

FOR LEASE: +/- 56,627 SF WAREHOUSE/DISTRIBUTION SPACE

PENDER COMMERCE PARK | 33 ACME WAY, SUITE 200

WILMINGTON, NC | NEW HANOVER COUNTY





SUMMARY

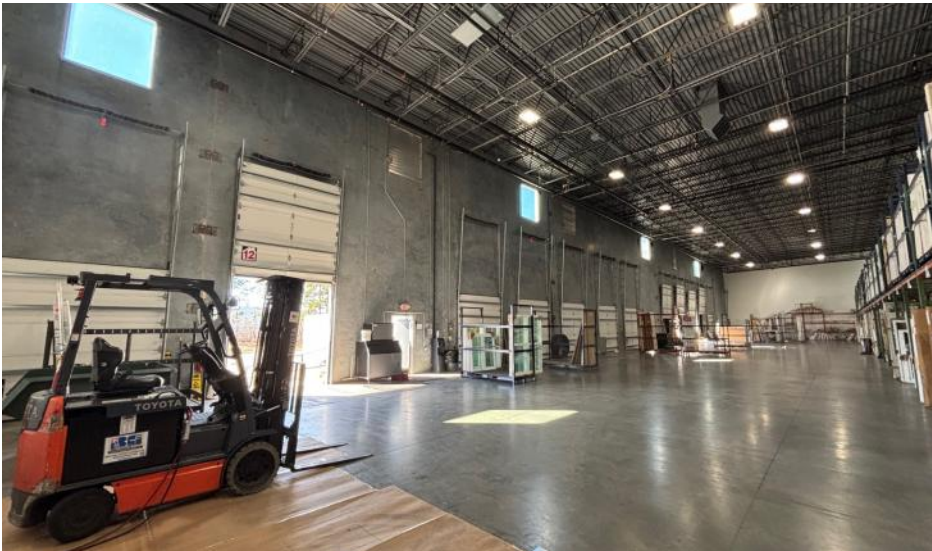
Cape Fear Commercial is pleased to present this opportunity to lease ± 56,627 SF of highly efficient warehouse/distribution space in Pender Commerce Park, just north of Wilmington, North Carolina.

Completed in late 2020, this modern tilt-up concrete facility provides 32’ clear span ceiling heights with full ESFR sprinkler system. Expansive truck courts and on-site parking provide efficient vehicular flow.

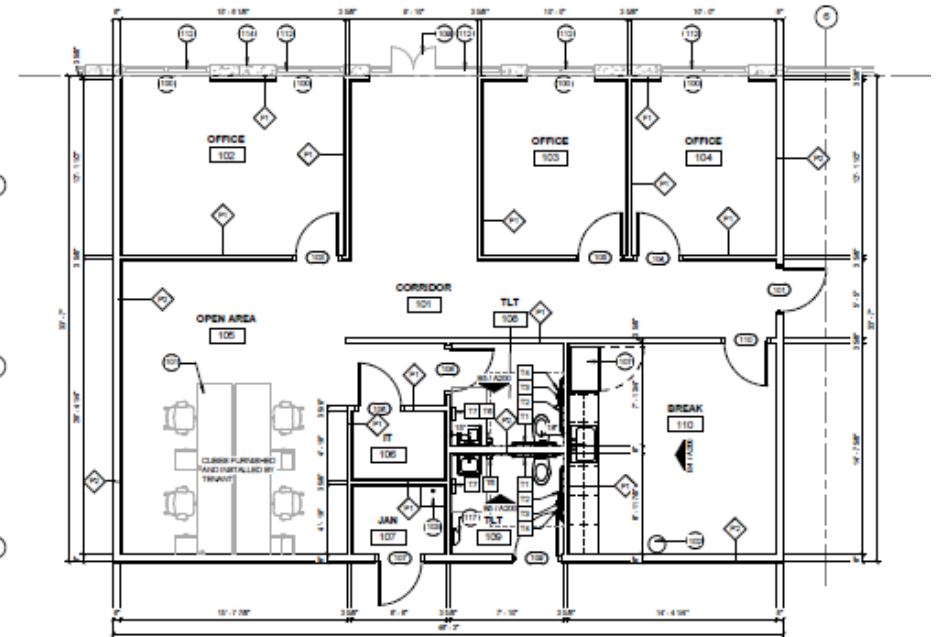
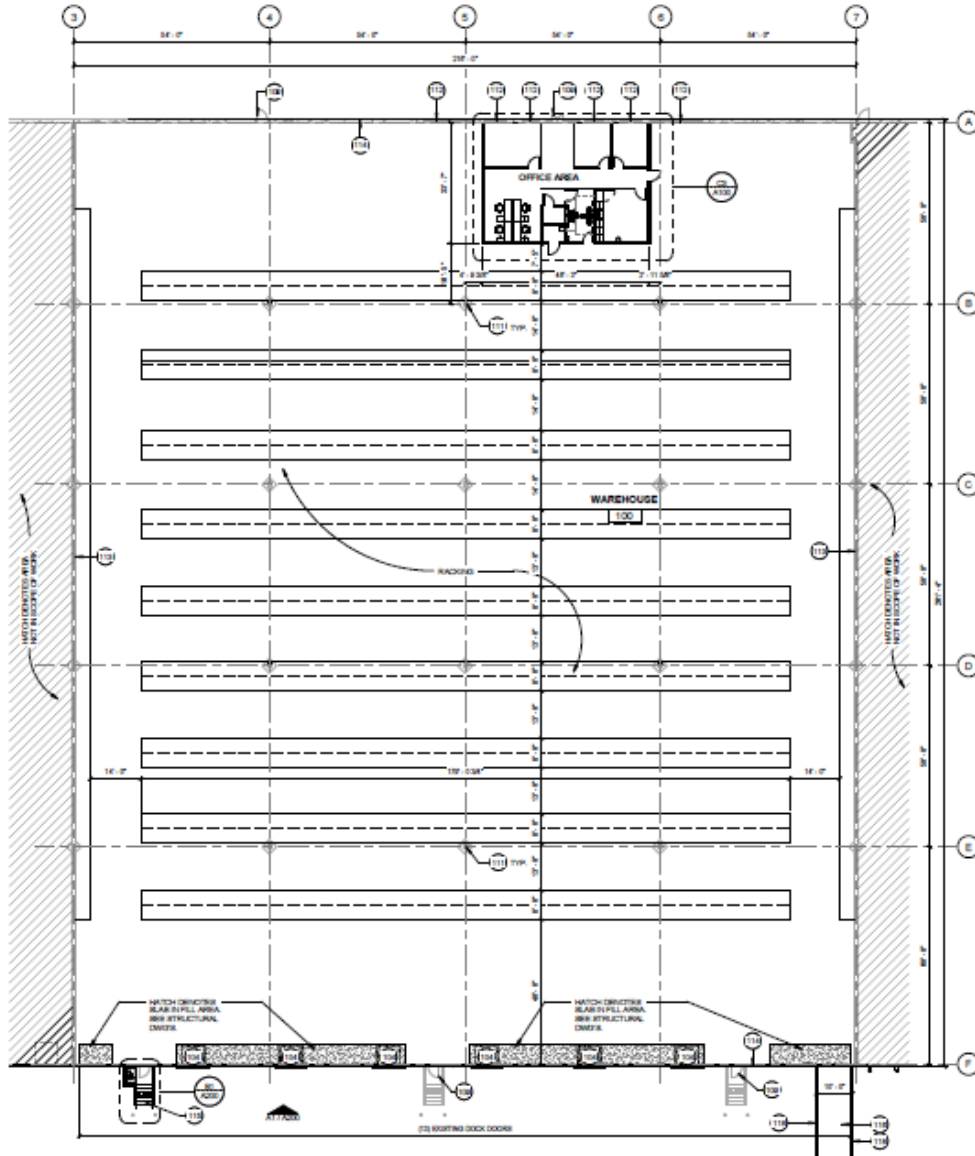
Pender Commerce Park is serviced by all municipal utilities, and is located off US Highway 421 N, within 5 miles of Interstate 140 (Wilmington’s “Outer Loop”), 9 miles of US Hwy 74/76 & US Hwy 17, and 12 miles to Interstate-40.

ADDRESS	Pender Commerce Park 33 Acme Way, Suite 200 Wilmington, NC 28405 New Hanover County
AVAILABLE SF	± 56,627 SF ± 1,560 SF of office space
AVAILABLE DATE	Early summer 2026
DOCKS	12 Dock-High Doors and 1 Drive-in door with ramp
CONSTRUCTION	Tilt-UP
CLEAR HEIGHT	32’
FIRE SUPPRESSION	Yes—ESFR System
LEASE RATE	\$7.25 PSF NNN For year 1 of lease, then raised to market rate. * Short term leases will be considered.

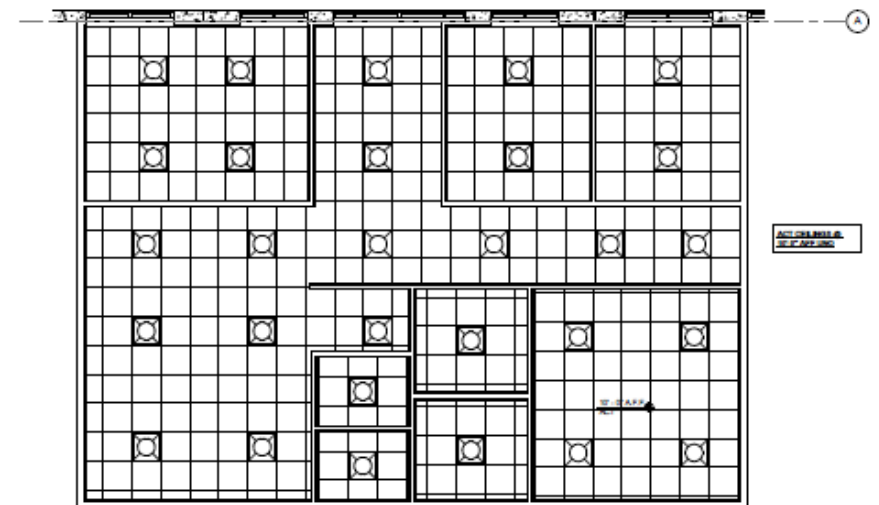
PHOTOS



FLOOR PLAN



C3 OFFICE AREA PARTIAL PLAN
1/8" = 1'-0"



A3 OFFICE AREA PARTIAL RCP
1/8" = 1'-0"

AERIAL MAP



Coastal Beverage Company

Pender County Water Plant

Home Depot

Maersk Warehousing and Distribution Services

Polyhose Inc.

FedEx Freight

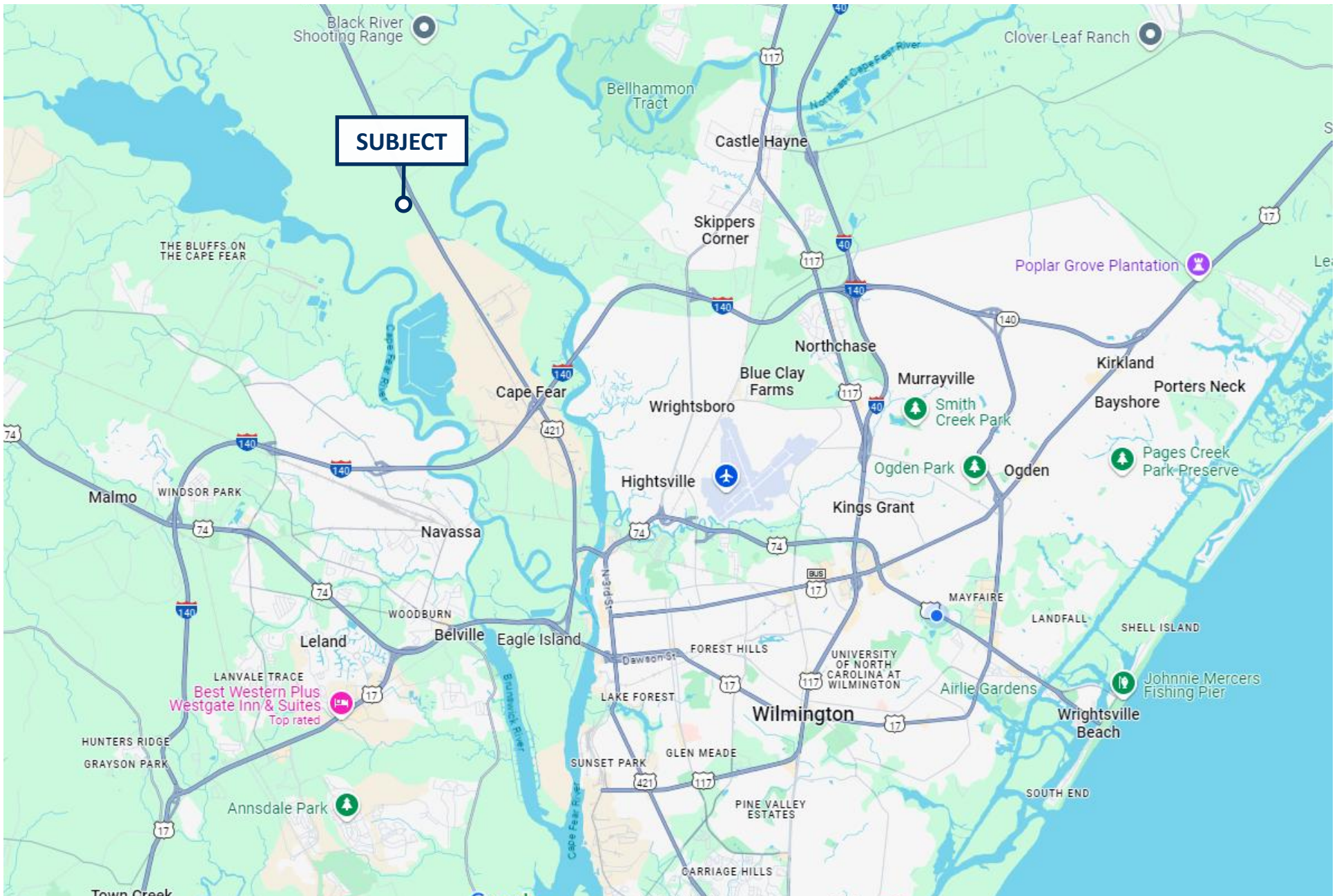
Empire Distributors

Lansing Building Products

SCP Distributors

SUBJECT

LOCATION MAP





Cape Fear Commercial

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