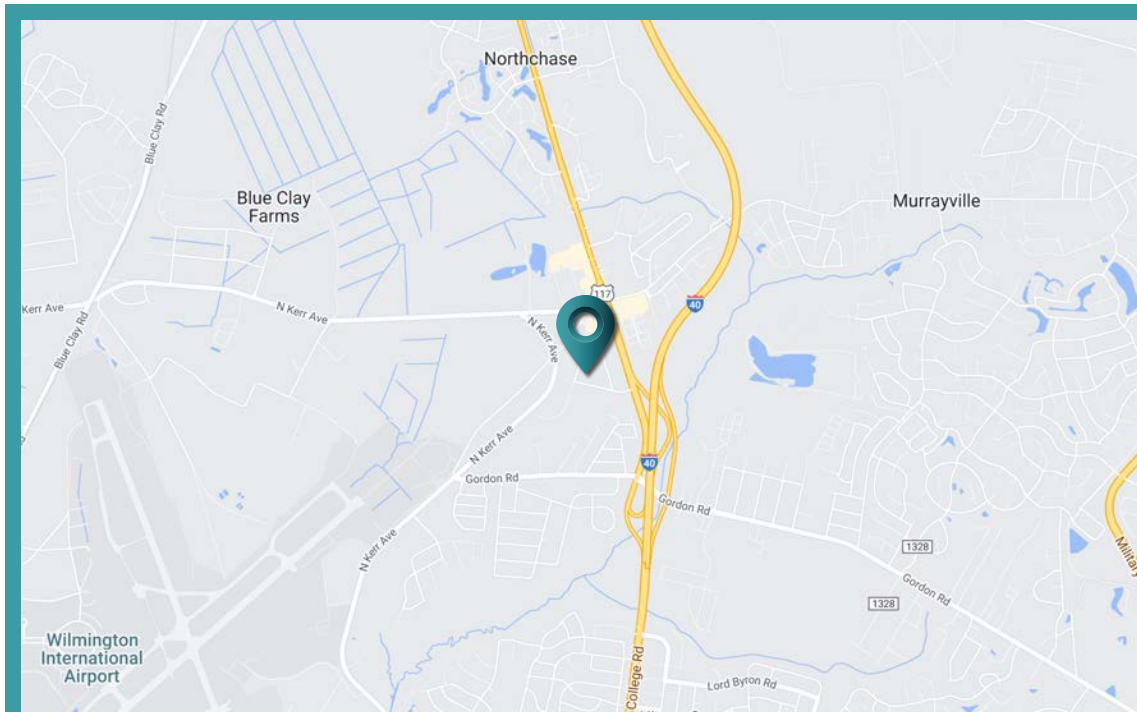




2100 CAPITAL DRIVE, WILMINGTON, NORTH CAROLINA 28405

FOR LEASE





2100 Capital Drive Wilmington, NC 28405

| | |
|------------------|----------------------------|
| SPACE AVAILABLE* | 18,800 SF |
| LAND AREA* | 1.68 Acres |
| LEASE RATE | \$9.15/SF/Year |
| LEASE TYPE | NNN |
| TERMS | 5 Year Minimum |
| PRIMARY USE | Industrial |
| SECONDARY USE | Flex/R&D, Office |
| PARKING | 15 Spaces |
| SIGNAGE | On Building & Freestanding |

18,800 SF Standalone Industrial Building Available For Lease in Murrayville Station, Wilmington, North Carolina.

This building is located at the corner of Business Drive and Capital Drive just off of I-40 and North College Road in Northern New Hanover County. The property features include:

- Building totaling +/-18,800 SF including +/-2,000 SF of office and +/-16,800 SF of warehouse. +/-2,000 SF mezzanine above the front office accessed from the warehouse for light storage.
- Original construction (125'x100') in 1996 and rear warehouse addition (90'x70') in 2000.
- The warehouse is broken up into two sections: original front section at 10,500 SF and rear addition at 6,300 SF. The front section is heated by suspended gas units and the rear section is heated and cooled by two 5-ton wall-mount Bard HVAC units.
- Clear span building with 11.6' eaves and 17.3' center heights under beams in front warehouse and 12.6' eaves and 19' center heights under beams in rear warehouse.
- 800A / 208V Three Phase Service in Rear Warehouse
- 200A / 120V Single Phase Service in Front Warehouse
- Two Dock High Doors (10x10) and (8x8)
- One 10Wx12H Drive-In Door
- I-1 (Industrial) Zoning
- Unsprinklered building; front and rear warehouses are separated by a fire barrier with fire doors.

Murrayville Station is a well-established business park that is home to many well known businesses. The location provides interconnectivity to major thoroughfares and is in close proximity to commercial service amenities (grocery, retail, pharmacy, restaurant, fitness, etc) making it attractive for staff and customers.

2100 CAPITAL DRIVE, WILMINGTON

*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.

LEASE

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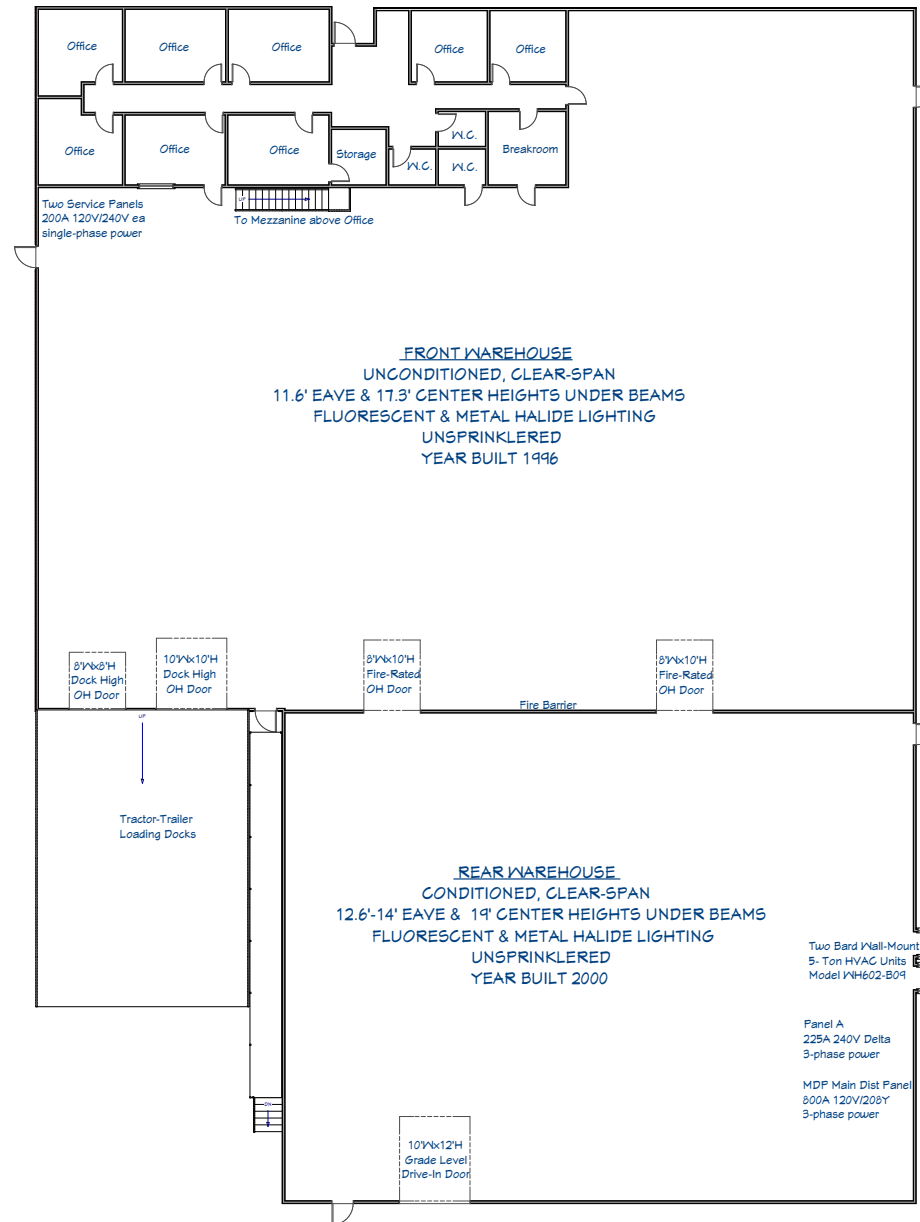
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2100 CAPITAL DRIVE
WILMINGTON, NC 28405
+/-18,800SF TOTAL

+/-2,000SF OFFICE
+/-10,500SF FRONT WAREHOUSE
+/- 6,300SF REAR WAREHOUSE



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