



WAREHOUSE SPACE FOR LEASE

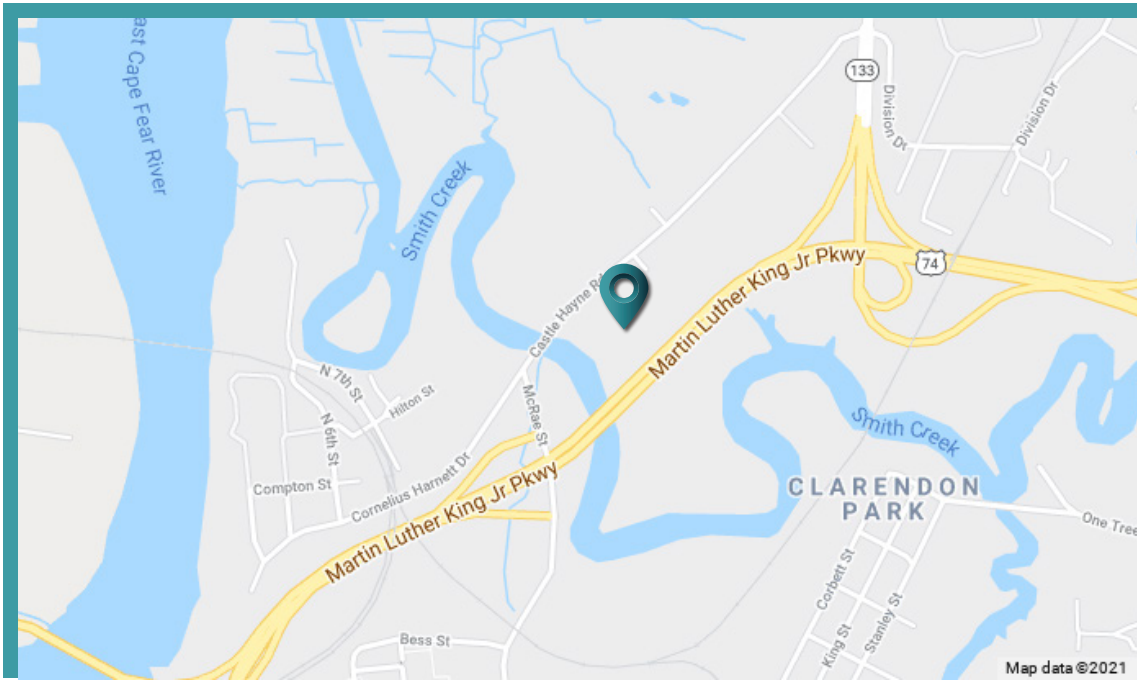
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FOR LEASE

SUN COAST PARTNERS COMMERCIAL
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**Sun Coast
Partners**
COMMERCIAL



1200 Castle Hayne Rd Wilmington, NC 28401

AVAILABLE SPACE*	2,500 - 15,000 SF
LEASE RATE	\$4.00 - \$5.00 Annual/SF
LEASE TYPE	Modified Gross
ZONING	I-2
TAX ID	0980002402

Portions of warehouse space within the 70,000+/- SF building located on the Corbett Industries complex. Currently a total of 5,000+/- SF available in various sizes ranging from 2,500+/- SF to 5,000+/- SF. Shared roll-up door available on one end. Dock doors available on the other end. No restrooms or offices within the building, but a pad with utilities for a trailer is available adjacent to the building.

DIRECTIONS: Backs up to MLK Parkway near McRae Street intersection with Castle Hayne Road. Part of Corbett Lumber complex. Warehouse is in the back on the left side facing the property. Gravel road access.

LANDLORD PAYS: Building Insurance, Ext Building Mainten, Electric, Pest Control, Sewer, Taxes, Water, Yard Maintenance

TENANT PAYS: Liability Insurance



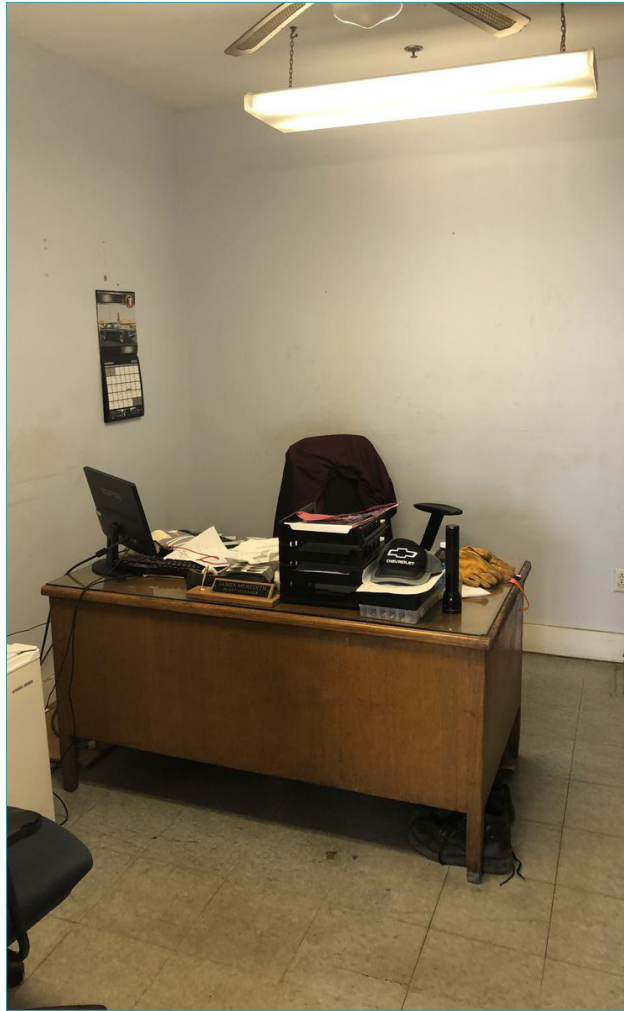
*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured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

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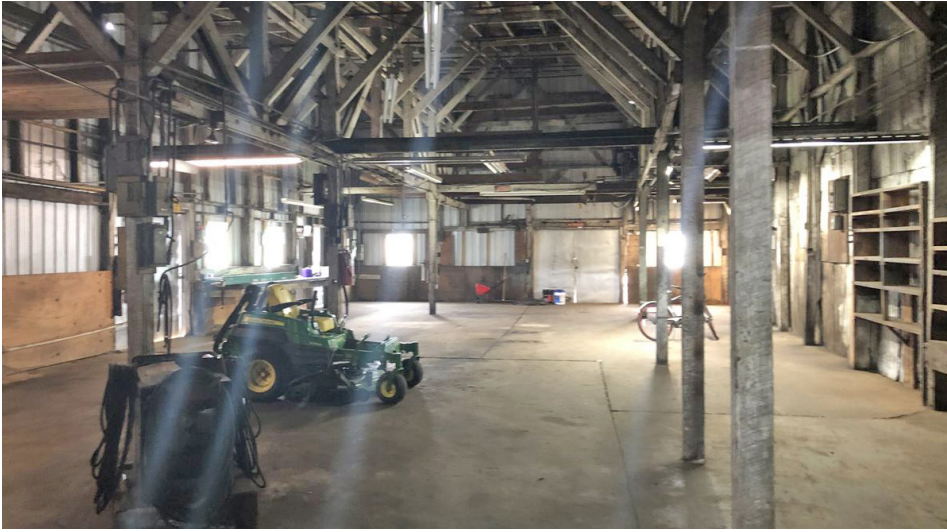




LEASE WAREHOUSE SPACE FOR LEASE

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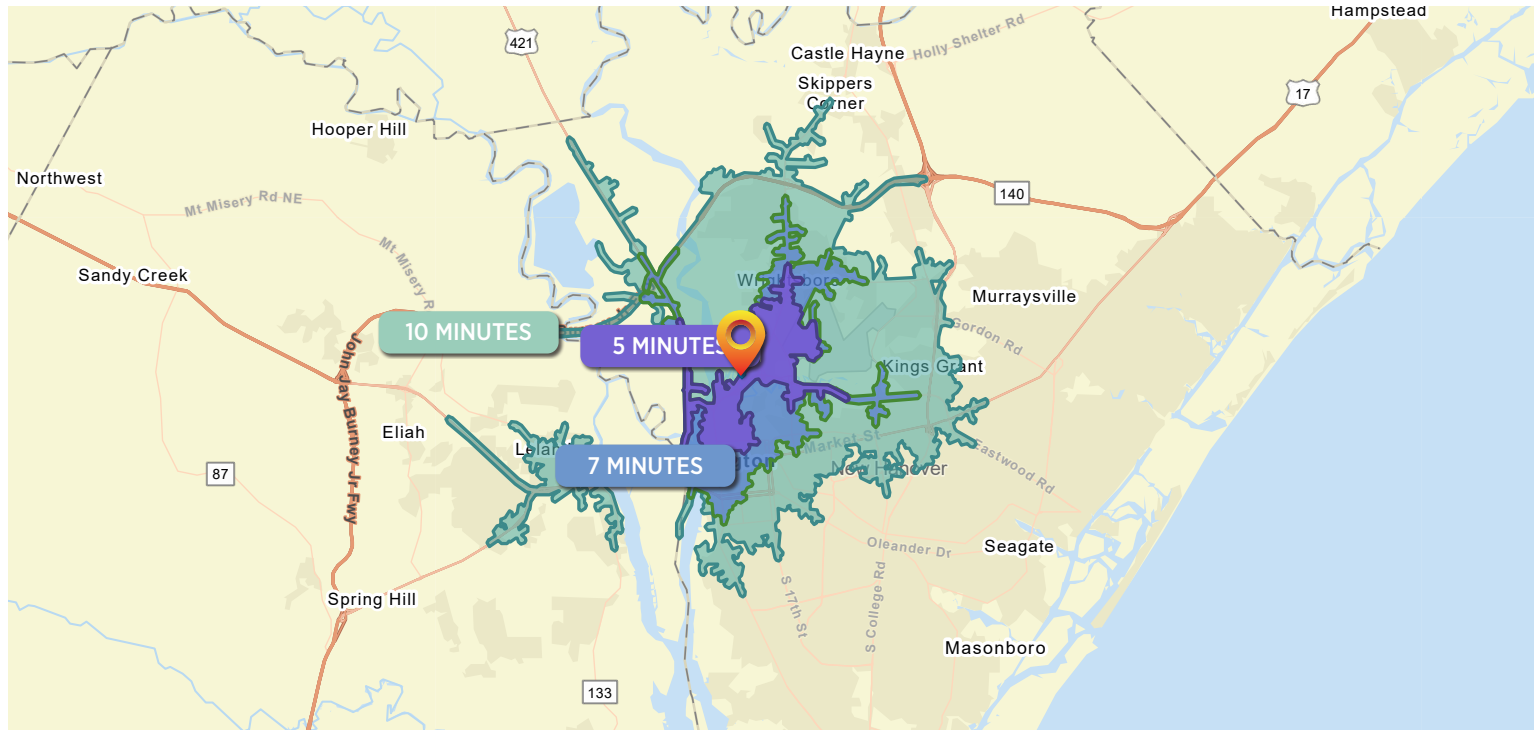




LEASE WAREHOUSE SPACE FOR LEASE

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DEMOGRAPHICS	5 MINUTES	7 MINUTES	10 MINUTES
Total Population	7,113	15,700	48,644
Average Age	36.1	37.1	35.8
Households	3,510	7,525	22,417
Average HH Size	1.94	2.03	2.14
Median HH Income	\$62,103	\$56,237	\$52,856
Average HH Income	\$87,745	\$79,012	\$73,010
Per Capita Income	\$44,014	\$38,770	\$33,783

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