

TRADE WINS COMMERCIAL COMPLEX

135 OLD FAYETTEVILLE RD, LELAND, NC 28451



PROPERTY DESCRIPTION

Located in Leland, NC's vibrant Mixed Use Gateway District, the Trade Wins Commercial Complex offers flexible leasing options on a full service basis, including power and utilities. The facility boasts 480v 3-phase electric service with numerous step-down transformers, catering to a wide range of power needs. The complex includes three shop bays, each with separate access and available office space. There is ample parking, and even limited potential for leasing of yard space. Additionally, the facility features a common reception area and bathrooms. Call today to discuss our potential to meet your needs.

PROPERTY HIGHLIGHTS

- Centrally located flex space
- Heavy power 480 V-3 phase

OFFERING SUMMARY

Lease Rate:	\$12.07 - 13.15 SF/yr (Full Service)
Number of Units:	3
Available SF:	3,240 - 11,741 SF
Lot Size:	95,776 SF
Building Size:	11,872 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,606	25,406	92,214
Total Population	3,822	52,384	196,252
Average HH Income	\$71,319	\$60,182	\$65,353



ESSENTIAL

Each office independently owned and operated

KENNETH FISHER

Broker / REALTOR

910.616.2123

kfisher@beachtownbrokers.com

NC #227264

1650 Military Cutoff Rd | Ste 100

910.616.2123

BEACHTOWNBROKERS.COM

FOR LEASE

INDUSTRIAL PROPERTY

LEASE SPACES

TRADE WINS COMMERCIAL COMPLEX

135 OLD FAYETTEVILLE RD, LELAND, NC 28451



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit A	Available	3,240 - 3,661 SF	Full Service	\$13.15 SF/yr	Unit A includes a 3250 SF open flex space with one large roll up door (18ft X 12ft) and a 12 X20 office space. Common space shared among 3 tenants includes entry/ reception area and 2 bathrooms. Air compressor on site.
Unit B	Available	4,782 SF	Full Service	\$12.27 SF/yr	Unit B features 4272 SF of open flex space, one roll up door, and a spacious office space. Common space shared among 3 tenants includes entry/ reception area and 2 bathrooms. Air compressor on site.
A & B combined	Available	8,443 SF	Full Service	\$12.65 SF/yr	Combination of units A and B includes 2 open flex space work areas as well as 2 office spaces. Common area shared with one other tenant to include a reception area and 2 bathrooms. Full service lease excluding phone and data.

**ESSENTIAL**

Each office independently owned and operated

KENNETH FISHER

Broker / REALTOR

910.616.2123

kfisher@beachtownbrokers.com

NC #227264

1650 Military Cutoff Rd | Ste 100

910.616.2123

BEACHTOWNBROKERS.COM

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

FOR LEASE

INDUSTRIAL PROPERTY

LEASE SPACES

TRADE WINS COMMERCIAL COMPLEX

135 OLD FAYETTEVILLE RD, LELAND, NC 28451



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Whole Building/ Lot	Available	11,741 SF	Full Service	\$12.07 SF/yr	Opportunity to lease the whole complex with 3 large flex work areas, 3 exterior roll up doors, 3 spacious individual offices, a reception area, and 2 bathrooms. Yard use may be allowed depending on use and town approval. Full service lease excluding data and janitorial.



ESSENTIAL

Each office independently owned and operated

KENNETH FISHER

Broker / REALTOR

910.616.2123

kfisher@beachtownbrokers.com

NC #227264

1650 Military Cutoff Rd | Ste 100

910.616.2123

BEACHTOWNBROKERS.COM

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

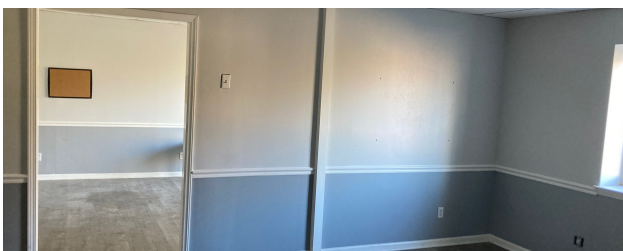
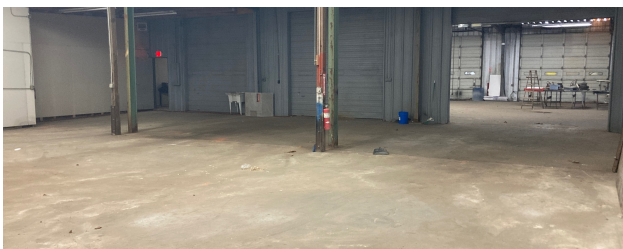
FOR LEASE

INDUSTRIAL PROPERTY

ADDITIONAL PHOTOS

TRADE WINS COMMERCIAL COMPLEX

135 OLD FAYETTEVILLE RD, LELAND, NC 28451



RE/MAX
COMMERCIAL®

ESSENTIAL

Each office independently owned and operated

KENNETH FISHER

Broker / REALTOR

910.616.2123

kfisher@beachtownbrokers.com

NC #227264

1650 Military Cutoff Rd | Ste 100

910.616.2123

BEACHTOWNBROKERS.COM

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

FOR LEASE

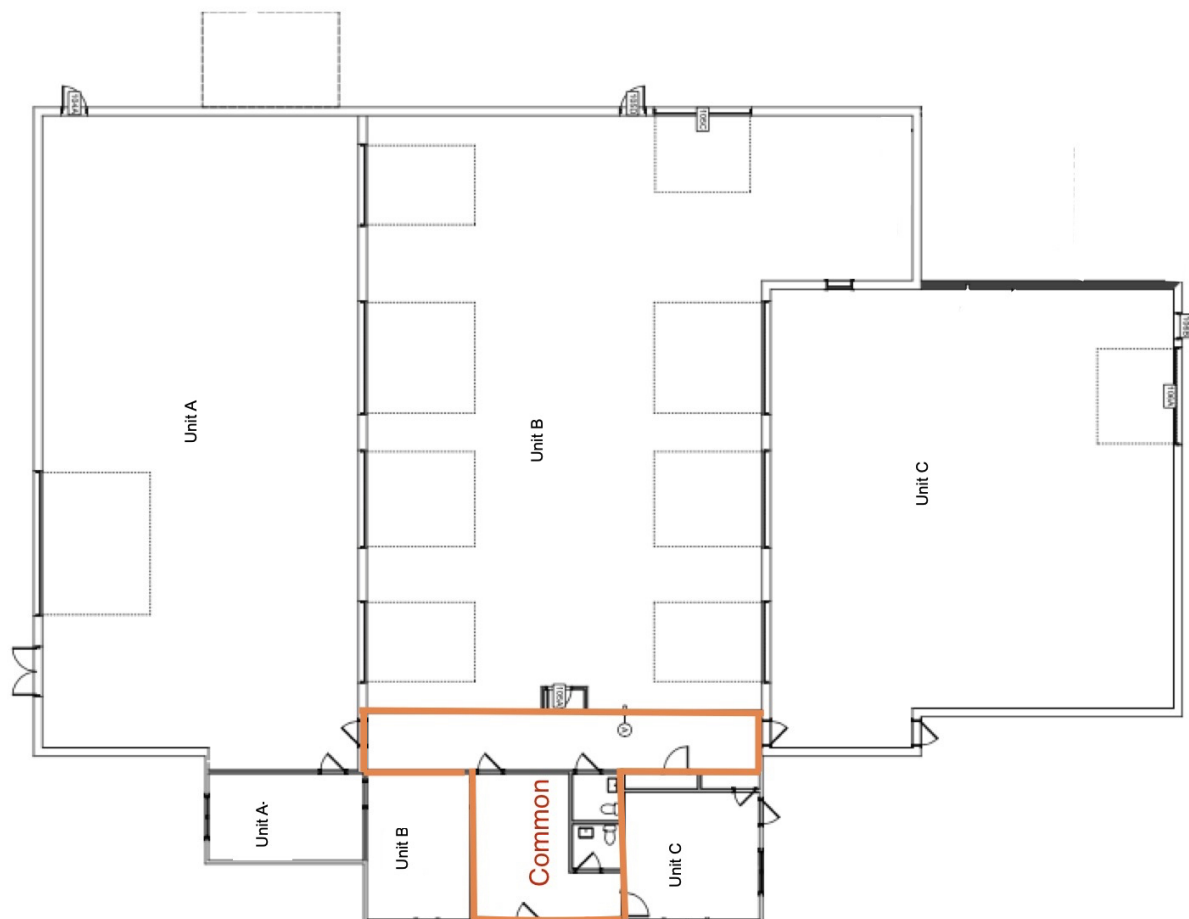
INDUSTRIAL PROPERTY

FLOOR PLAN

TRADE WINS COMMERCIAL COMPLEX

135 OLD FAYETTEVILLE RD, LELAND, NC 28451

(Not to Scale)



ESSENTIAL

Each office independently owned and operated

KENNETH FISHER

Broker / REALTOR

910.616.2123

kfisher@beachtownbrokers.com

NC #227264

BEACHTOWNBROKERS.COM

1650 Military Cutoff Rd | Ste 100

910.616.2123

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

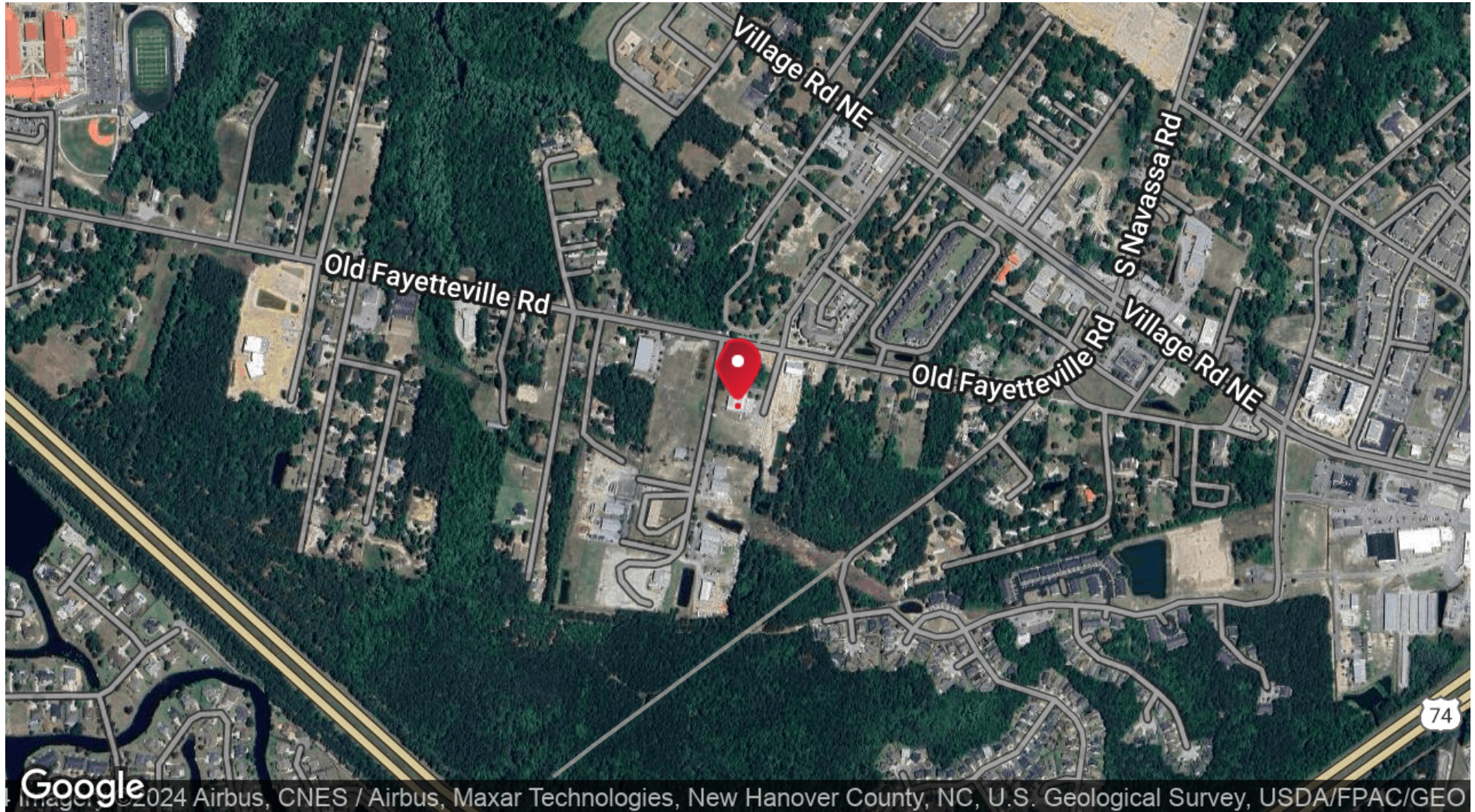
FOR LEASE

INDUSTRIAL PROPERTY

LOCATION MAP

TRADE WINS COMMERCIAL COMPLEX

135 OLD FAYETTEVILLE RD, LELAND, NC 28451



ESSENTIAL

Each office independently owned and operated

KENNETH FISHER

Broker / REALTOR

910.616.2123

kfisher@beachtownbrokers.com

NC #227264

1650 Military Cutoff Rd | Ste 100

910.616.2123

BEACHTOWNBROKERS.COM

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

TRADE WINS COMMERCIAL COMPLEX

135 OLD FAYETTEVILLE RD, LELAND, NC 28451

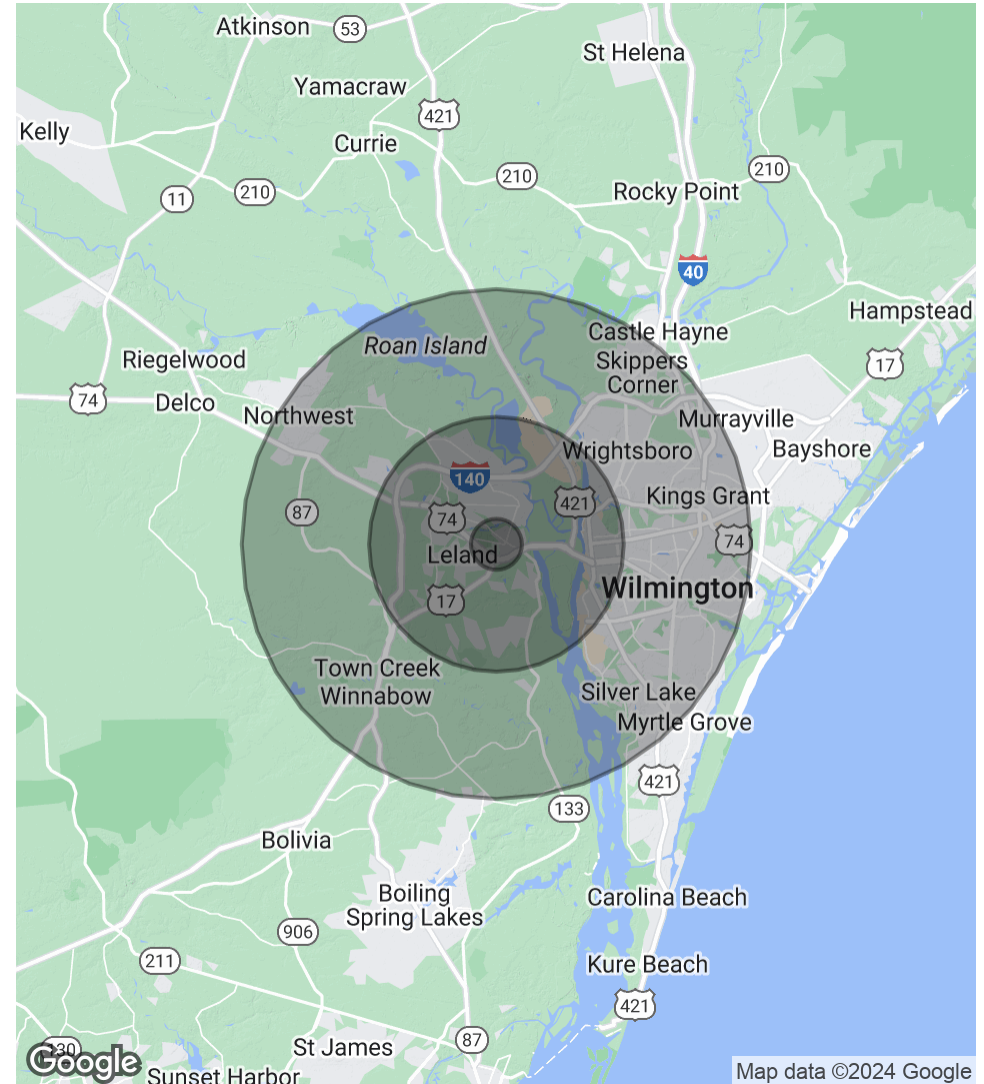
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,822	52,384	196,252
Average Age	46.5	42.3	39.8
Average Age (Male)	48.5	41.1	38.6
Average Age (Female)	45.3	44.0	41.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,606	25,406	92,214
# of Persons per HH	2.4	2.1	2.1
Average HH Income	\$71,319	\$60,182	\$65,353
Average House Value	\$248,630	\$223,551	\$205,185

2020 American Community Survey (ACS)



ESSENTIAL

Each office independently owned and operated

KENNETH FISHER

Broker / REALTOR

910.616.2123

kfisher@beachtownbrokers.com

NC #227264

1650 Military Cutoff Rd | Ste 100

910.616.2123

BEACHTOWNBROKERS.COM