

FOR LEASE

\$8.00 PSF Modified Gross



SUNCOAST

Bright Ideas. Brighter Solutions.



307 Raleigh Street, Unit A, Wilmington, NC 28412
Landmark Industrial Park

SF:	4,500+/-
Lease Rate:	\$8.00 PSF/Year
Zoning:	IND



PROPERTY INFORMATION

Property Description: 4,500 SF Warehouse and Distribution Space located in Landmark Industrial Park at address 307 - A Raleigh Street, Wilmington, North Carolina. This warehouse offers three offices, restroom, a loading dock with two roll-up doors and fully conditioned (heated and cooled) warehouse. This property is located within close proximity to the NC Port Authority. Please call listing agent for additional details and to arrange for a tour.

For More Information Contact:



Cody Cress

910-409-8421

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Coldwell Banker Commercial SunCoast

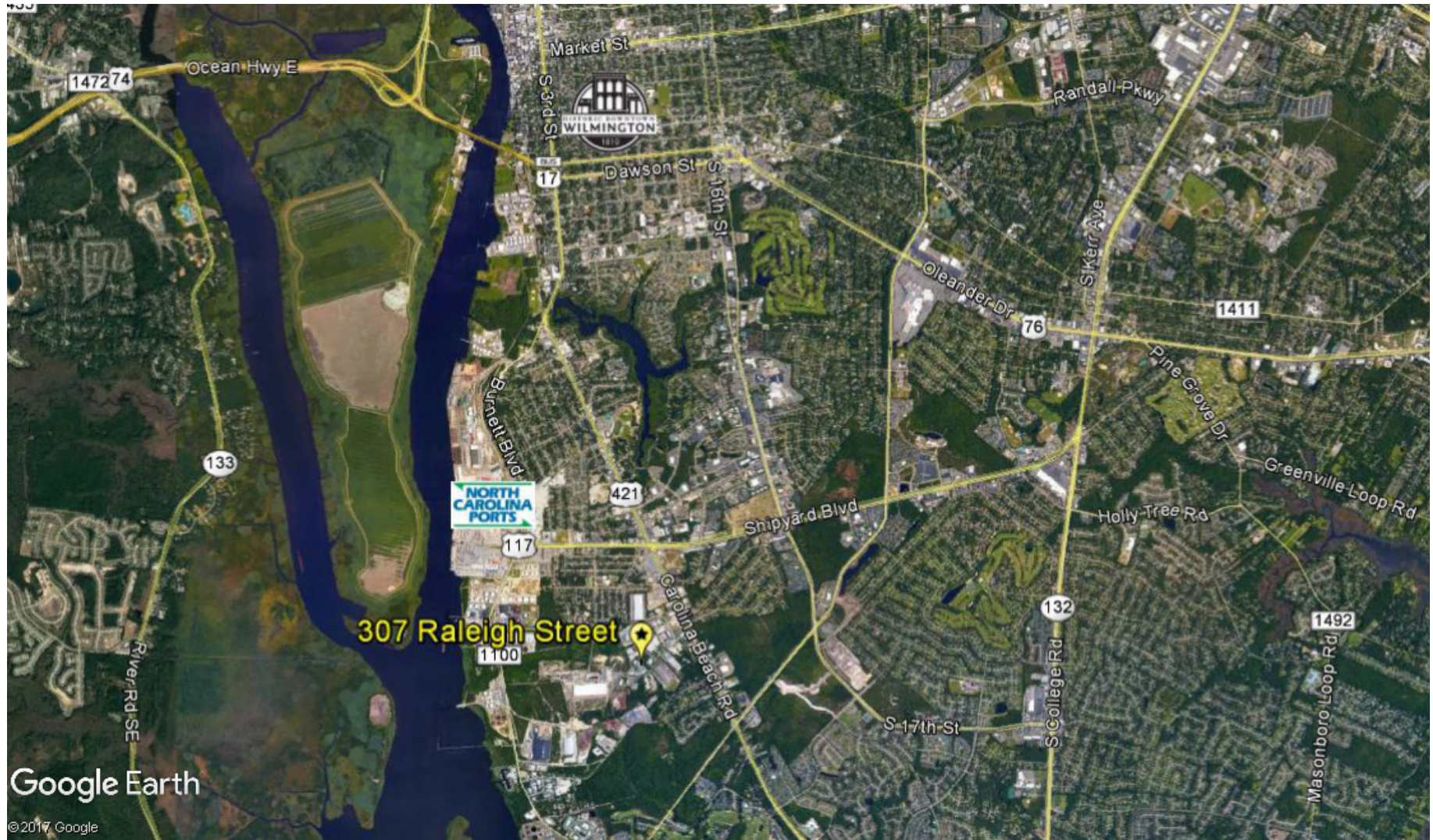
1430 Commonwealth Drive, Suite 102

Wilmington, NC 28403

www.cbcsuncoast.com

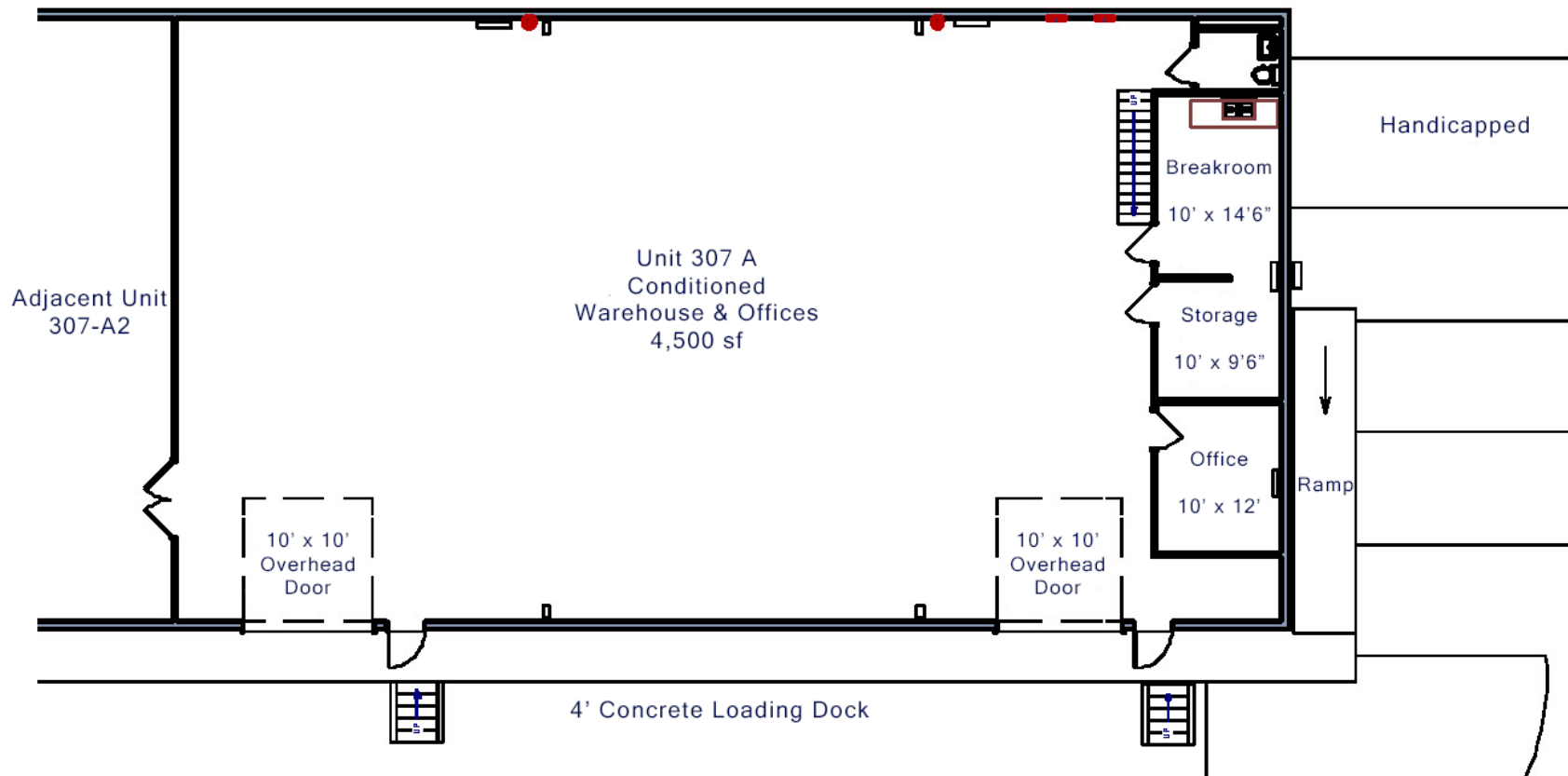
T: 910-350-1200 F: 910-350-0925

AERIAL MAP

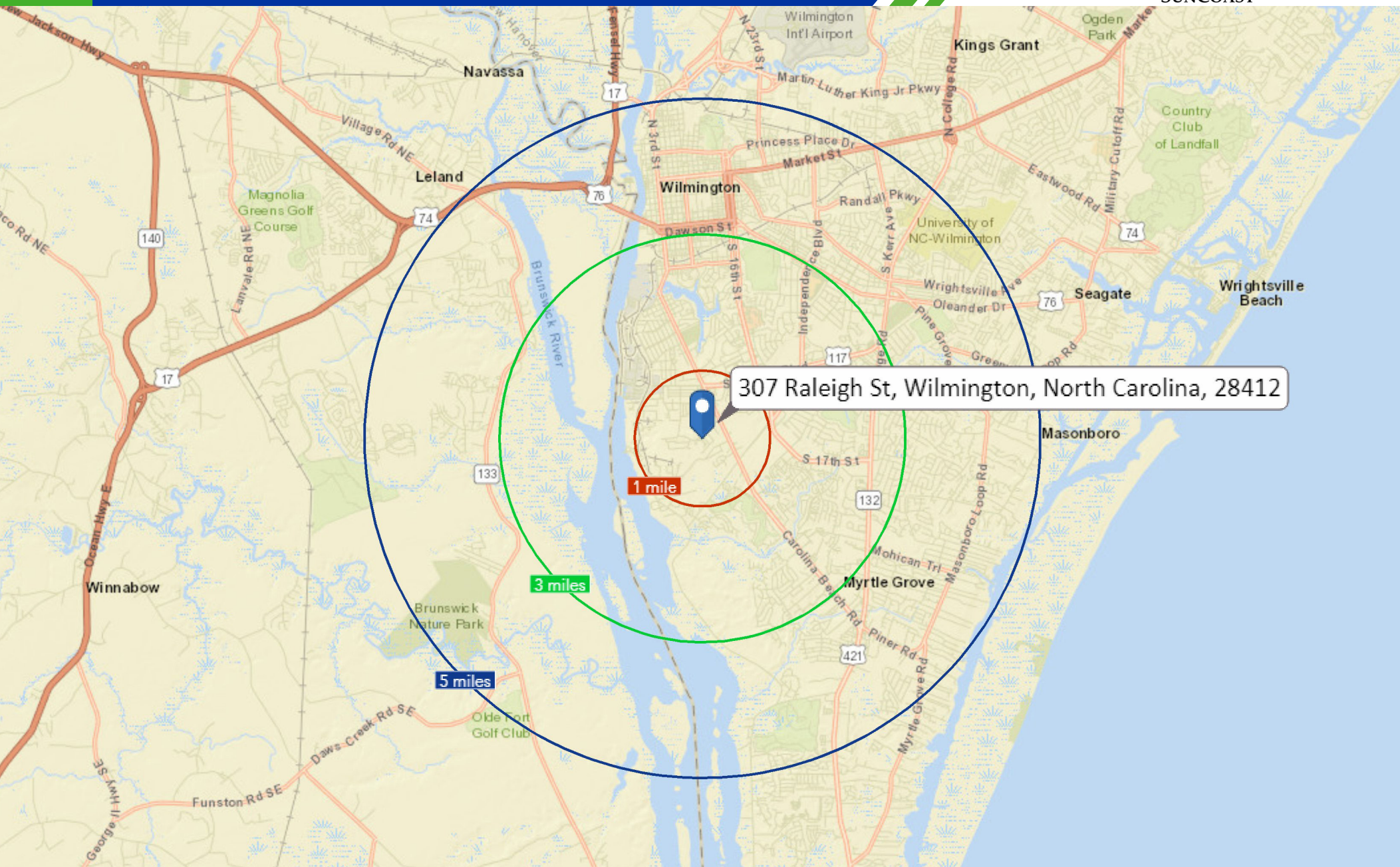


FLOORPLAN

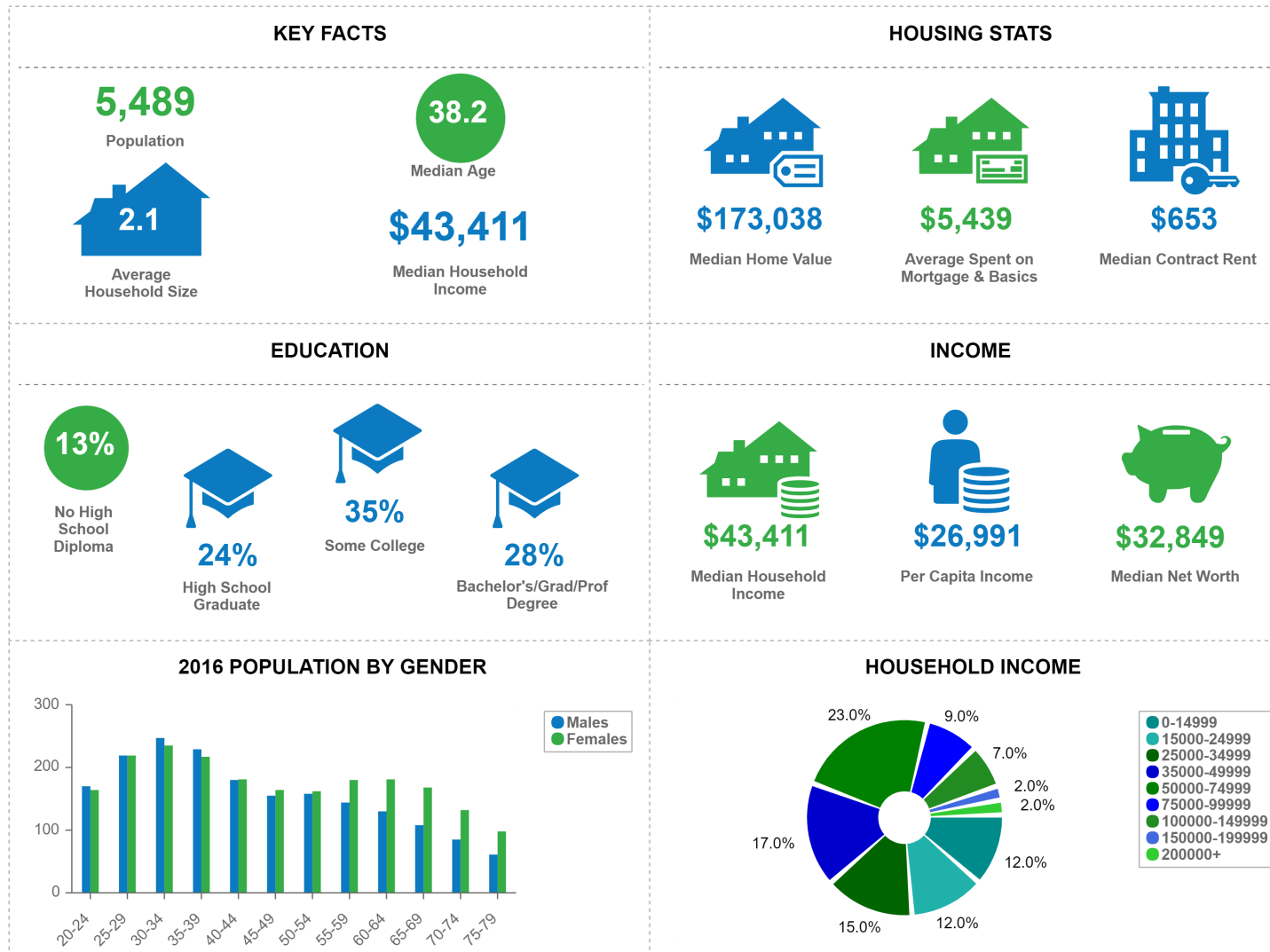
Unit 307 A Raleigh Street Existing Conditions



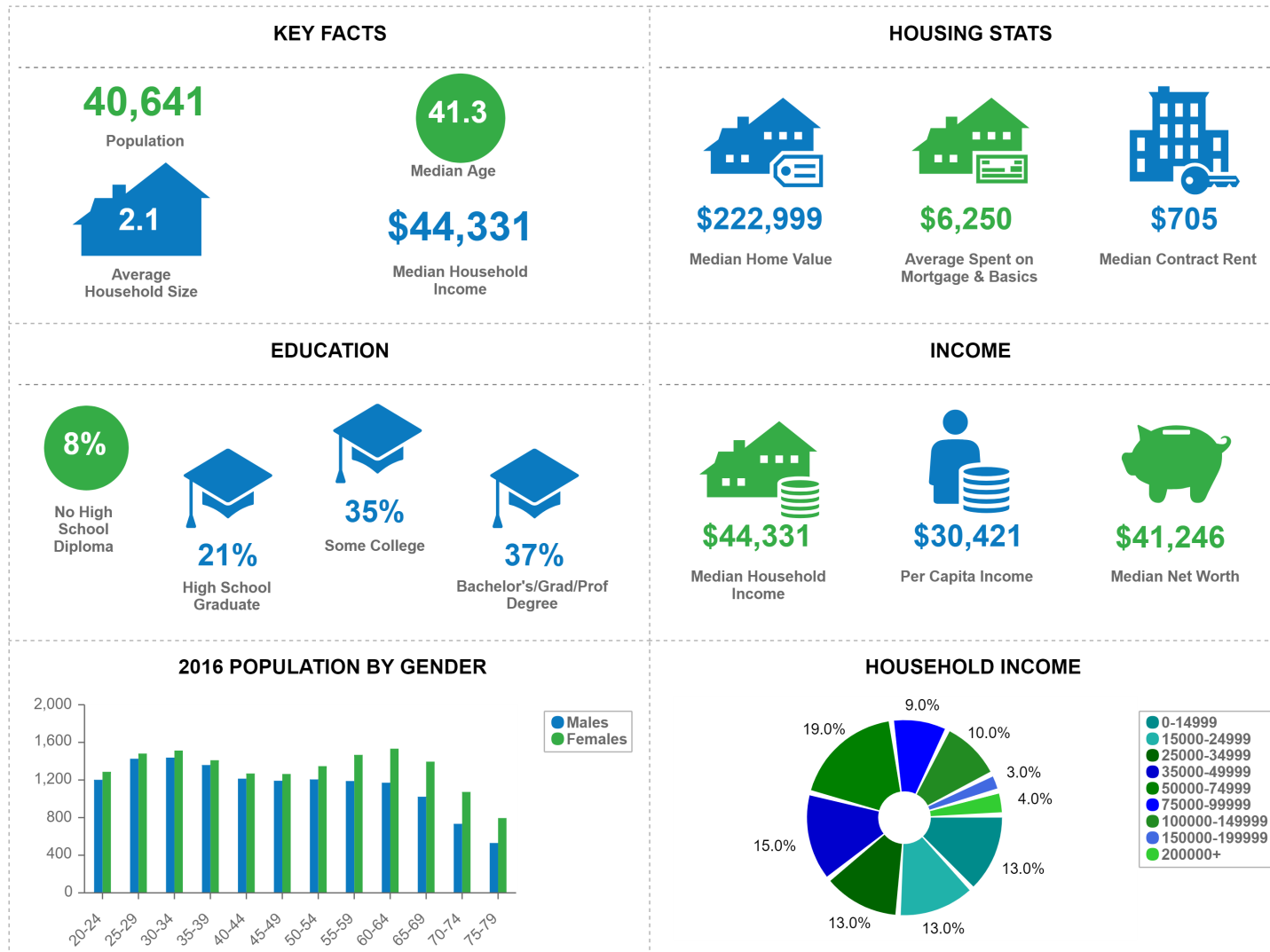
I-3-5 MILE RING MAP



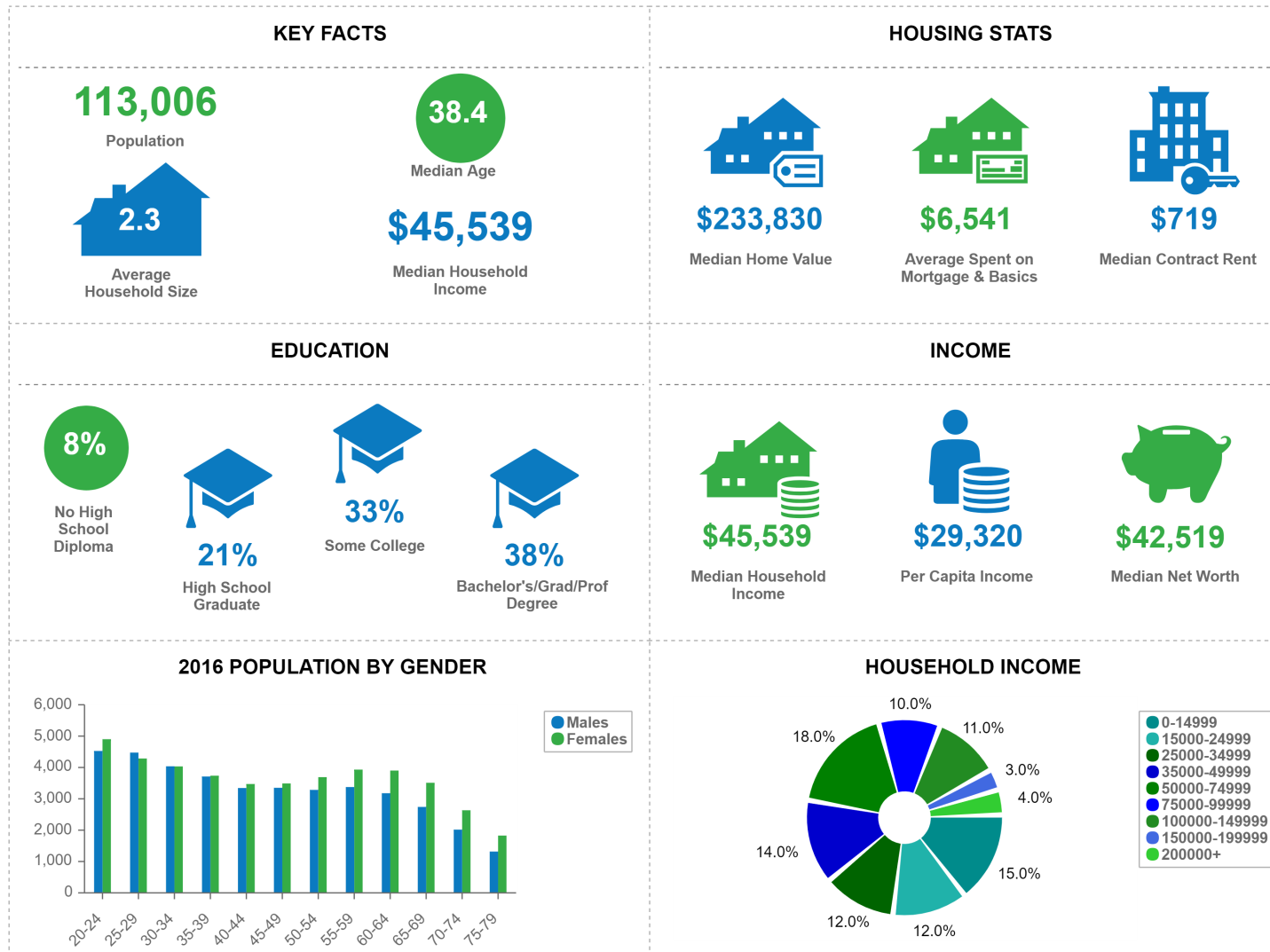
DEMOGRAPHICS-ONE MILE



DEMOGRAPHICS-THREE MILES



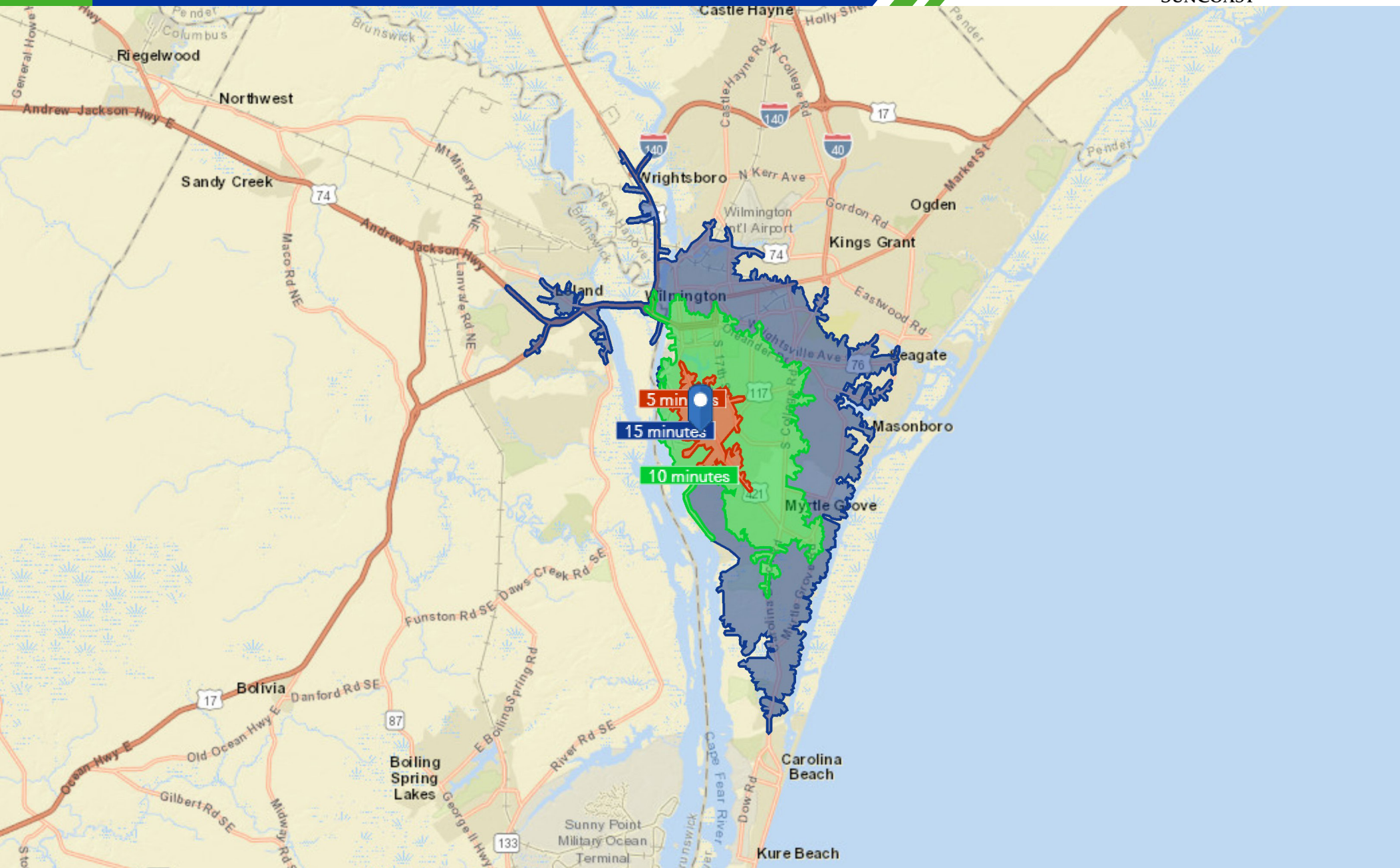
DEMOGRAPHICS-FIVE MILES



DRIVE TIME MAP



SUNCOAST



WILMINGTON MSA, NC



POPULATION OF MSA
268,000

HOUSEHOLDS IN MSA
111,546

HOUSEHOLD MEDIAN INCOME
\$52,655

UNEMPLOYMENT RATE OF MSA
5.30%

	OFFICE	RETAIL	MF	INDUSTRIAL
VACANCY	▼	▲	▼	▼
ABSORPTION	▲	▼	▲	▲
RENTAL RATES	▲	↔	▲	▲



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