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FOR LEASE

INDUSTRIAL PROPERTY

KENNETH FISHER - RE/MAX COMMERCIAL

1650 Military Cutoff Rd | Ste 100

Wilmington, NC 28403

# SOUND HARBOR INDUSTRIAL PARK

6508 WINDMILL WAY | WILMINGTON, NC 28405



PRESENTED BY:

**KENNETH FISHER**

Broker / REALTOR

910.616.2123

NC #227264

# SOUND HARBOR INDUSTRIAL PARK

6508 WINDMILL WAY | WILMINGTON, NC 28405



## PROPERTY DESCRIPTION

Versatile industrial space for lease in Dutch Squares' Sound Harbor Industrial Complex, Wilmington's premier and supremely located business park. The park offers signalized access to Market street (Highway 17) and Gordon Rd for convenient access to Wilmington, all major highways, ILM airport, and NC State Ports.

6508 Windmill Way Unit B is a fully conditioned 5400 SF space. Unit B has approximately 1450 SF of office build out including a reception area, 2 offices, conference room, functional work area, 2 restrooms, break room, and an IT/utility room all with epoxy flooring. The office area leads to +/- 3950 SF open warehouse/shop space featuring high ceilings with a clear span roof structure, a shower, and access to the mezzanine storage over some of the office space. There is a 10 X10 roll up door opening to the common covered 30 X 30 loading platform with 2 docks serving this and the adjacent unit. The back drive aisle for shipping and receiving is ample for 53' trailers. Signage is available on the building as well as on the marquee sign on Windmill Way. Please do not disturb tenant, call listing agent to schedule a showing.

## OFFERING SUMMARY

Lease Type:	NNN
Available SF:	5,400 SF
Lease Rate	\$15/SF
:Estimated TICAM:	\$1.50/SF
Estimated Monthly Total Rent:	\$7,425

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,600	25,473	49,683
Total Population	5,668	58,796	113,518
Average HH Income	\$96,108	\$103,052	\$101,623



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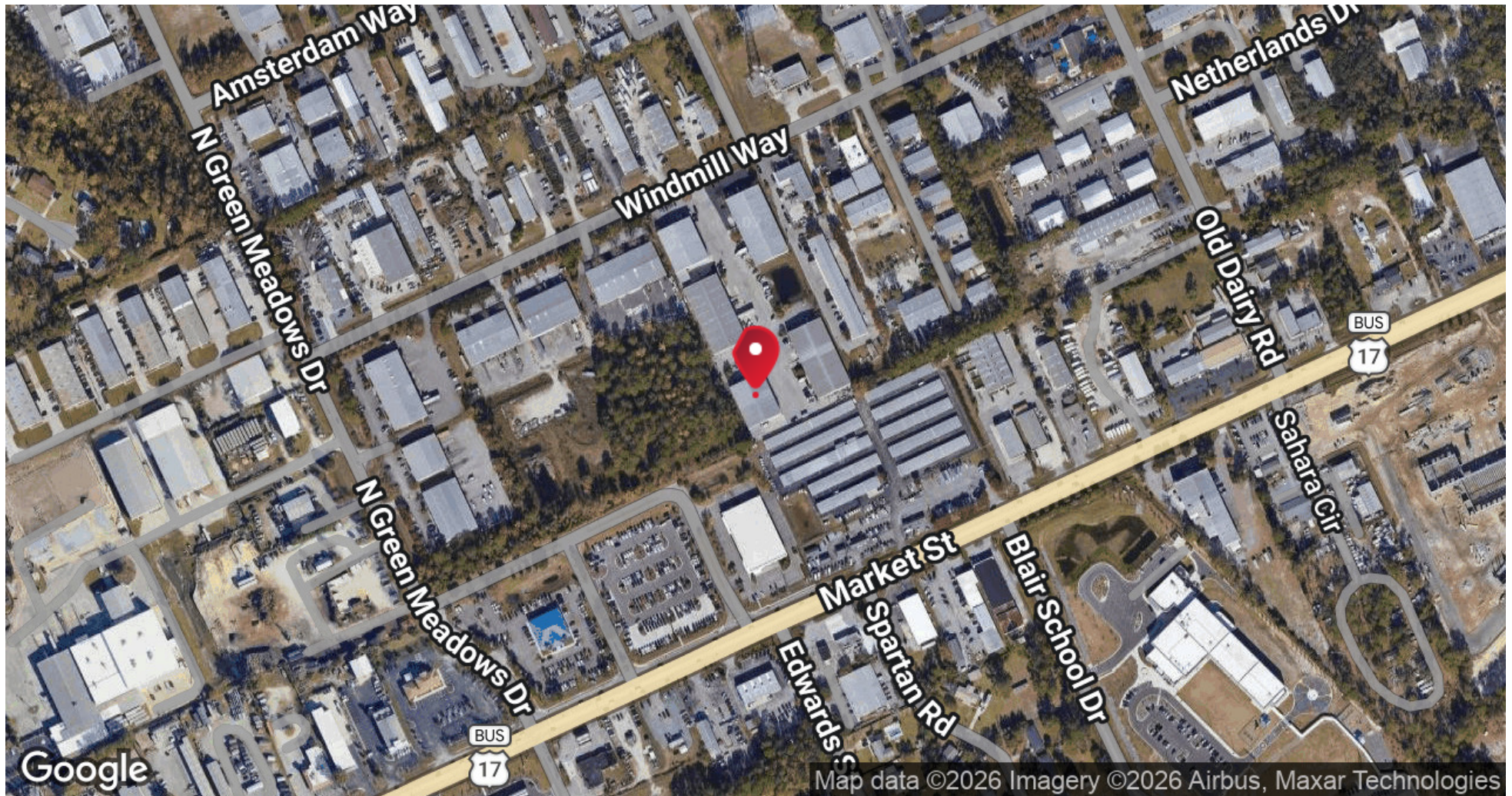
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LOCATION MAP

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ADDITIONAL PHOTOS

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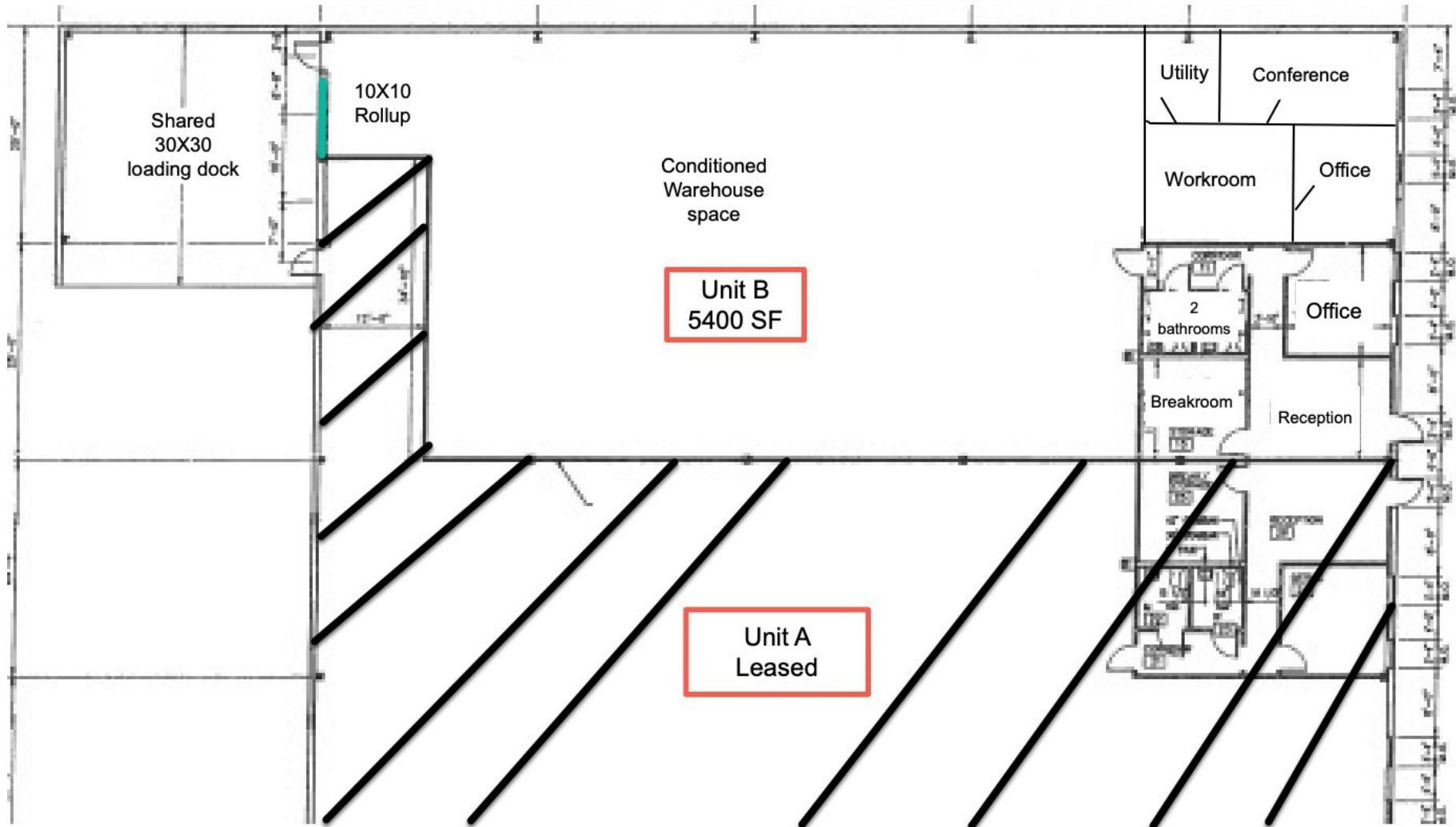
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FLOOR PLANS

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