



Each office independently owned and operated

RE/MAX ESSENTIAL

1650 Military Cutoff Rd | Ste 100

Wilmington, NC 28403

910.616.2123

BEACHTOWNBROKERS.COM

FOR LEASE

INDUSTRIAL PROPERTY

NEW N.KERR INDUSTRIAL BUILDING FOR LEASE

3105 N KERR AVE, WILMINGTON, NC 28405



FOR MORE
INFORMATION
CONTACT:

KENNETH FISHER

Broker / REALTOR

910.616.2123

kfisher@beachtownbrokers.com

NC #227264

NEW NORTH KERR INDUSTRIAL BUILDING FOR LEASE

3105 N KERR AVE, WILMINGTON, NC 28405



PROPERTY DESCRIPTION

Discover a unique leasing opportunity in a bustling business district. This brand new, modern 4800 square foot industrial building offers versatility for various business needs. With 21-foot ceilings and 3-phase electric, it's ideal for high-capacity operations.

Enjoy high visibility and easy logistics with direct road frontage and access to major corridors. This location is perfect for businesses looking to establish or expand in a dynamic area.

For details or to schedule a viewing, please don't hesitate to contact us!

OFFERING SUMMARY

Lease Rate:	\$16.25 SF/yr (MG)
Number of Units:	1
Available SF:	4,800 SF
Lot Size:	22,086 SF
Building Size:	4,800 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	976	40,988	108,208
Total Population	1,988	85,535	230,405
Average HH Income	\$47,646	\$53,218	\$72,479



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ADDITIONAL PHOTOS

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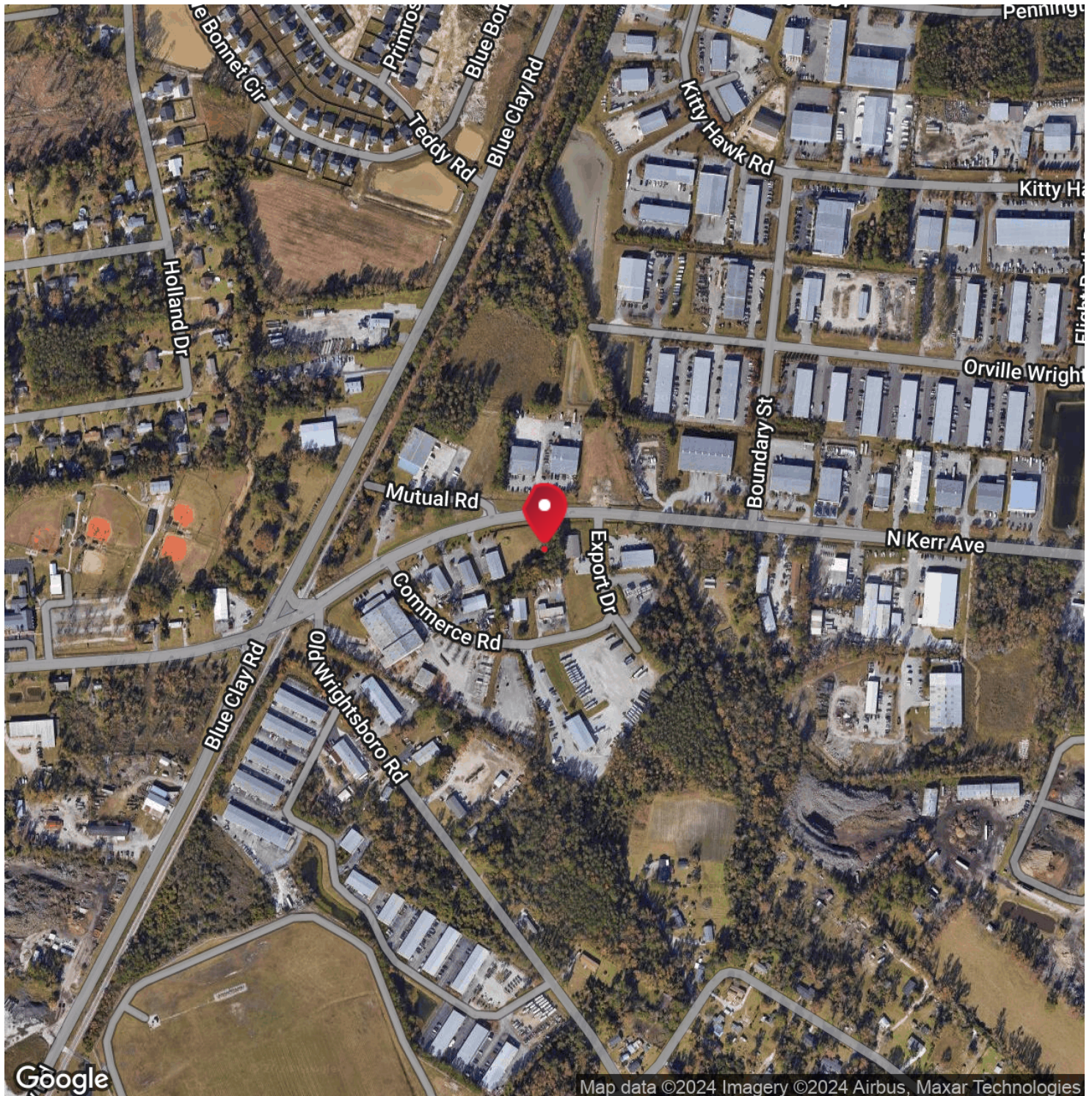
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LOCATION MAP

NEW NORTH KERR INDUSTRIAL BUILDING FOR LEASE

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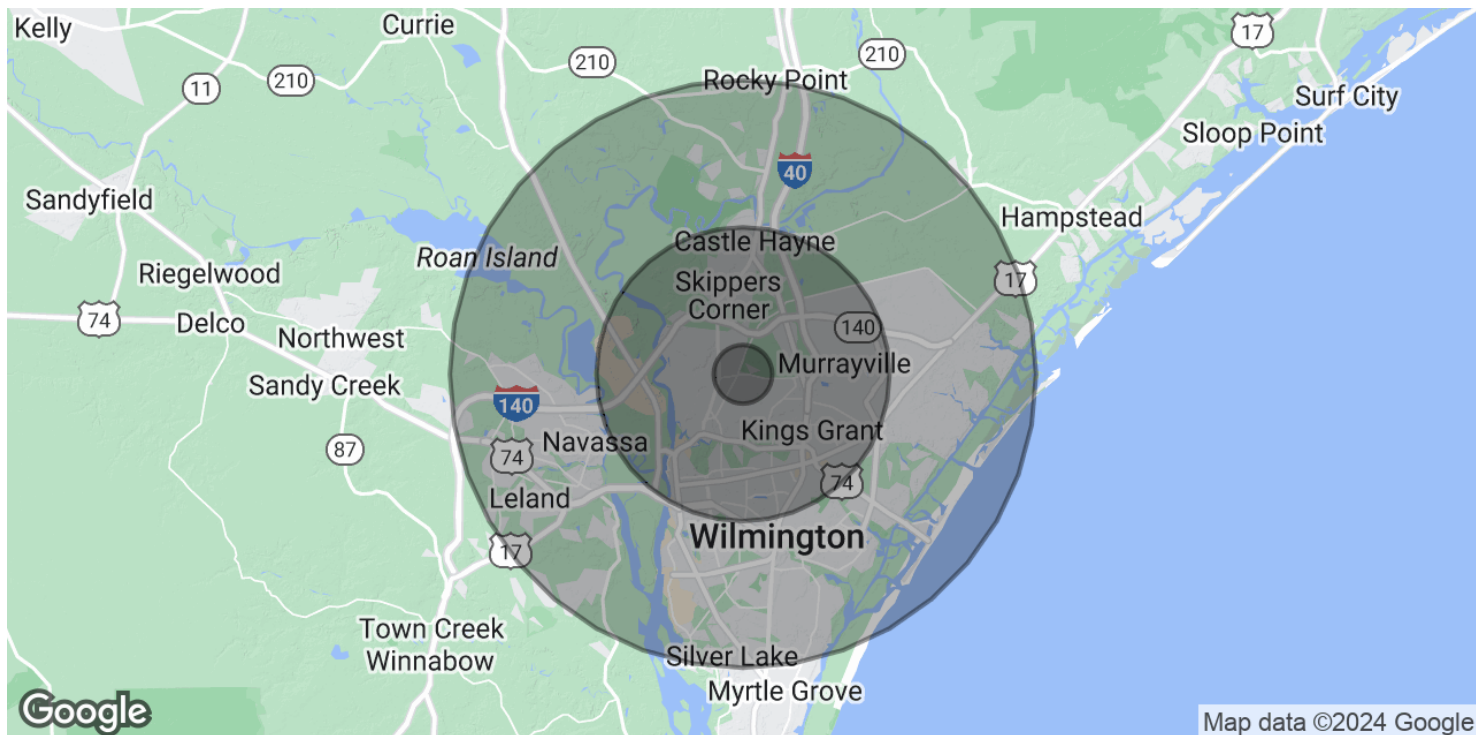
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,988	85,535	230,405
Average Age	38.3	36.4	40.3
Average Age (Male)	39.4	35.1	39.3
Average Age (Female)	42.9	37.6	41.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	976	40,988	108,208
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$47,646	\$53,218	\$72,479
Average House Value	\$177,560	\$172,393	\$243,880

2020 American Community Survey (ACS)



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