

# FOR LEASE

CBCSUNCOAST.COM



## 1587 & 1589 SUNSET HARBOR ROAD

Bolivia, NC 28442

\$4,500 per Month Modified Gross per Building

AVAILABLE SPACE: 2,400 SF per Building

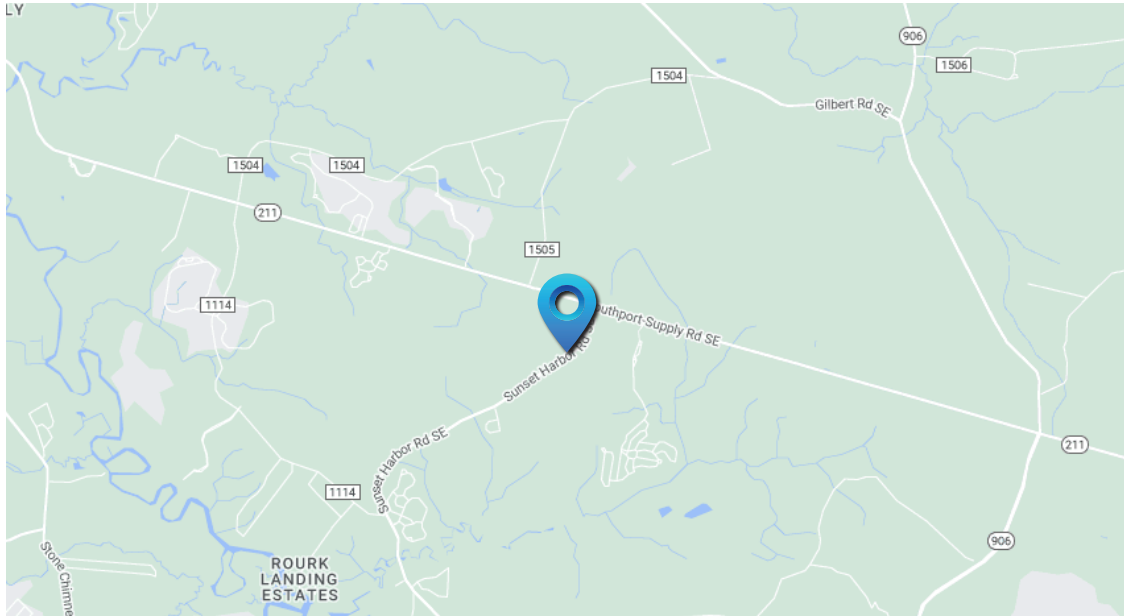




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ADDRESS	1587 & 1589 Sunset Harbor Rd. Boliva, NC 28442
UNITS/BUILDINGS	Two
LEASE RATE	\$4,500 per month per building
SPACE AVAILABLE	2,400 SF per building
LEASE TYPE	Modified Gross - Net of Electricity, Water, Janitorial, Phone/Data
PRIMARY USE	Office and warehouse
SECONDARY USES	Flex/R&D, Office
ACREAGE	1.14± Acres
OCCUPANCY TYPE	Buildings can be leased independently or together

### PROPERTY DESCRIPTION

Two Brand New 2,400 SF\* Flex Buildings located at 1587 & 1589 Sunset Harbor Road in Bolivia, North Carolina now Available For Lease. Constructed in 2023, these standalone office/warehouse buildings offer one 10'x10' drive in door (with vision lites, electric roll up motor and remote), one office/showroom with tempered glass front facing windows, french doors and one restroom that opens into the warehouse. The office and restroom are both conditioned and the warehouse offers 14ft ceiling heights at the eaves and 20ft in the center. The buildings can be leased independently or together.

This attractive new construction is ideal for many different uses and its location allows for easy access onto Hwy 211 with quick travel times to Supply, Oak Island, St. James, Bald Head Island, Southport, Boiling Springs, Shallotte, Ocean Isle, Holden Beach, Leland and other surrounding areas.

Please call Listing Broker for more details and to schedule a tour.

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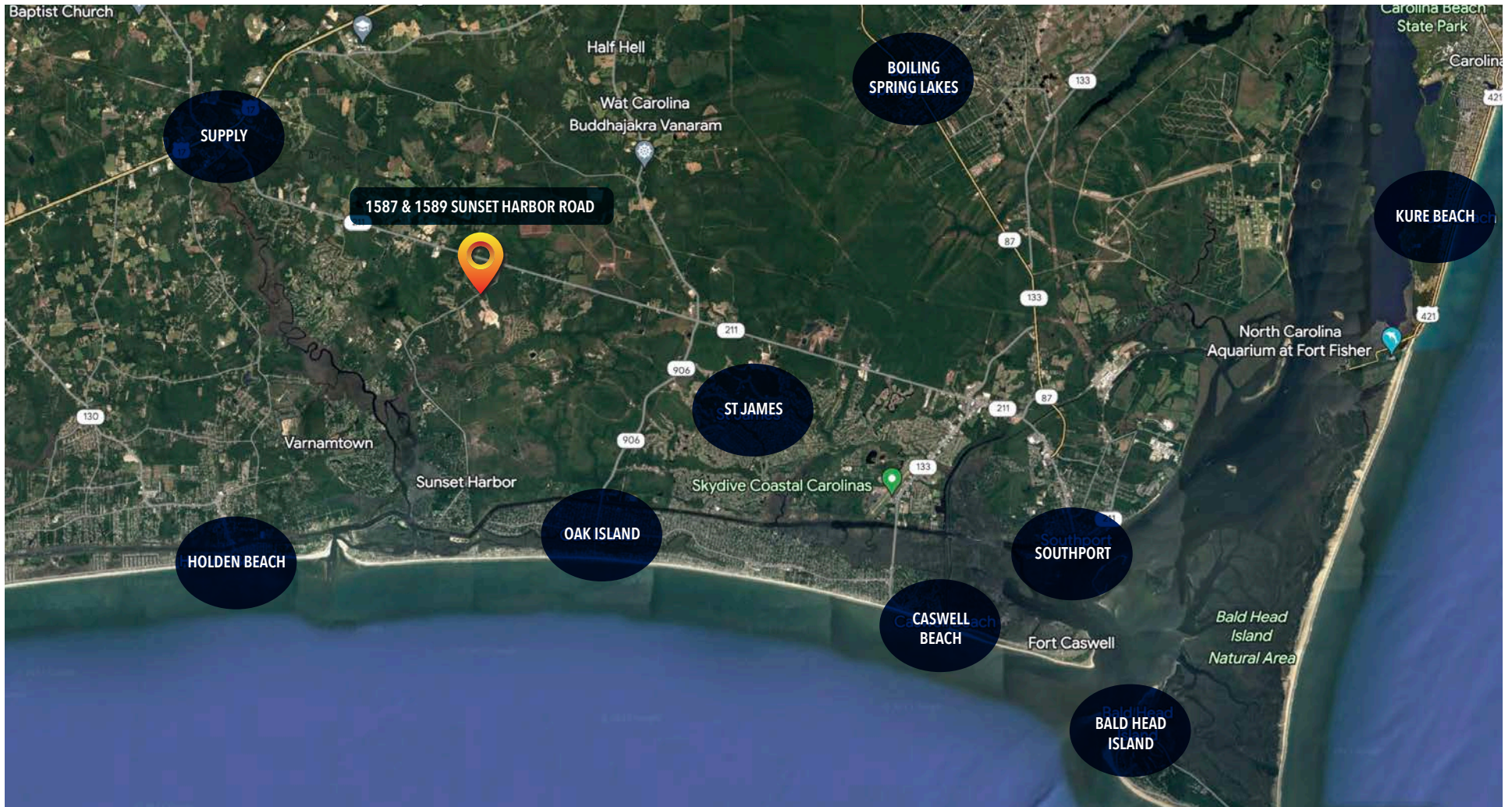
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### UNIT 1587



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## 1587 & 1589 SUNSET HARBOR ROAD

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### UNIT 1589



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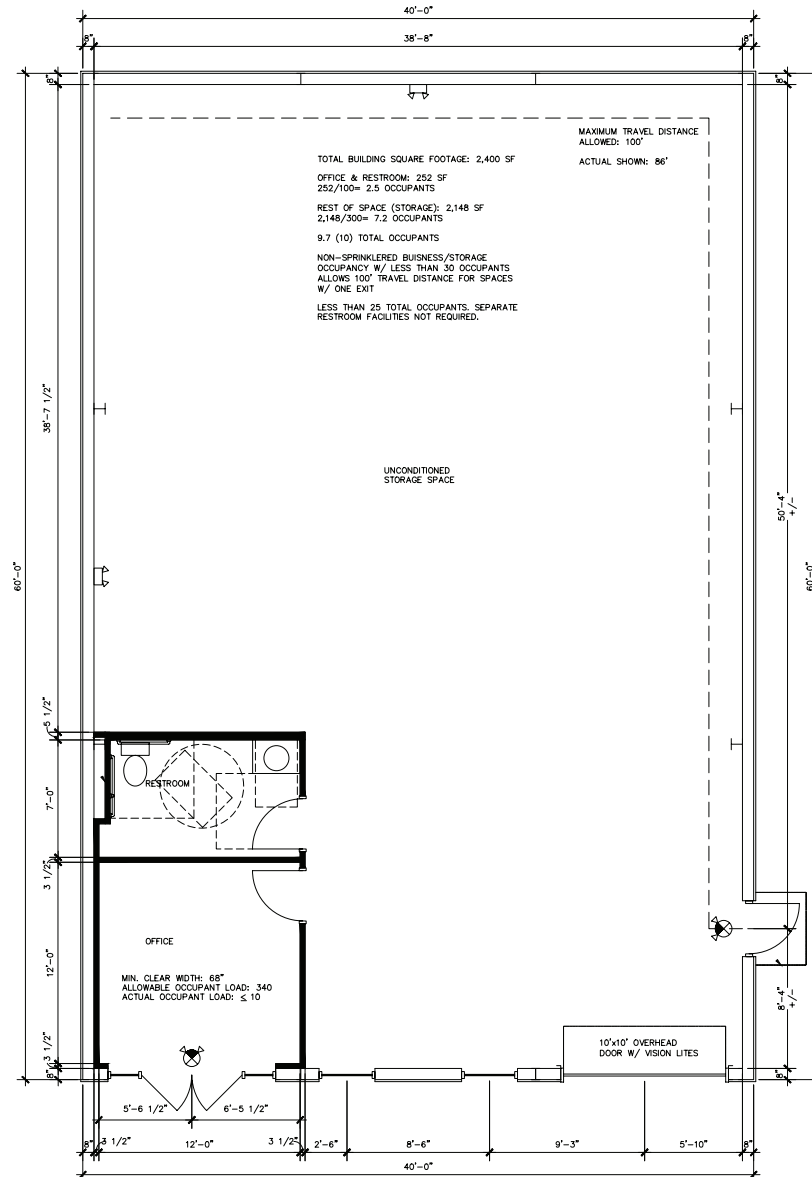
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### FLOOR PLAN



BUILDING B (1589)  
& BUILDING C (1587)

2  
A-1

SCALE: 1/4"=1'-0"

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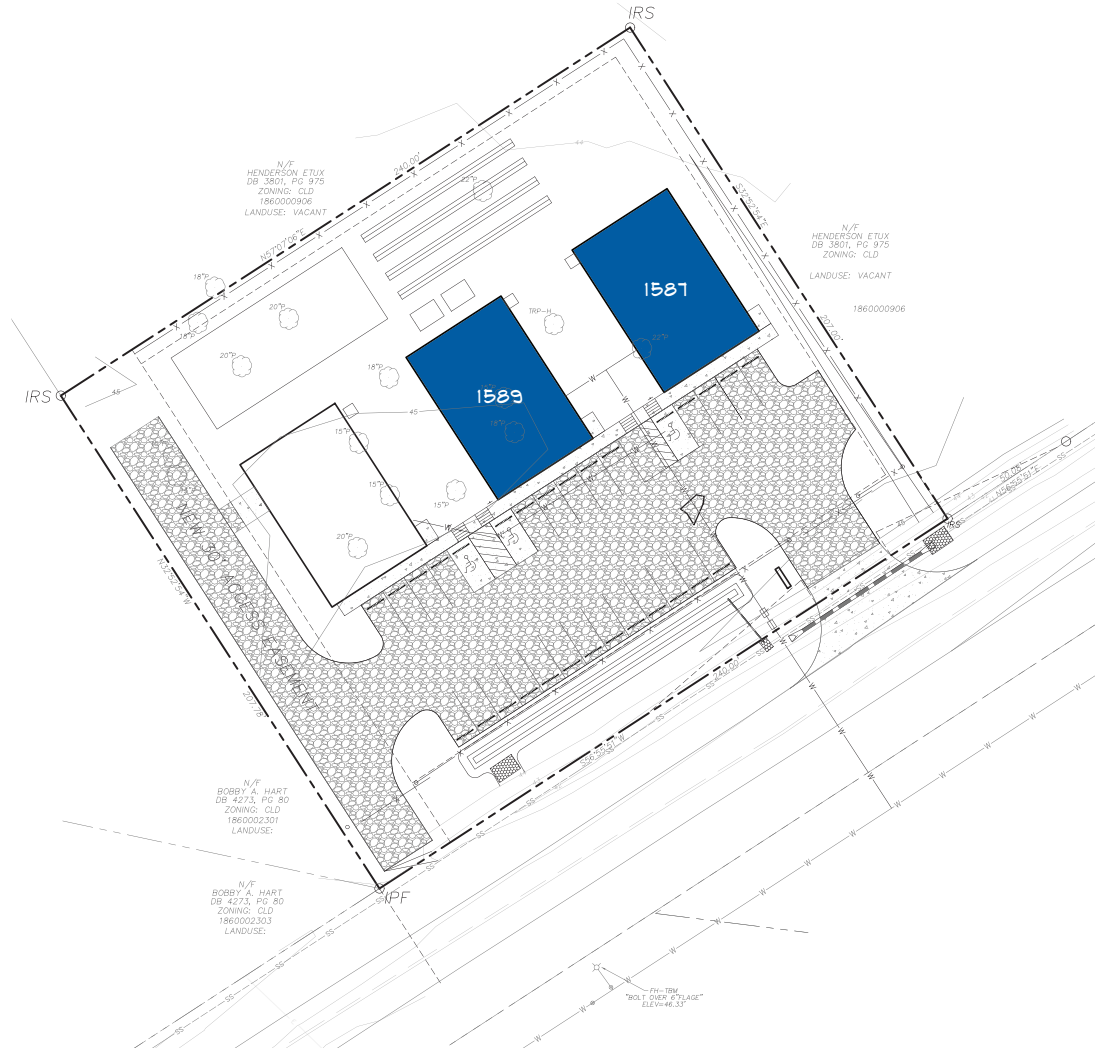
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### SITE PLAN



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### COMMERCIAL BROKER

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### COMMERCIAL BROKER

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\*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.