Wilmington region's premier industrial growth area attracting companies like Kesseböhmer, Amazon, Home Depot, Ferguson, FedEx, Maersk, & Trane.
- + Significant public and private investment—exceeding \$500 million in recent years—has transformed this area into a high-demand hub for industrial users seeking accessibility, scalability, and modern infrastructure. The corridor supports a wide range of businesses, from international logistics and food processing to manufacturing and last-mile delivery.
- + Port Proximity: Just 9 miles to the Port of Wilmington, a deepwater port with global shipping access
- + Highway Access: Immediate access to I-140, Hwy 421, and connectivity to I-40 & Hwy 74/76



**PENDER COMMERCE PARK**

amazon

FedEx

Polyhose®  
Providing Flexible Solutions Globally

EMPIRE DISTRIBUTORS, INC.

MAERSK

ACME

COASTAL BEVERAGE

PROFESSIONAL BUILDERS SUPPLY

STEPAN CO

FERGUSON

WILMINGTON TRADE CENTER

TRANE

7-ELEVEN W/ TRUCK FUELING

SUBJECT

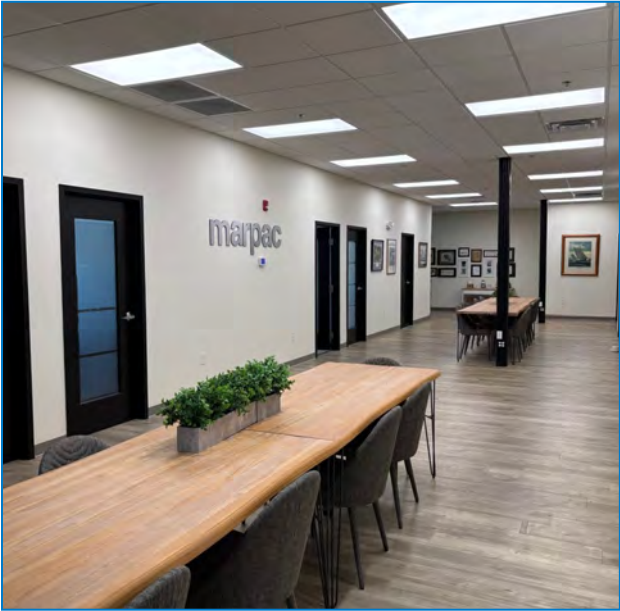
SOUTH ATLANTIC SERVICES

Cape Fear

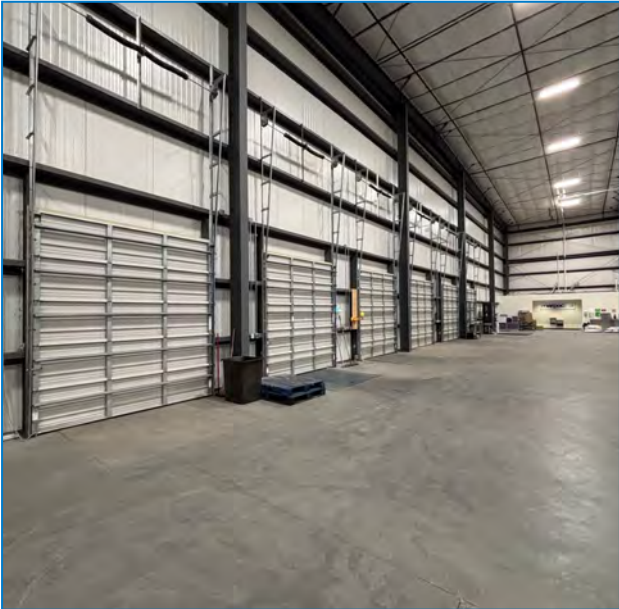
HISTORIC DOWNTOWN WILMINGTON  
PORT OF WILMINGTON

NEW HANOVER COUNTY RECYCLING

PROPERTY PHOTOS



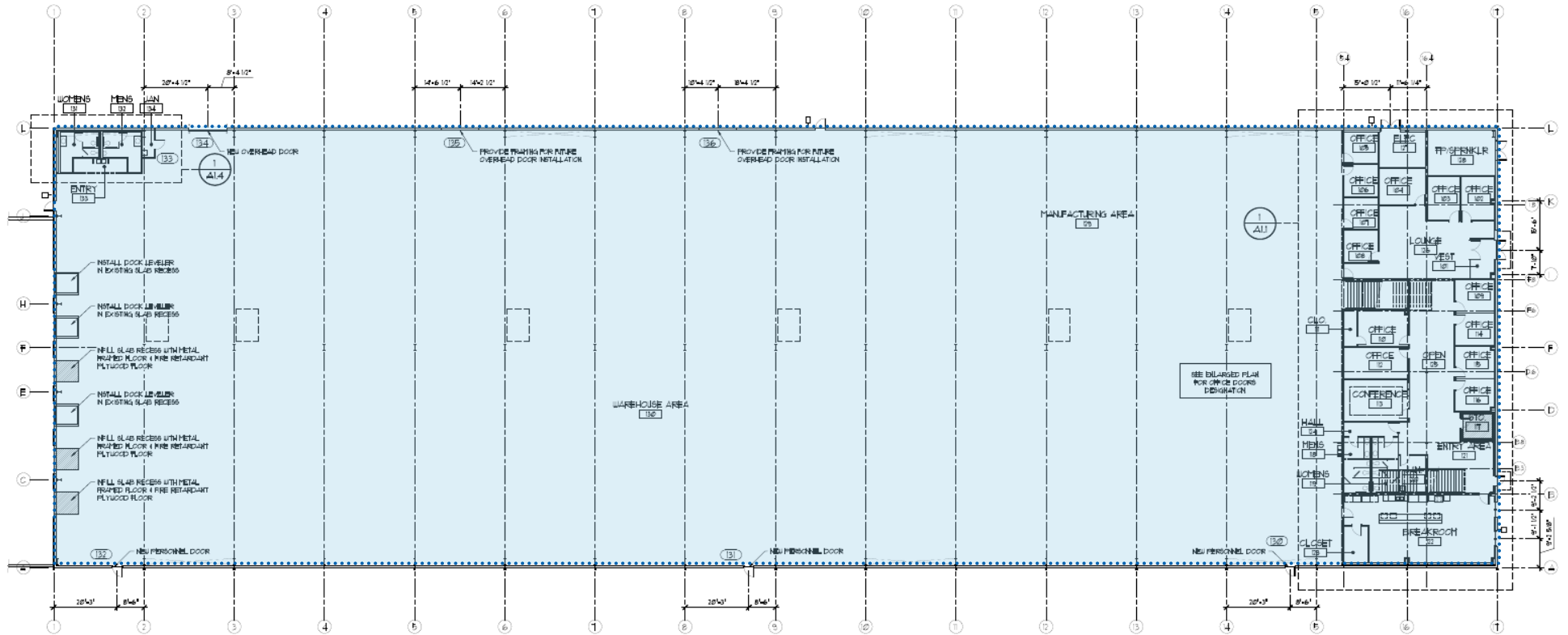
PROPERTY PHOTOS



AERIALS



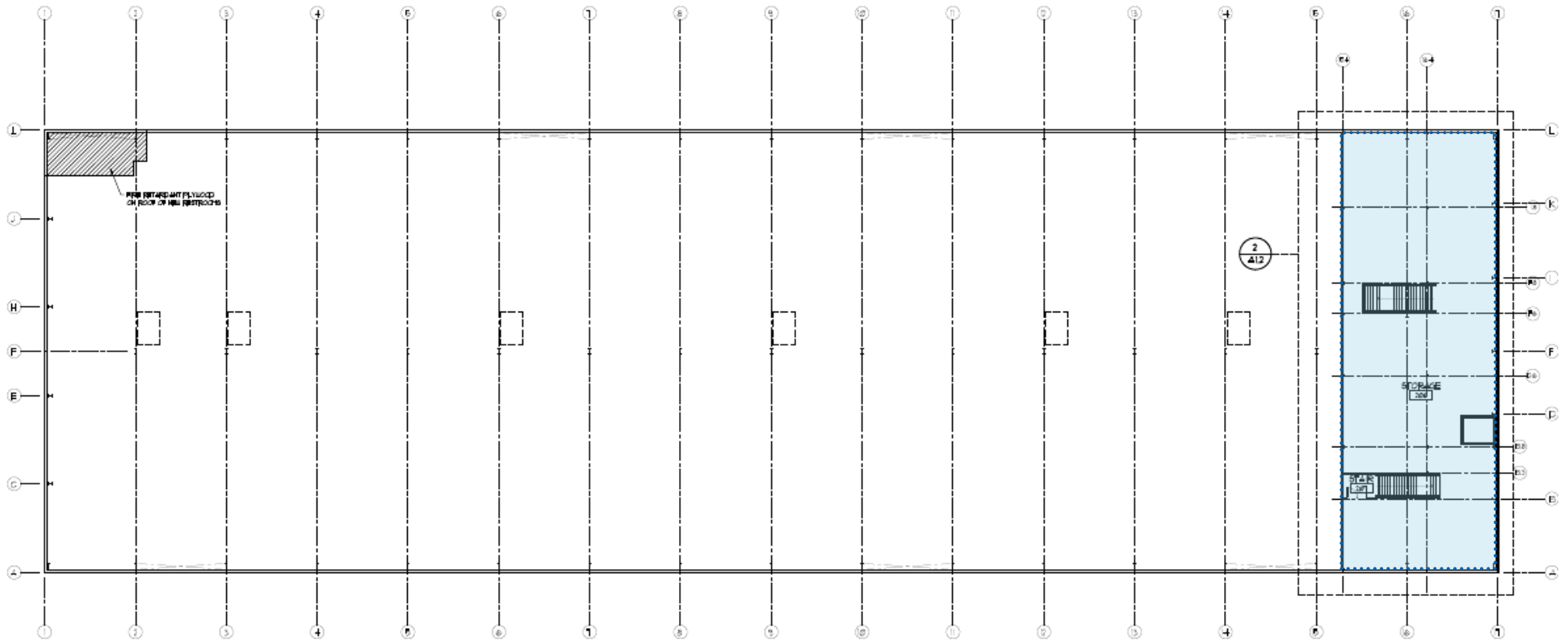
# FLOOR PLAN - GROUND FLOOR



1/A11 FLOOR PLAN  
 PLAN 01 SCALE: 1/16" = 1'-0"



# FLOOR PLAN - MEZZANINE



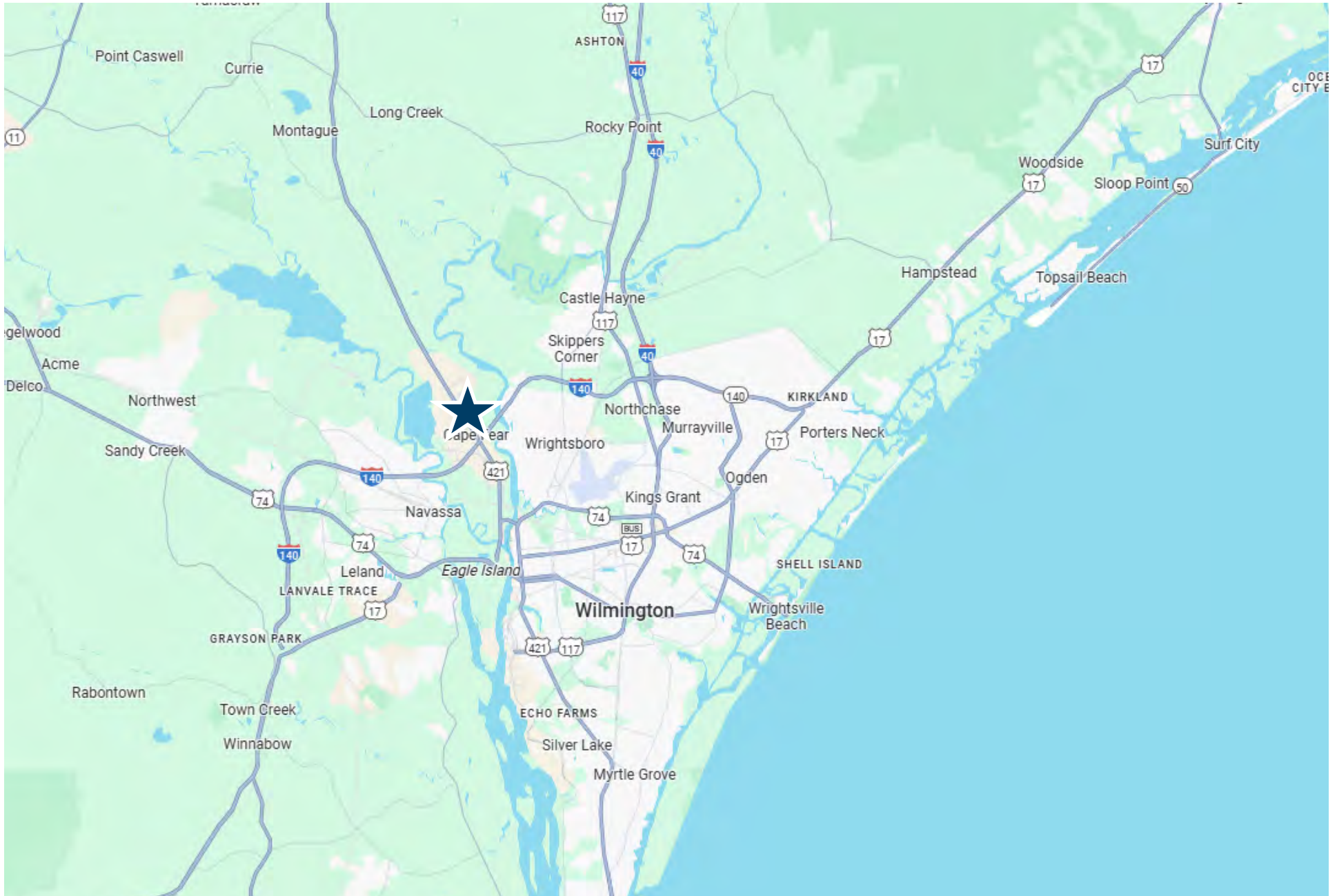
V412 MEZZANINE LEVEL FLOOR PLAN  
PLAN 2021 SCALE 1/16" = 1'-0"



GIS AERIAL



# LOCATION MAP



# MARKET OVERVIEW

## Wilmington, North Carolina



## Wilmington, North Carolina

Wilmington is a dynamic and thriving coastal community situated between the Cape Fear River and Atlantic Ocean in New Hanover County, North Carolina. It is the largest city in southeastern North Carolina and the eighth largest city in the state, as well as the principal city in the Wilmington Metropolitan Statistical Area (MSA).

As the cultural and business center of southeastern North Carolina, Wilmington boasts a charming historic district and lively arts scene. Points of interest include the Cape Fear Museum, the Cameron Arts Museum, Thalian Hall Center for the Performing Arts, Cape Fear Community College's Wilson Center, World War II Memorial Battleship USS North Carolina and the Bellamy Mansion, one of North Carolina's finest examples of historic antebellum architecture. The city plays host to one of the largest domestic television and movie production facilities outside of California and has an inviting business climate, which has attracted major employers such as GE-Hitachi Nuclear Energy, GE Aviation Corning, MegaCorp and Thermo Fisher Scientific. Furthermore, as North Carolina's largest port city, Wilmington serves as the backbone of state international trade.

With a beautiful riverfront, miles of unspoiled beaches and great local seafood restaurants, Wilmington offers the best of a casual, coastal lifestyle. It also boasts the appeal of a small, contemporary city with its global business opportunities and newly revitalized downtown. Top-notch medical facilities, award-winning institutions of higher learning and various entertainment/recreation options also make Wilmington an attractive choice for residents and visitors alike.

### Wilmington MSA by The Numbers

Population	467,031
Median Age	46.4
Households	203,962
Average Household Size	2.25
Housing Units	257,560
Average Household Income	\$103,982
Median Household Income	\$75,596
Median Net Worth	\$274,166
Median Disposable Income	\$60,445
Education	40.5% Bachelor's/Grad/Prof Degree 30.2% Some College/Associate's Degree 23.6 High School Degree 5.7% No Diploma
Total Businesses	19,541
Total Employees	191,325
Employment	62.3% White Collar 19.3% Blue Collar 18.3% Services
Unemployment Rate	3.6%

Source:

ESRI forecasts for 2024 and 2029. Census Bureau 2020 decennial Census in 2020 geographies.



## AWARDS & ACCOLADES

America's Best Riverfront Town  
*USA Today*

#8 Best City For Tourists  
*ValuePenguin*

#7 Most Fun, Affordable City  
*Bloomberg Business Week*

#1 Best Place To Retire in North Carolina  
*Expedia.com*

#32 On List of Best Places For Business & Careers  
*Forbes*

America's 13 Hottest Up-and-Coming Coffee  
Cultures  
*Expedia.com*

#25 Best Small Town Honeymoon Destinations  
in the U.S.  
*VacationIdea Dream Vacation Magazine*

#3 Top Destinations on the Rise  
*Trip Advisor*

#2 Best City to Start A Business in the U.S.  
*Nerd Wallet*

Named to List of Coolest American Towns  
*Jetsetter Magazine*

A Top 10 Small Foodie City  
*Yelp*

#1 Best AI Fresco Dining Neighborhood  
*USA Today*

A 2022 "Top Performing City" in Terms of Economic  
Growth  
*Milken Institute*

Charming Under-the-Radar Southern Cities Worth  
Exploring  
*U.S. News & World Report*

#18 City for Cost of Doing Business  
*Forbes*

Best Places To Live for Triathletes  
*Triathlete Magazine*

Top 10 City for Recent Grads  
*Livability*

Among Best Cities for Beer Drinkers  
*SmartAsset*

Azalea Festival Named #5 Best Flower Festival  
*USA Today*

Wrightsville Beach Named to List of South's  
Best Beaches  
*Southern Living*

Named to List of 20 Coolest Beach Towns in  
America  
*MatadorNetwork.com*

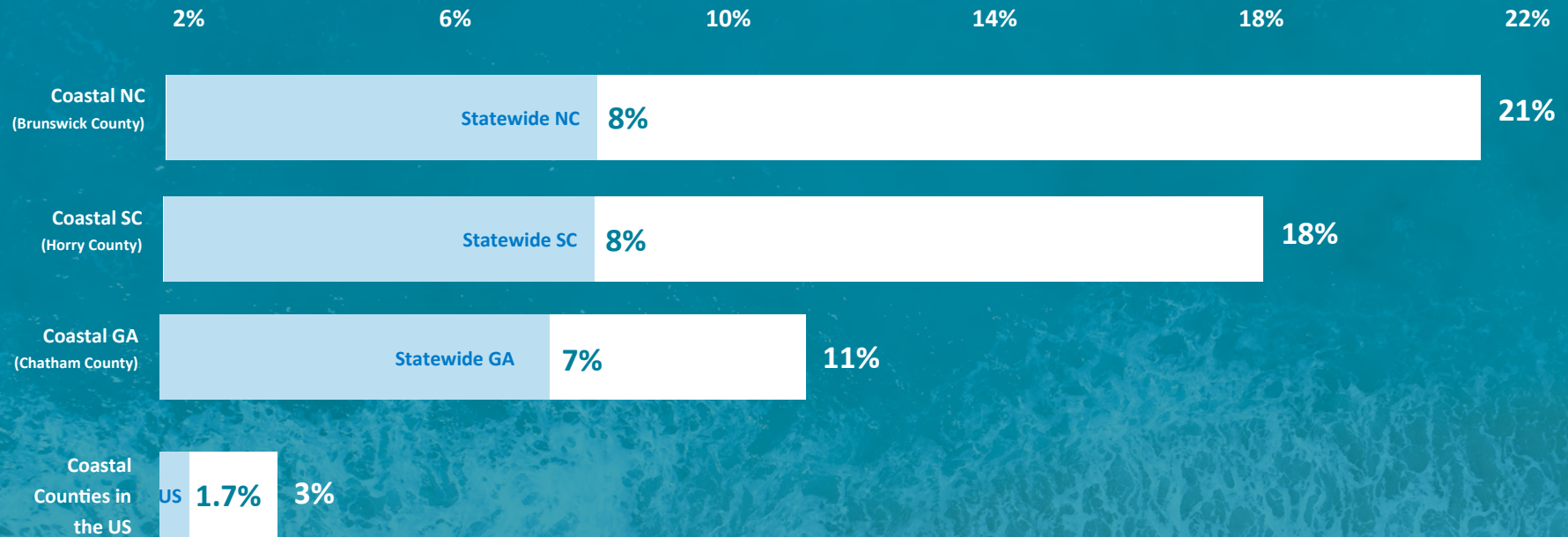


# THE COASTAL MIGRATION PHENOMENON

The Southeast is leading the nation in population growth. Coastal cities in North and South Carolina like Myrtle Beach and the greater Wilmington market area are at the forefront of the surge.

North Carolina Coastal Counties (overall) are leading population increases in the state, contributing significantly to NC's +7.7% population growth and nearly 605,000 net new residents since April 2020 to July 2024

*Percent change in population, 2020-2024 (Cumulative) Coastal Counties*



Source: National Ocean Economic Program

## THE COASTAL MIGRATION PHENOMENON

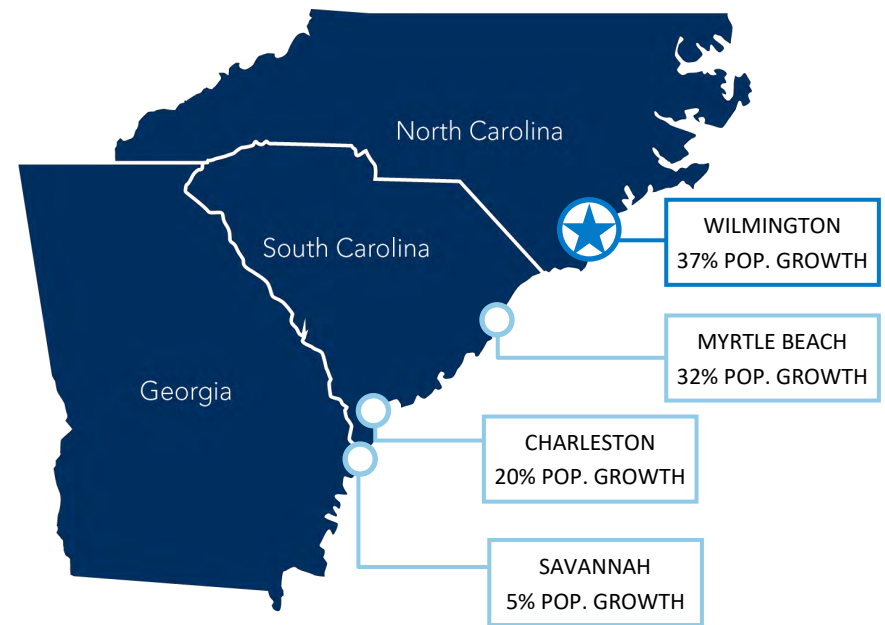
The Southeast is leading the nation in population growth. Coastal cities like Wilmington and Myrtle Beach are at the forefront of the surge.

Wilmington has benefited from disproportionately strong in-migration trends that are taking hold in other Southeastern coastal markets. The area's high-quality standard of living, attractive/moderate climate, favorable business environment, diverse economy, first-class healthcare options and abundant lifestyle amenities are major draws for those contemplating relocation.

Population and in-migration trends are important metrics that portend future apartment demand and rent growth trajectories.

**Continued out-sized population growth along Southeastern coastal counties will spur more apartment demand and lead to out-sized rent growth and asset appreciation.**

- + 81.3% of the population lives in coastal states on 57% of the nation's land area.
- + 36.9% of the population can be found in counties adjacent to water, and these counties occupy less than 18% of the nation's land.
- + Overall U.S. population growth between 2004 and 2021 was 48.2 million people.
- + 78.1% of the growth occurred in the coastal states and 26.8% in shore-adjacent counties.



**Wilmington realized the largest % population increase in the nation post pandemic in 2020.**

– United Van Lines 2021

**Wilmington continued this trend in 2022 as the #1 MSA in Inbound Migration.**

– United Van Lines 2022

Novant Health / NHRMC  
is the 9th largest hospital in  
NC & has a \$1 billion annual  
economic impact



## GROWING & DIVERSIFIED ECONOMY

Tremendous population growth over the past few years has stimulated the local economy, which has become increasingly more diversified. The medical, manufacturing, pharmaceutical/biotech, education, tourism and transportation industries are well represented and attract a talented workforce with a strong demographic profile.

### MEDICAL



#### Novant Health / NHRMC

- 7,000 employees / 560 physicians
- 3 campuses
- 855 licensed beds
- 9th largest hospital in NC
- \$1 billion annual economic impact



#### Wilmington Health

- 870 employees across 22 locations in the greater Wilmington area
- Largest private, multi-specialty group practice in Southeastern NC



#### Well Care Home Health

- 590 Wilmington-based employees
- Leading home care assistance, rehabilitation and nursing organization

## MANUFACTURING



### General Electric

- 2,175 employees across GE Aviation and GE Hitachi locations
- GE Hitachi: provider of advanced reactors and nuclear services
- GE Aviation: provider of jet engines and systems for commercial and military aircraft

## CORNING

### Corning

- 1,000 total employees
- World's largest optical fiber manufacturing facility



## PHARMACEUTICALS / BIOTECH



### ThermoFisher Scientific

- 1,700 total employees
- CRO serving pharmaceutical, medical, biotechnology, academic and government



### Alcami

- 455 total employees
- Pharmaceutical product contract development and manufacturing





## BANKING / FINTECH

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### Live Oak Bank

- 660 employees
- Headquartered in Midtown submarket of Wilmington



### Live Oak Bank

- 660 employees
- Headquartered in Landfall/Mayfaire submarket of Wilmington



### Apiture

- 320 employees
- Headquartered in Landfall/Mayfaire submarket of Wilmington

**“ The city (Wilmington) has become a FinTech and banking hub over the past few years, sparking the growth of a new class of tech startup founders. ”**

**– Hypepotamus | Jan 2021**

## FILM & PRODUCTION

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The City of Wilmington has been dubbed “Hollywood East” and “Wilmywood” due to its longstanding ties to the film industry, which have been strengthened in recent years due to financial incentives that have been made available to filmmakers by the State of North Carolina.

### Cinespace Wilmington

- One of the largest domestic television and movie production facilities outside of California
- 152,000 SF of production space on 10 column-free sound stages
- The facility has played host to numerous film, television and commercial projects, including: Iron Man 3, We’re the Millers, The Conjuring, Nights in Rodanthe, Dawson’s Creek, One Tree Hill and Eastbound and Down.



## TOURISM

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### Wilmington Tourism

- Provides 6,470 jobs
- Supports a payroll of ~\$150M
- New Hanover ranked 7th among all NC counties in visitor spending in 2021
- In 2022, visitors to New Hanover County spent 41.23% more than in 2020



## EDUCATION



### UNC Wilmington

- 18,030 undergraduate/graduate students
- 2,540 total faculty/admin staff
- Offers 58 bachelor degree programs and 37 graduate programs – including a Ph.D. in marine biology – one of only three such programs offered on the Atlantic Coast



### New Hanover County Public Schools

- Primary public school system
- 4,443 total employees / 26, 131 students



### Cape Fear Community College

- NC's 5th largest community college
- 18,030 students employees
- 2,540 faculty/admin staff
- Offers over 60 technical degree programs of study, as well as two-year college transfer degrees and a wide variety of adult education and continuing education classes New Hanover County Schools for lifelong learning



## TRANSPORTATION



### Port of Wilmington

- Busiest port in North Carolina
- Strategically located on the East Coast within 700 miles of more than 70% of the U.S. industrial base
- Operated by the North Carolina State Ports Authority
- Offers terminal facilities serving container, bulk breakbulk and ro-ro cargo operations
- Features a deep 42-foot navigational channel, nine berths with 6,768 feet of wharf frontage, four post-Panamax container cranes and three neo-Panamax container cranes.



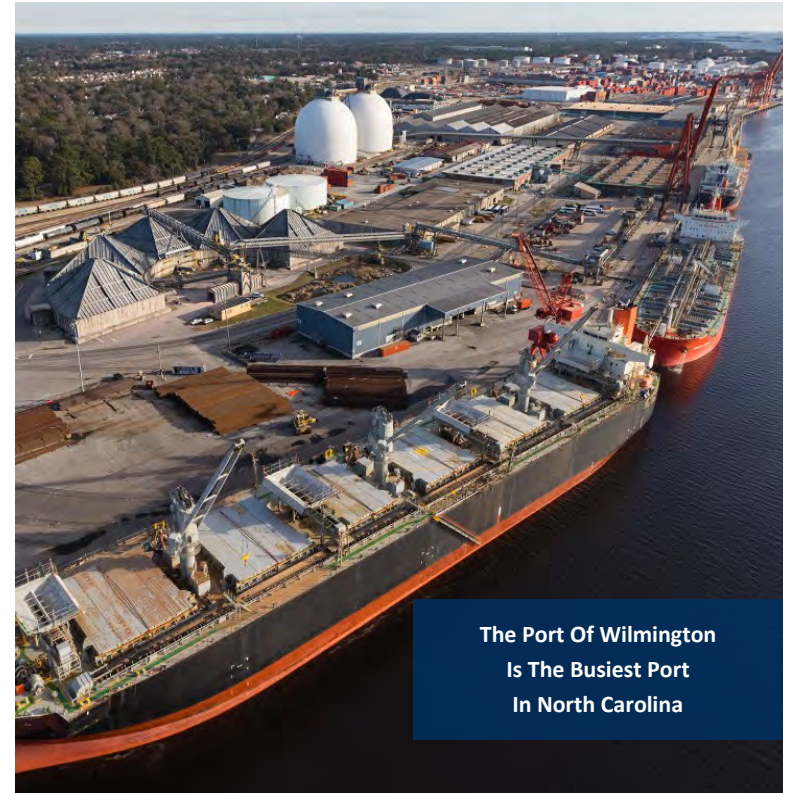
### MegaCorp

- Premier logistics firm headquartered in the Landfall/ Mayfaire submarket of Wilmington
- 375 current employees
- Committed to 300 additional hires over next 5 years



### ILM Airport

- 5th largest airport in NC
- 16,385 jobs
- \$2.25 billion economic impact annually
- \$68M terminal expansion opened in '22, increasing passenger capacity 50%
- Record high of 106,167 passengers in Aug'22



The Port Of Wilmington  
Is The Busiest Port  
In North Carolina



ILM Airport  
5th Largest Airport In NC



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