

FOR LEASE

Burnt Mill Business Park Office Space
503 Covil Ave, Unit: 102
Wilmington, NC 28403



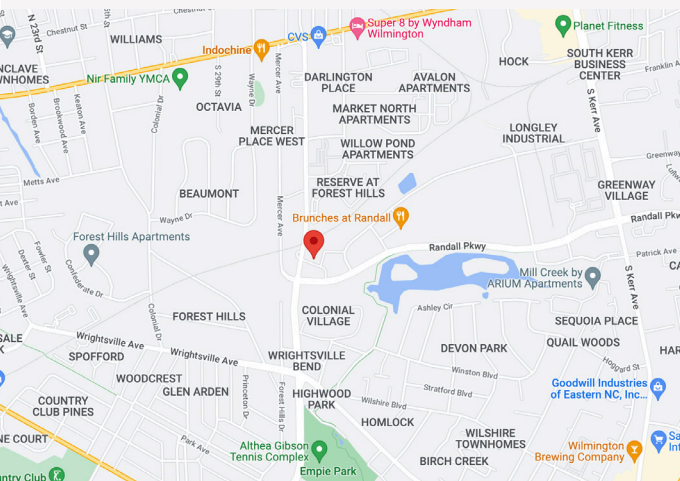
\$21.50 PSF (Annual)



Wilmington
Zoned: O&I



Business Park Office



PROPERTY INFORMATION

Price Per SF: \$21.50 PSF (Annual)
Lease Type: Modified Gross
Property Type: Office Space
Space: 4,000 SF
Zoning: O&I

DETAILS

Class b office space
available in the Burn Mill
Business Park

Steve Hall
stevehall@mwmrealestate.com

Office: 910-791-0400
Mobile: 910-279-3227

2524 Independence Blvd.,
Wilmington, NC 28412

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OFFICE SPACE AVAILABLE!

7 private offices, 2 large conference rooms, bullpen area, receptionist area, and kitchenette. The space is in great shape with new carpet and paint. The building offers ample parking and plenty of signage/visibility from Covil Ave.

There is an additional 1,400 sf available if a tenant needs larger space.

Tenant pays electric, internet, phone, janitorial & pro-rata share of water, sewer, storm-water. Also, there is a tax stop to where the tenant pays the difference in the event the local authority adjusts the tax rate (example: the current bill is \$2,000 (which landlord pays and the increase is 1% the tenant would be responsible for the \$20 adjustment for that year).

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DETAILED INFORMATION

Listing ID:	30794227	Offices:	7
Status:	For Lease	Nearest MSA:	Wilmington
Property Type:	Office Space	County:	New Hanover
Property Subtypes:	Business Park, Gov., Institutional	Tax ID/APN:	R05505-004-003-002
Contiguous Space:	4,000 SF	Zoning:	O&I
Building Size (RSF):	4,000 SF	Property Located:	B/t Randall Pkwy & Covil Ave
Usable Size (USF):	4,000 SF	Property Visibility:	Excellent
Gross Building Area:	5,400 SF	Total # of Buildings:	1
Lease Rate:	\$21.50 PSF (Annual)	# of Stories:	1
Base Monthly Rent:	\$7,166	Roof Type:	Flat
Lease Type:	Modified Gross	Construction/Siding:	Brick
Class of Space:	Class B	Parking Type:	Surface
Level/Floor:	102	Heat Type:	Electricity
Lease Term:	36 Months	Heat Source:	Central
Space Type:	Sublet	Air Conditioning:	Package Unit
Conference Rooms:	2	Water/Sewer Service:	Municipal

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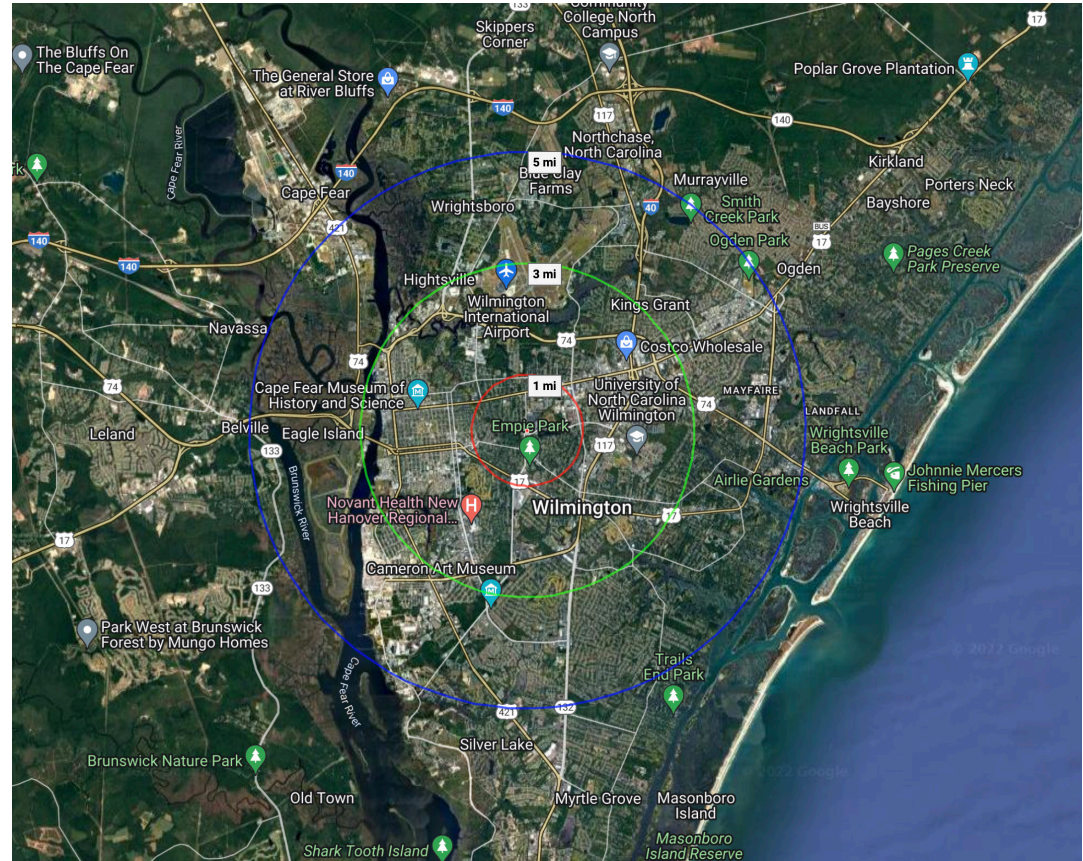
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DEMOGRAPHICS

Proximity	1 mi	3 mi	5 mi
Total Population	10,983	73,152	134,319
Median Age	33.09	34.28	36.49
Households	5,322	32,227	57,922



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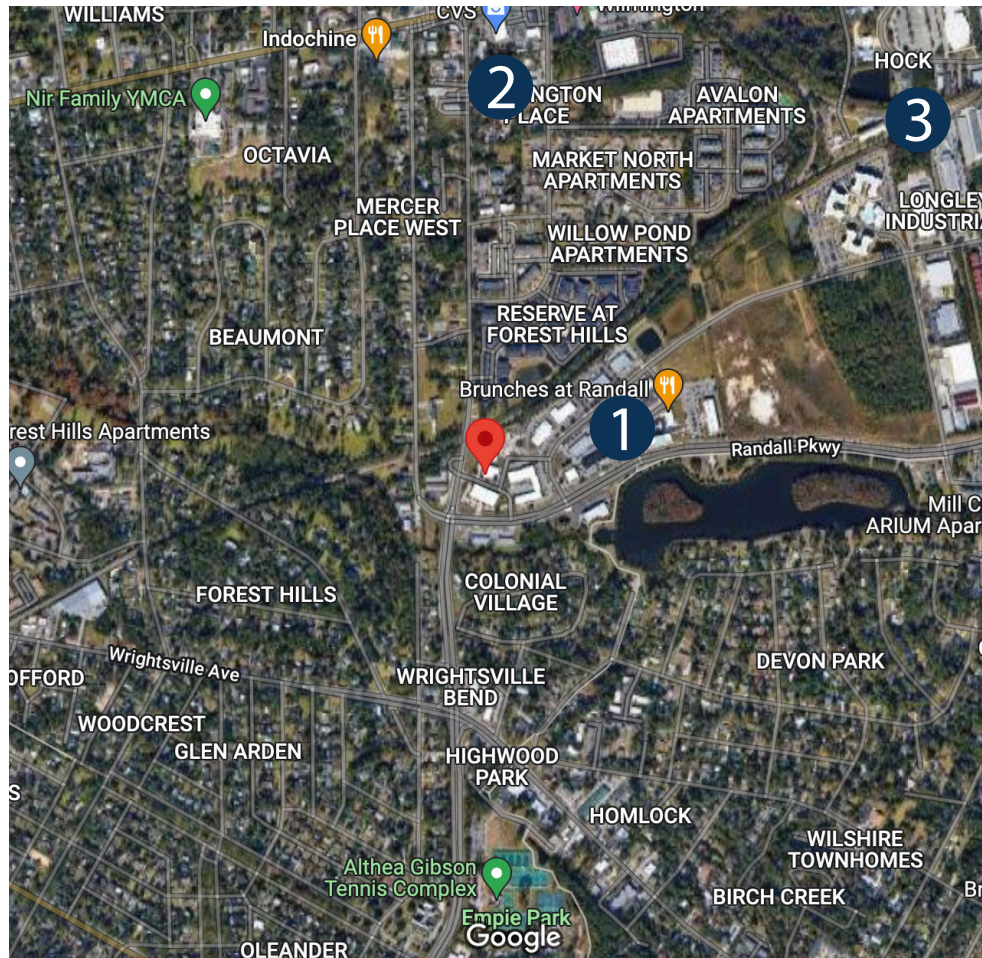
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LOCAL BUSINESSES



1

Flying Machine
Brunches at Randall

2

CVS
Indochine
Whisky Trail
La Costa Mexican

3

Taco Bell
Morgans' Seafood
Church's
Sonic Drive In
Capt'n Bills
AMC Classic
Food Lion
Planet Fitness
McDonald's

4

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AGENT CONTACT



Steve Hall

Maus, Warwick, Matthews & Co.

O: 910-791-0400

M: 910-279-3227

stevhall@mwmrealestate.com

WWW.MWMREALESTATE.COM

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