



**COLDWELL
BANKER
COMMERCIAL**

SUN COAST PARTNERS

2705 EXCHANGE DRIVE, SUITE 500

Wilmington, NC 28405

AVAILABLE SPACE

4,250 SF

AREA

Popular Murrayville Station located just off of North College Road and I-40. This property is nicely positioned in an expanding and well maintained area of Wilmington with visibility from North College Road and convenient access to (I-40) and (I-140).



CONTACT INFO

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**COLDWELL BANKER COMMERCIAL
SUN COAST PARTNERS**

1430 Commonwealth Drive, Suite 102, Wilmington, North Carolina 28403
910.350.1200

FOR LEASE

CBCSUNCOAST.COM



2705 EXCHANGE DRIVE, SUITE 500

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LEASE



PROPERTY DESCRIPTION

4,250 SF Industrial/Flex Space Available for Lease in popular Murrayville Station located just off of North College Road and I-40. This unit offers approximately 1,450 SF of office space and 2,800 SF of warehouse space. This units offers two roll up drive in doors and a large rear yard for truck and trailer access. Additionally, this property is well situated in a growing and well maintained area of Wilmington with visibility from North College Road and convenient access to (I-40) and (I-140). Please call listing brokers for more information and to schedule a tour.

LOCATION DESCRIPTION

Popular Murrayville Station located just off of North College Road and I-40. This property is nicely positioned in an expanding and well maintained area of Wilmington with visibility from North College Road and convenient access to (I-40) and (I-140).

OFFERING SUMMARY

Lease Rate:	\$13.50 SF/yr (MG)
Available SF:	4,250 SF
Lot Size:	1.26 Acres
Building Size:	4,250 SF

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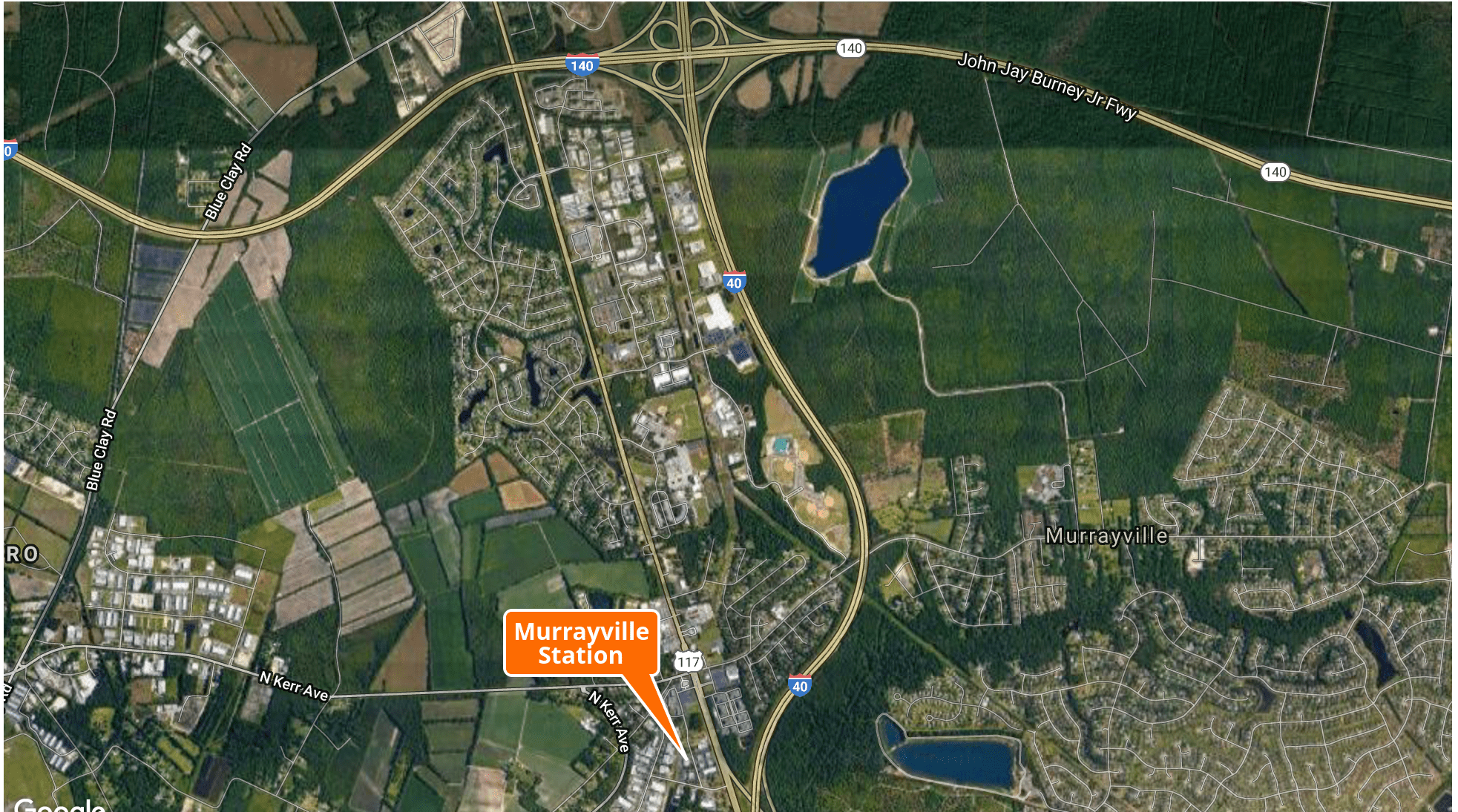




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Google

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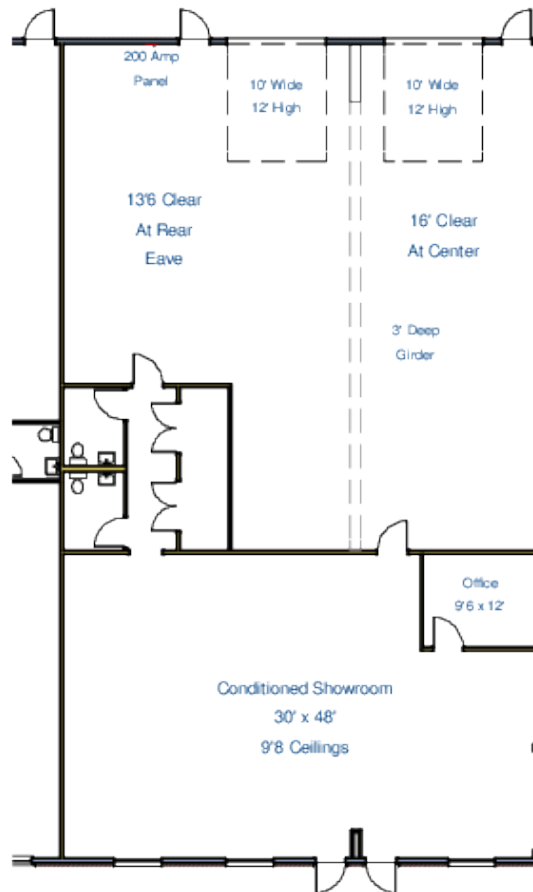
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Murrayville Station Business Park

Existing Conditions 8/23/18

4,250 Rentable SF – 1,450 SF Showroom / Office – 2,800 SF Warehouse



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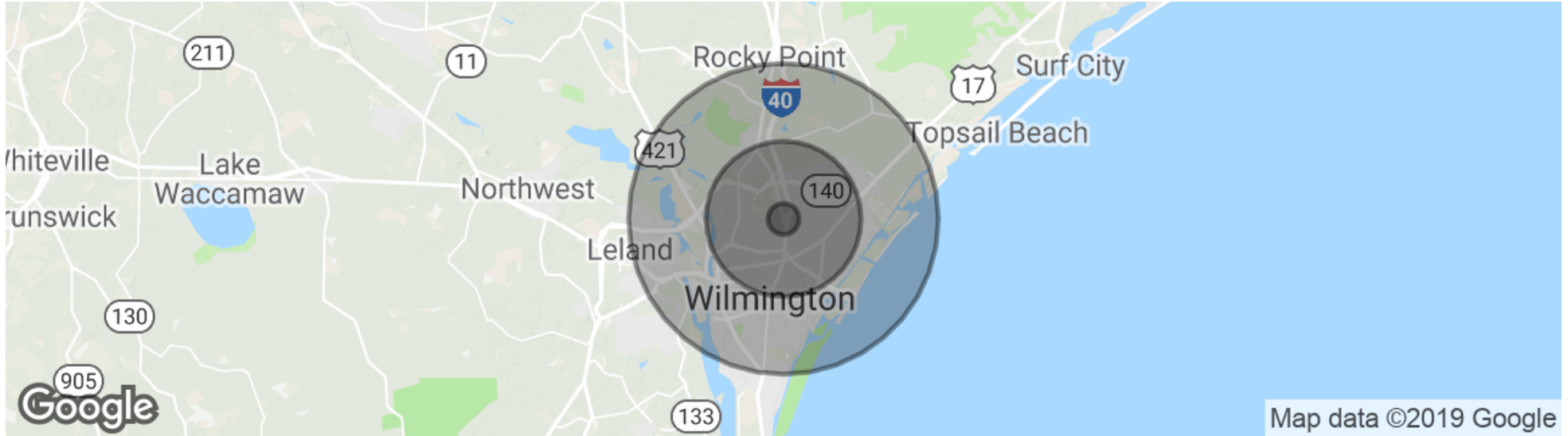
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	1,901	82,024	214,419
Median age	38.9	33.0	36.8
Median age (Male)	36.7	32.4	35.9
Median age (Female)	41.3	33.8	38.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	770	34,811	91,056
# of persons per HH	2.5	2.4	2.4
Average HH income	\$58,205	\$55,920	\$65,260
Average house value		\$254,877	\$304,719

* Demographic data derived from 2010 US Census

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