

FOR SUBLEASE: +/- 10,000 SF INDUSTRIAL SPACE

9244 INDUSTRIAL BLVD NE
LELAND, NC | BRUNSWICK COUNTY



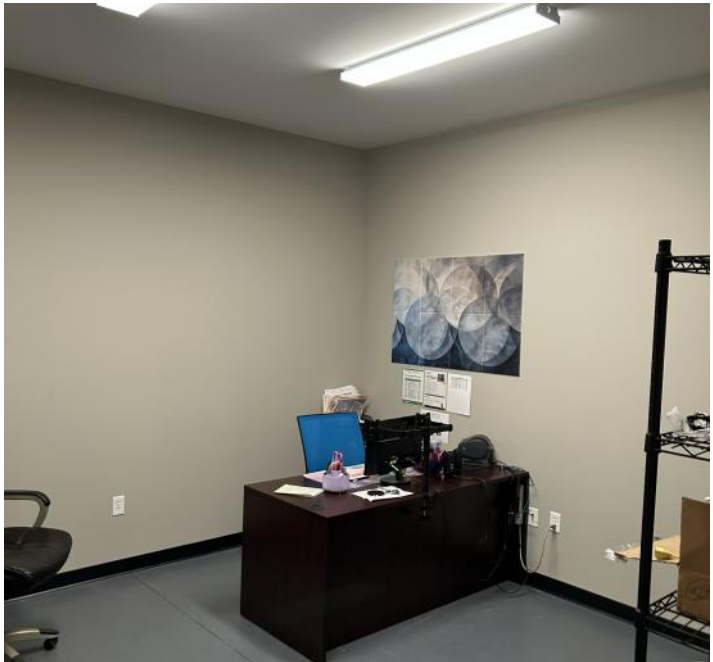


SUMMARY

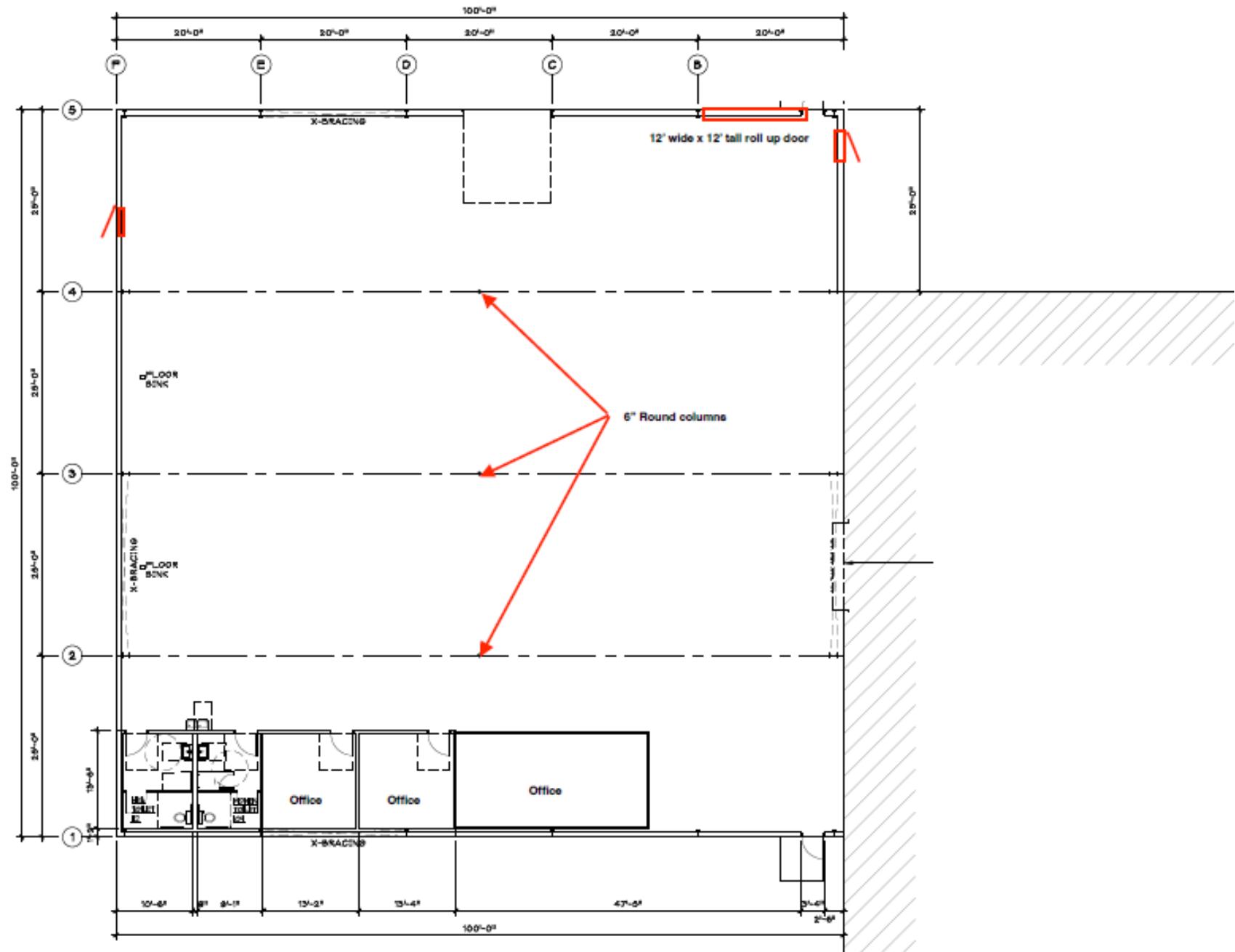
Sublease available for like new warehouse, distribution, manufacturing space located in the Leland Industrial Park. Conveniently located just off US Highway 74/76 with two (2) immediate access points to I-140 (Wilmington Bypass), the site offers unparalleled connectivity to the Greater Wilmington area and all major distribution networks. This proven industrial corridor is home to established operations such as Coca-Cola’s regional distribution center, Bradford Products, Victaulic, Adam’s Beverages’ regional distribution center, and the future home of US MgO’s sheathing panel manufacturing facility. The site provides seamless access to regional, state, and national markets.

ADDRESS	9244 Industrial Blvd NE Leland, NC 28451 Brunswick County
AVAILABLE SF	± 10,000 SF
ZONING	Industrial General (IG) - Brunswick County
LEASE RATE	\$12.60 PSF + \$10,500 Per Month
BUILDING SPECIFICATIONS	+ 20 ft Eave Height + Drive-in rollup 12x12 door + Floor Thickness—6 inches + Fully Sprinkled + Available Signage on Building + Secure Property Gate + HVAC to Office Space Only + Insulated Warehouse Space + Laydown Yard Available

PHOTOS



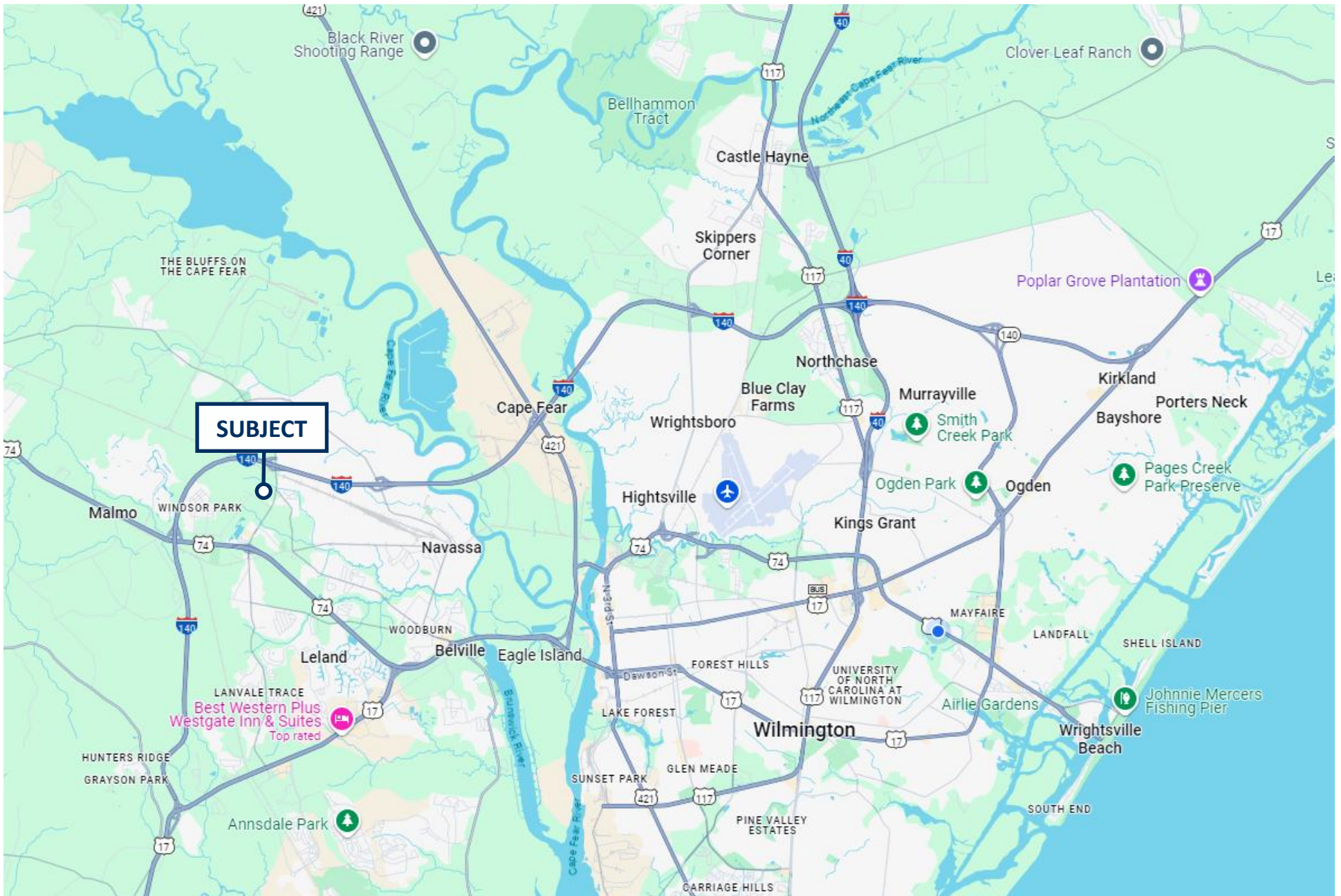
FLOOR PLAN



AERIAL MAP



LOCATION MAP





Cape Fear Commercial

JASON MCLEOD

Senior Vice President

910.332.1648 direct

910.262.3818 cell

jason@capefearcommercial.com



102 Autumn Hall Drive | Suite 210 | Wilmington, NC 28403

capefearcommercial.com

© 2023 Cape Fear Commercial, LLC. All rights reserved. The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Cape Fear Commercial and should not be made available to any other person or entity without the written consent of Cape Fear Commercial. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the Subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Cape Fear Commercial has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the Subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminate substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or the business prospects of any tenant's plans or intentions to continue its occupancy of the Subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Cape Fear Commercial has not verified, and will not verify, any of the information contained herein, nor has Cape Fear Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the Information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.