

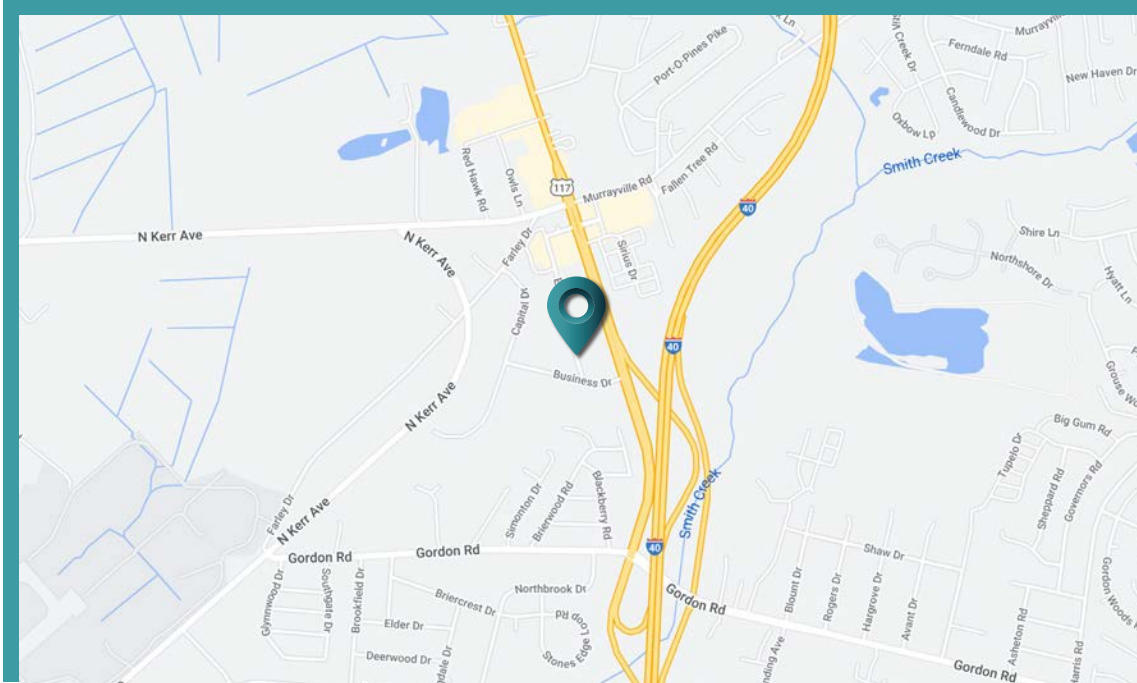


FLEX SPACE FOR LEASE - MURRAYVILLE STATION

2710-C Exchange Drive
Wilmington, North Carolina, 28405

FOR LEASE





2710 Exchange Drive Wilmington, NC 28405

BUSINESS PARK	Murrayville Station
SUITE	C
SPACE AVAILABLE*	1,569 SF
ACREAGE*	0.59 Acres
LEASE RATE	\$2,223 Per Month
LEASE TYPE	Modified Gross
PRIMARY USE	Industrial
GRADE LEVEL DOOR	10' x 10'
DATE AVAILABLE	3-1-2024

Excellent \pm 1,569 SF flex unit available for lease in popular Murrayville Station, just off of North College Road and I-40. This unit contains two offices, a reception area, a conditioned work area and the remaining space is a \pm 600 SF warehouse. There is one restroom in this unit along with a 10'x10' overhead at-grade door.

This property is well-located in the high-growth area of Murrayville in Wilmington with visibility from North College Road and convenient access to I-40 and I-140. Please call listing brokers for more details.

Landlord Pays: Building TICAM and HVAC maintenance/repairs, water, sewer & trash.

Tenant Pays: Phone/Data, Electric, Janitorial, Liability Insurance.

*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.

FLEX SPACE FOR LEASE - MURRAYVILLE STATION

LEASE

CODY CRESS
910 409 8421

cody.cress@scpccommercial.com

TYLER PEGG
910 512 3550

tyler.pegg@scpccommercial.com





FLEX SPACE FOR LEASE - MURRAYVILLE STATION

LEASE

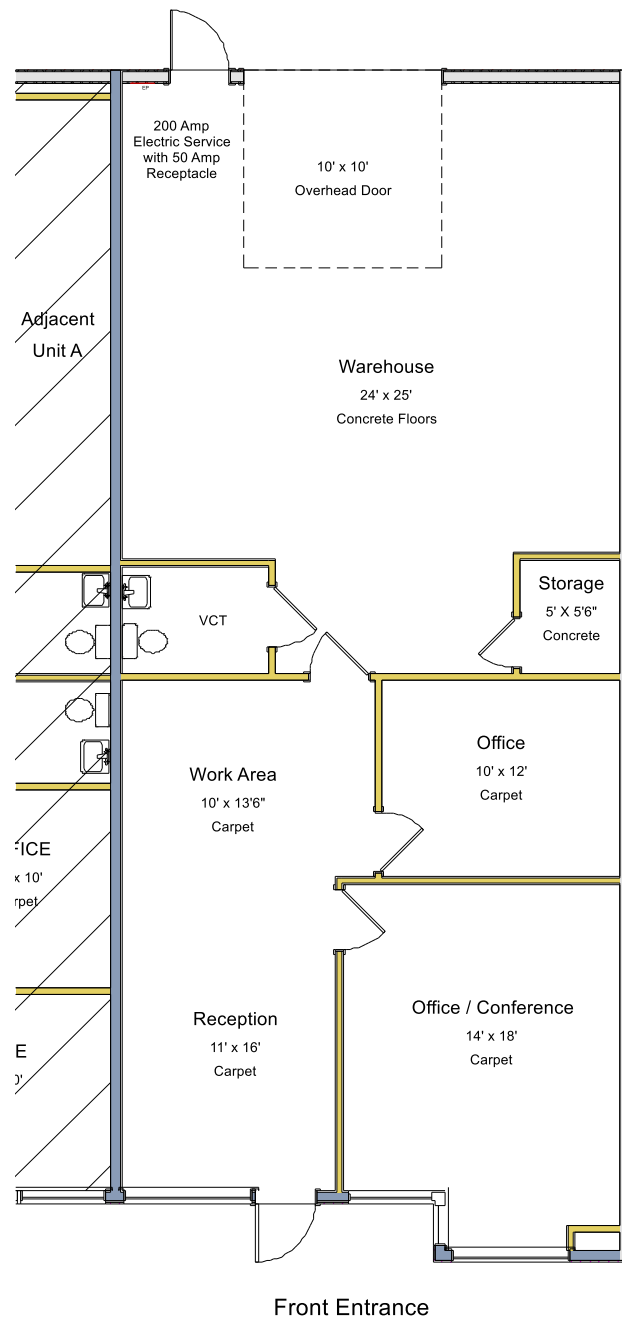
CODY CRESS
910 409 8421

cody.cress@scpcommercial.com

TYLER PEGG
910 512 3550

tyler.pegg@scpcommercial.com





FLEX SPACE FOR LEASE - MURRAYVILLE STATION

LEASE

CODY CRESS
910 409 8421

cody.cress@scpcommercial.com

TYLER PEGG
910 512 3550

tyler.pegg@scpcommercial.com





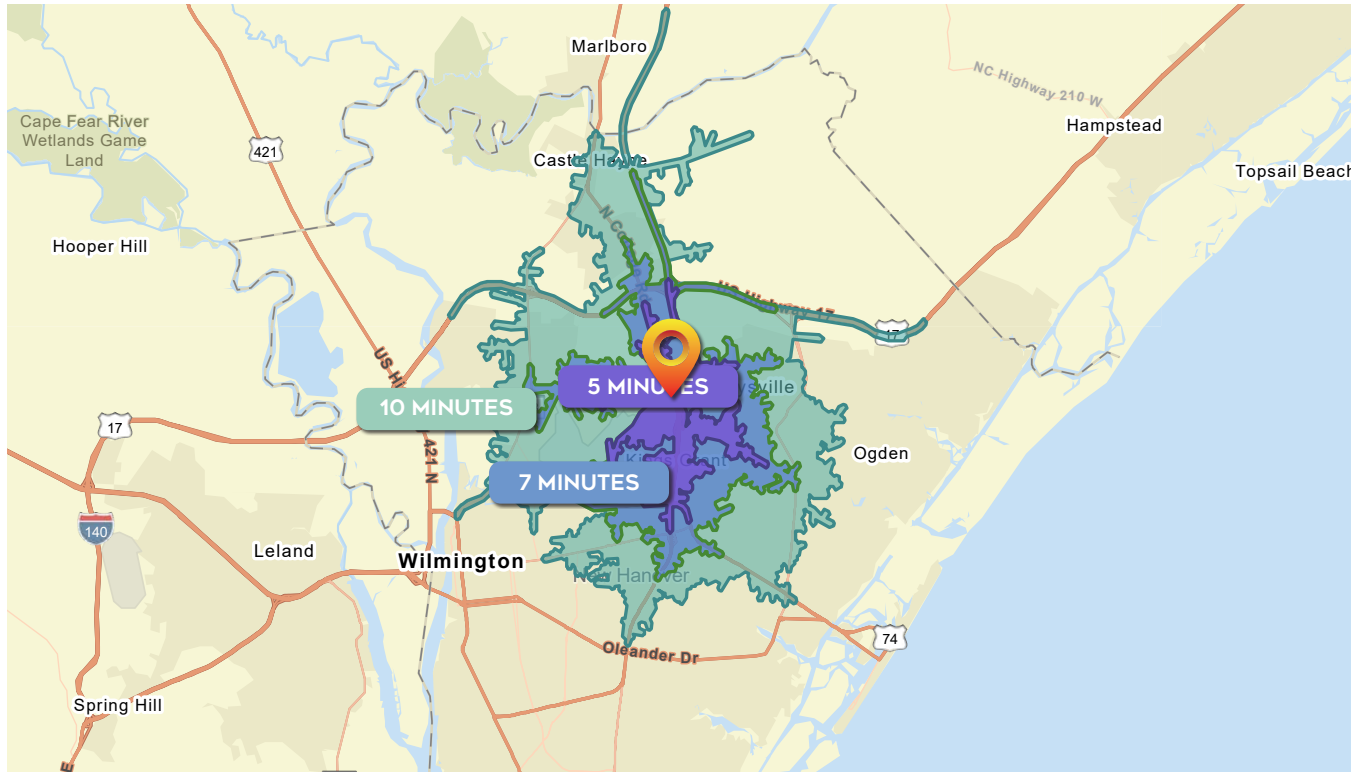
FLEX SPACE FOR LEASE - MURRAYVILLE STATION

LEASE

CODY CRESS
910 409 8421
cody.cress@scpcommercial.com

TYLER PEGG
910 512 3550
tyler.pegg@scpcommercial.com





DEMOGRAPHICS	5 MINUTES	7 MINUTES	10 MINUTES
Total Population	7,717	23,021	59,114
Average Age	40	38.1	36.2
Households	3,116	9,613	26,674
Average HH Size	2.47	2.38	2.18
Median HH Income	\$62,624	\$63,465	\$58,539
Average HH Income	\$84,478	\$84,754	\$82,968
Per Capita Income	\$34,396	\$35,334	\$37,312

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

FLEX SPACE FOR LEASE - MURRAYVILLE STATION

LEASE

CODY CRESS
910 409 8421

cody.cress@scpcommercial.com

TYLER PEGG
910 512 3550

tyler.pegg@scpcommercial.com



TYLER PEGG
910 512 3550
tyler.pegg@scpcommercial.com

CODY CRESS
910 409 8421
cody.cress@scpcommercial.com

SUN COAST PARTNERS COMMERCIAL
1430 Commonwealth Drive, Suite 102
Wilmington, NC 28403
910 350 1200 | scpcommercial.com

FLEX SPACE FOR LEASE - MURRAYVILLE STATION

LEASE



**Sun Coast
Partners**
COMMERCIAL