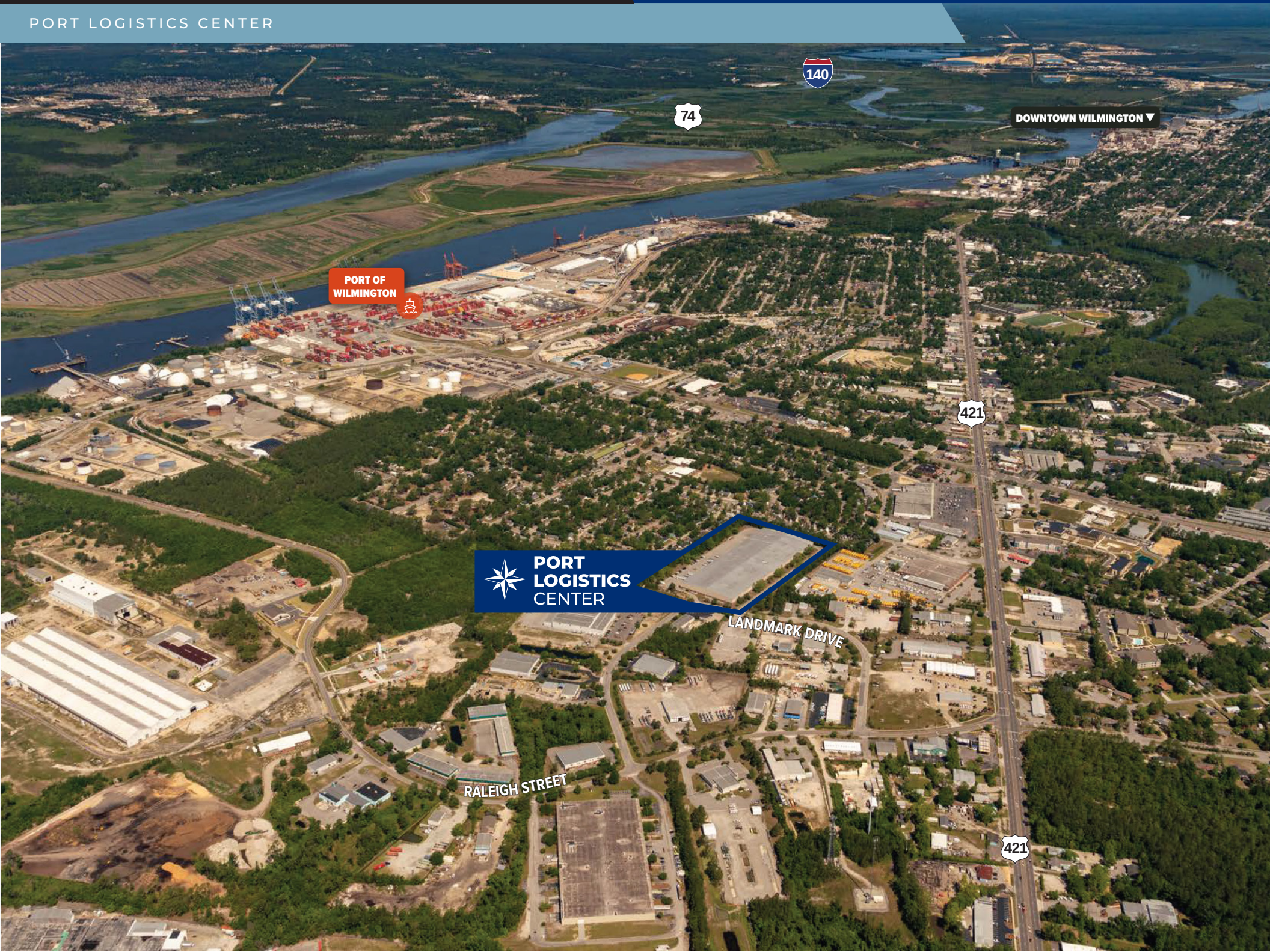


PORT-ADJACENT HIGH-BAY DISTRIBUTION FACILITY | WILMINGTON, NORTH CAROLINA

PORT LOGISTICS CENTER

52,500 SF AVAILABLE WITH CLEAR HEIGHTS UP TO 39'





PORT OF
WILMINGTON



PORT
LOGISTICS
CENTER

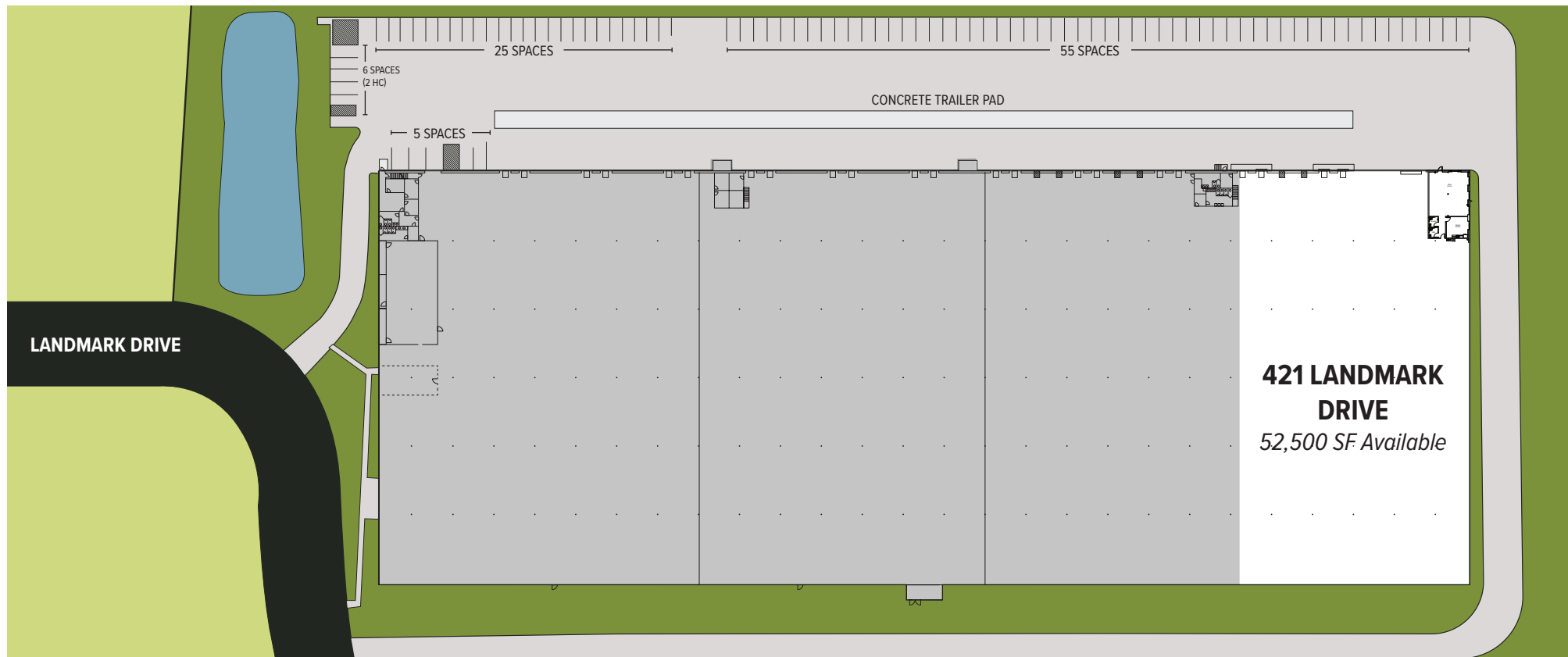
LANDMARK DRIVE

RALEIGH STREET



DOWNTOWN WILMINGTON ▼





BUILDING FEATURES

PROPERTY INFORMATION

ADDRESS	421 Landmark Drive
CITY	Wilmington
STATE	North Carolina
COUNTY	New Hanover
PARCEL ID	R06500-002-002-013
TOTAL ACRES	13.64 Acres
ZONING	IND (Industrial)
TOTAL SF	240,000 SF
CLEAR HEIGHT	27' minimum, 39' at center
COLUMN SPACING	30'-wide X 50'-deep typical
SPRINKLER SYSTEM	ESFR

ACCESSIBILITY

HWY 421	.25 Miles
PORT OF WILMINGTON	2.0 Miles
HWY 74	4.0 Miles
WILMINGTON AIRPORT	8.0 Miles
I-140	9.0 Miles

UTILITIES

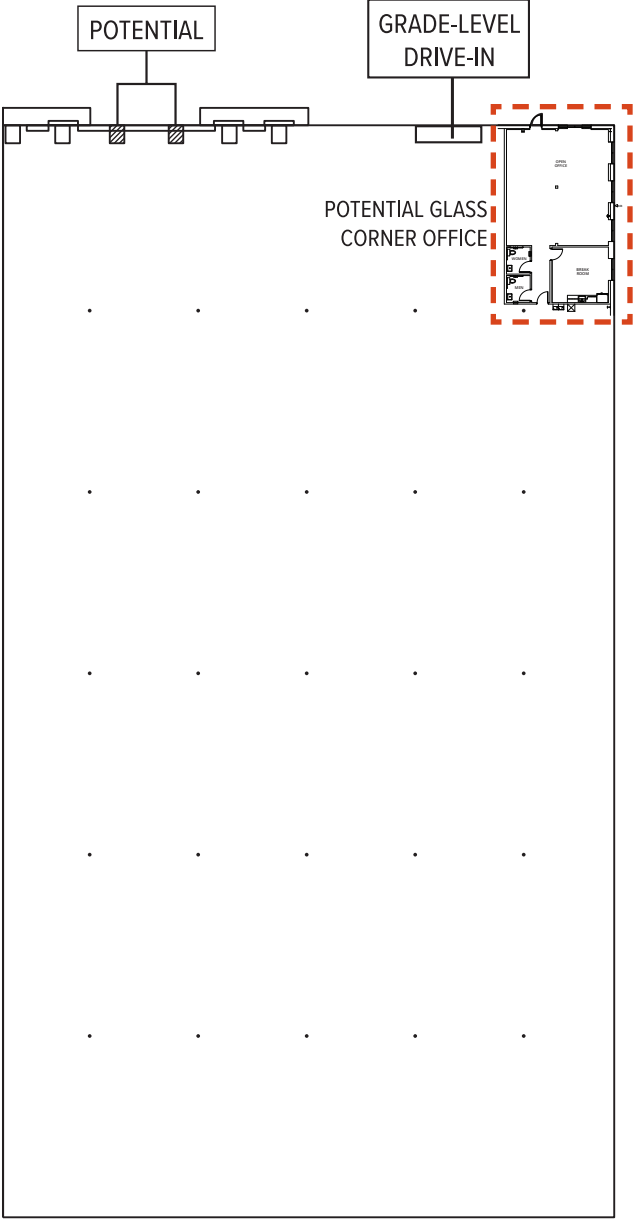
WATER AND SEWER PROVIDER	Cape Fear Public Utility Authority
ELECTRICAL PROVIDER	Duke Energy Progress
NATURAL GAS	Piedmont Natural Gas



FLOOR PLAN + SPECIFICATIONS

BUILDING SPECIFICATIONS

BUILDING SIZE	±240,000 SF
AVAILABLE SUITE	
WAREHOUSE	±51,018 SF
OFFICE	±1,482 SF
TOTAL AVAILABILITY	±52,500 SF
AVAILABLE	Now
LEASE RATE	\$7.95 NNN
TICAM	\$1.28 PSF
SUITE DIMENSIONS	175'-wide x 300'-deep
COLUMN SPACING	30'-wide x 50' deep (typical)
CLEAR HEIGHT	27' minimum, 39' at center
DOCK-HIGH LOADING	Four (4), 10' x 10' dock-high doors with Kelley Series 1000 shelters and 25,000 lb manual levelers
	Two (2) potential dock-high doors
DRIVE-IN LOADING	One (1), 12' X 14' drive-in door at grade-level
TRUCK COURT DEPTH	±115' with concrete dolly strip
LIGHTING	LED
SPRINKLER SYSTEM	ESFR
WAREHOUSE HEATING	Gas-fired units
OFFICE HVAC	Split System
CONSTRUCTION TYPE	Brick-on-Block and Metal
ROOF	Standing seam metal system
FLOOR	6" Reinforced Concrete over 4 mil vapor barrier



LOCATION OVERVIEW

DRIVE TIMES

5 MIN	PORT OF WILMINGTON	10 MIN	DOWNTOWN WILMINGTON	15 MIN	WILMINGTON AIRPORT	1.5 HOURS	MYRTLE BEACH	2 HOURS	RALEIGH-DURHAM	3.5 HOURS	CHARLOTTE
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