



Each office independently owned and operated

KENNETH FISHER - RE/MAX COMMERCIAL

1650 Military Cutoff Rd | Ste 100

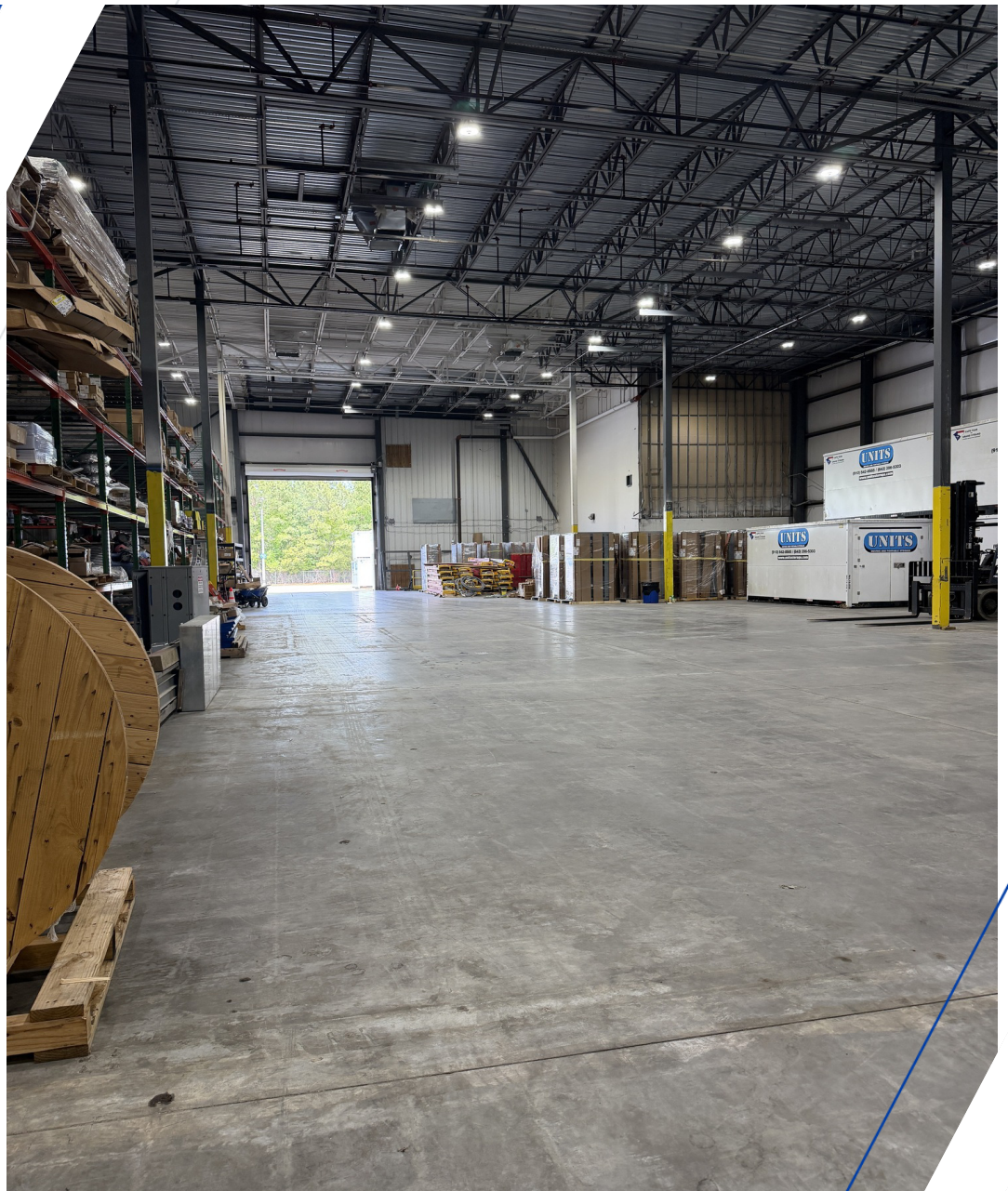
Wilmington, NC 28403

FOR LEASE

INDUSTRIAL PROPERTY

CAPE FEAR INDUSTRIAL COMPLEX UNIT B

1830 CARVER DR | ROCKY POINT, NC 28457



PRESENTED BY:

KENNETH FISHER

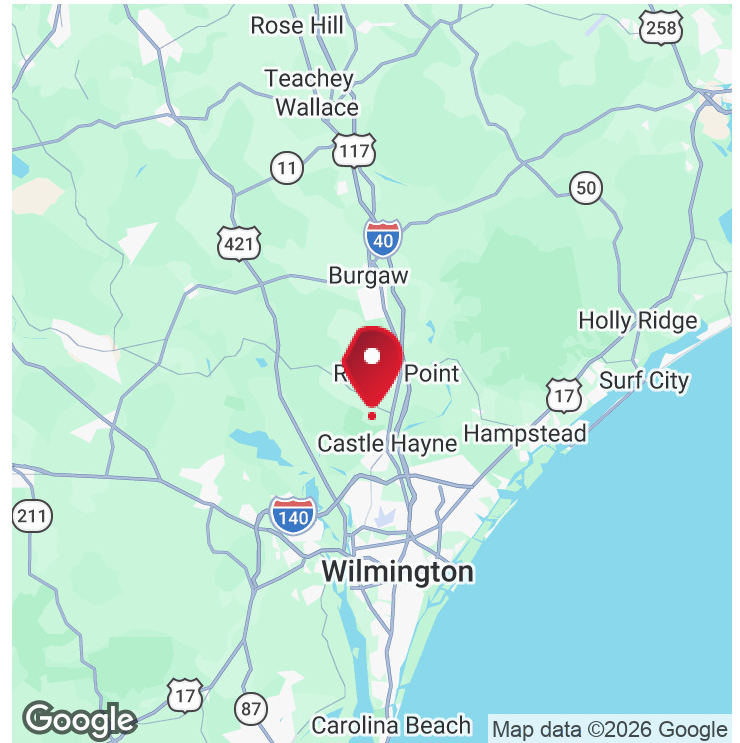
Broker / REALTOR

910.616.2123

NC #227264

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PROPERTY DESCRIPTION

Cape Fear Industrial Complex, on the banks of the Cape Fear River in Rocky Point, NC is a multi-tenant facility boasting approximately 448,687 square feet on approximately 38 acres, accommodating manufacturing, distribution, storage, and office uses. The access control gated facility is off the beaten path, but located in close proximity to workforce in the Wilmington area, as well as convenient access to major transit.

Suite B features approximately 20,430 SF of highly versatile warehouse/shop space, 4 spacious offices, and 2 restroom clusters. The space is wet sprinklered with approximately 30 foot warehouse ceilings and heavy power supply. All lighting is LED with motion activation in the warehouse area. Trucks, equipment, and materials enter the unit through a 20' high and 19' wide drive-in door. In front of the unit, you have 15,000 SF of parking and outdoor storage area with additional yard space possibilities available within the fenced complex. Additionally, a common pit style loading dock in near vicinity to the unit is also available for use. Please inquire to discuss or schedule a tour.

UNIT B HIGHLIGHTS

- 20,431 USF available (+/- 950 SF office/ 490 SF restrooms, 18,991 SF Warehouse)
- 100% fire protected with wet sprinklers
- 29 ft clear height / 1 drive in door (19'W X 20'H)
- 3 offices, 1 conference room
- Shared loading dock
- Heavy power available

UNIT B LEASE DETAILS:

Lease Rate:	\$8.50 SF/yr (NNN)
Estimated TICAMS:	\$.50/SF
Available SF:	20,431 SF
Monthly Base Rent:	\$14,472



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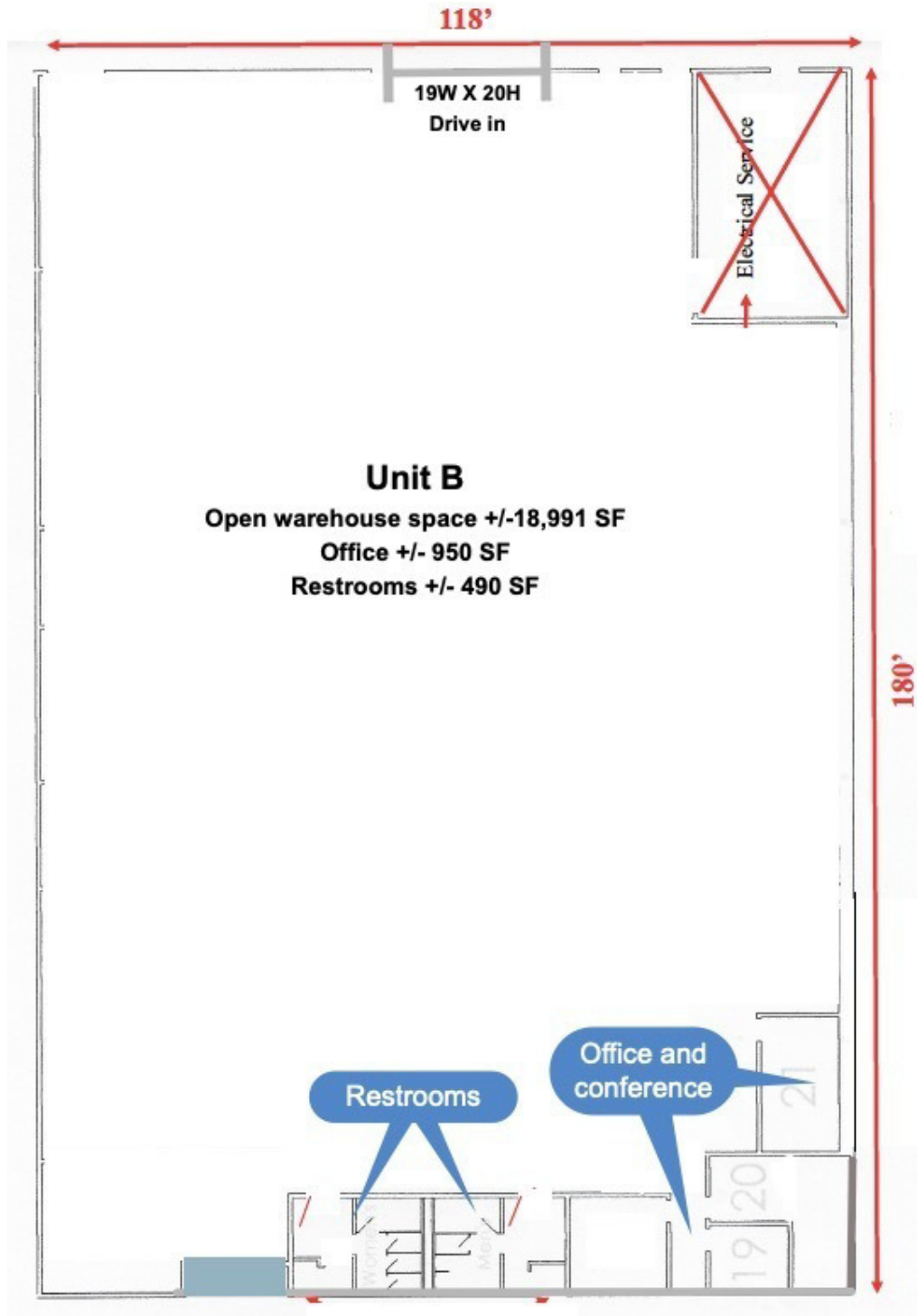
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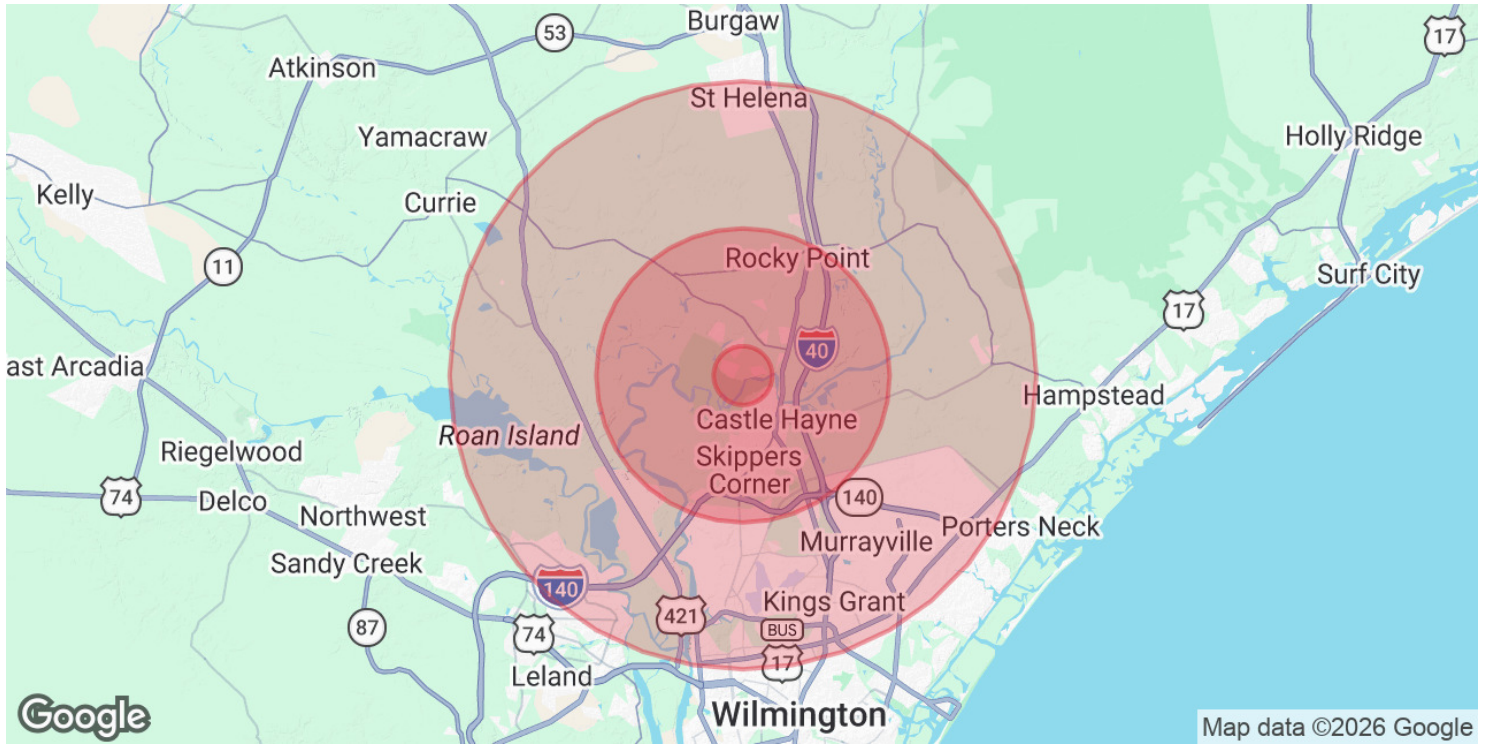
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,117	15,722	125,279
Average Age	41	41	41
Average Age (Male)	40	40	39
Average Age (Female)	41	43	42

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	430	6,105	52,015
# of Persons per HH	2.6	2.6	2.4
Average HH Income	\$87,280	\$79,575	\$93,702
Average House Value	\$268,568	\$300,832	\$397,838

2020 American Community Survey (ACS)



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