

THE YARD

P H A S E 1

2820 US HIGHWAY 421, WILMINGTON, NC



FOR LEASE



THE YARD by Treeline 2820 US HIGHWAY 421, PHASE 1 | WILMINGTON, NC 28401



THE YARD is an expansive industrial park positioned in the heart of Wilmington's booming Highway 421 industrial corridor. The phased redevelopment features close proximity to the NC State Port, Wilmington International Airport via Hwys 421 & 74/76 and Interstates I-40 & I-140. It is served on-site by a dedicated CSX rail spur and it has direct deep-water access to the Cape Fear River. This redevelopment currently offers existing available space in various sizes from 9,000 to 30,000 SF, making it an attractive option for industrial users of all sizes. The park is strategically designed with full tractor trailer circulation around the entire development and multiple driveways onto Highway 421, providing ingress and egress with access from all directions. The Yard is also conveniently located to all of the amenities of Downtown Wilmington.

THE YARD | PHASE 1 | 2820 US HIGHWAY 421, WILMINGTON, NC

LEASE

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BUILDING 1 & BUILDING 2



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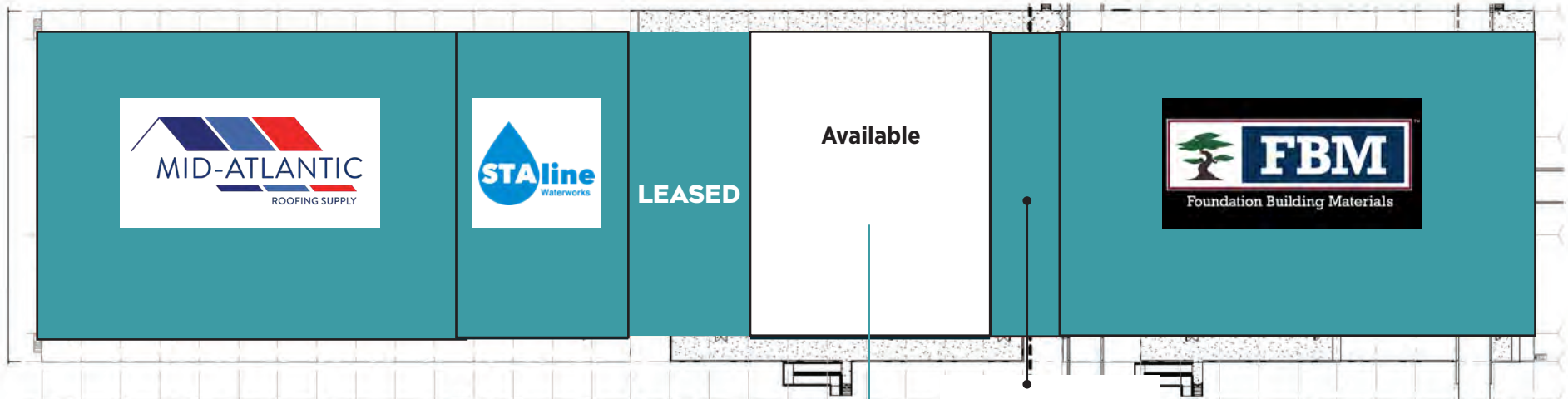
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BUILDING 1

- 35ft Clear Height
- 16ft Eve Height
- Column Spacing 20' x 50'
- Wet Sprinkler
- Laydown Yard Available

The Rear



The Front



Suite 170 18,000 SF Space

- Approximately 2,000 SF Office
- Dock/Drive-in BTS
- Laydown Area at Rear
- \$8.50 PSF + TICAM
- Space can be subdivided for 9,000 SF

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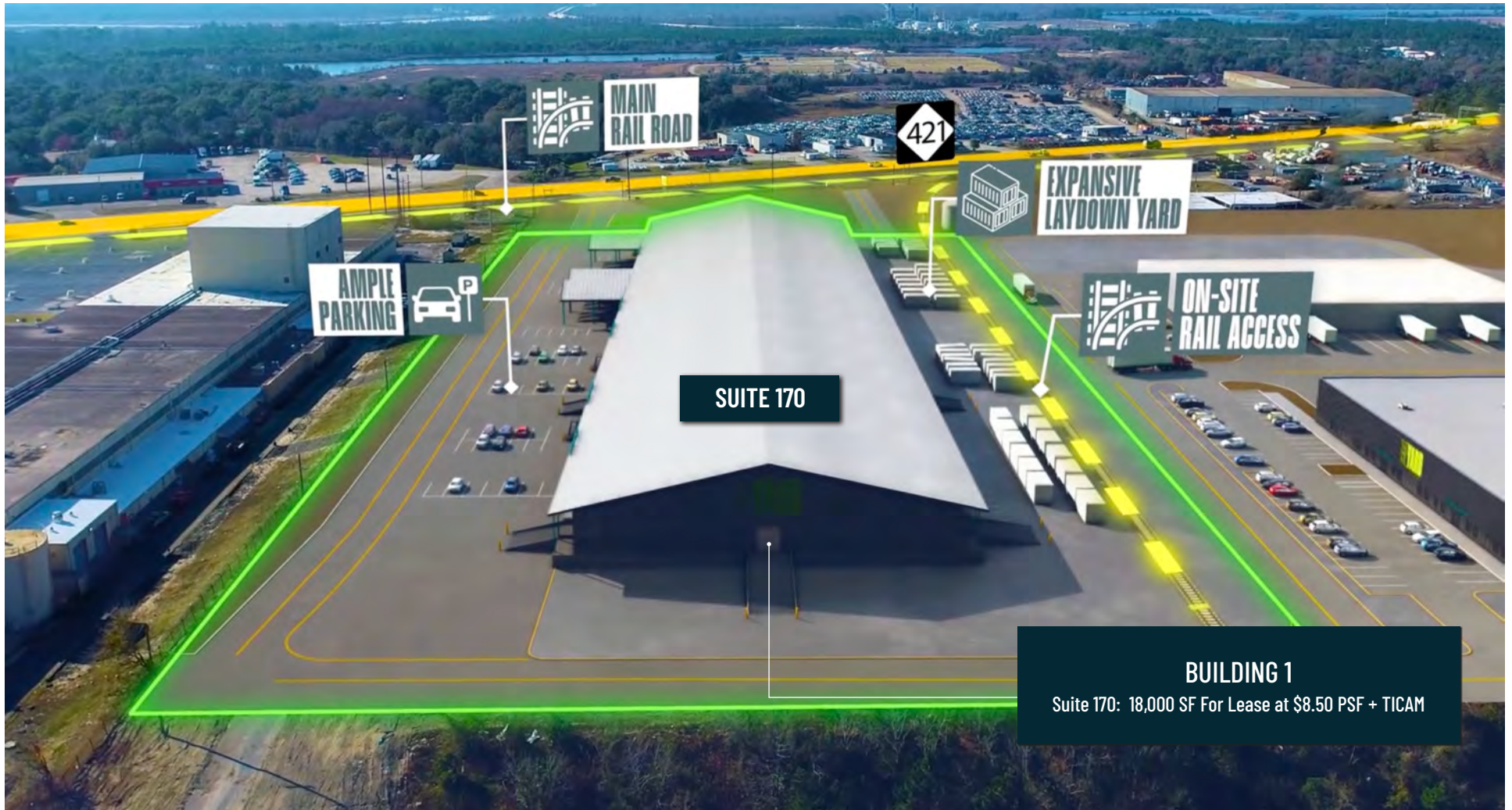
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BUILDING 2



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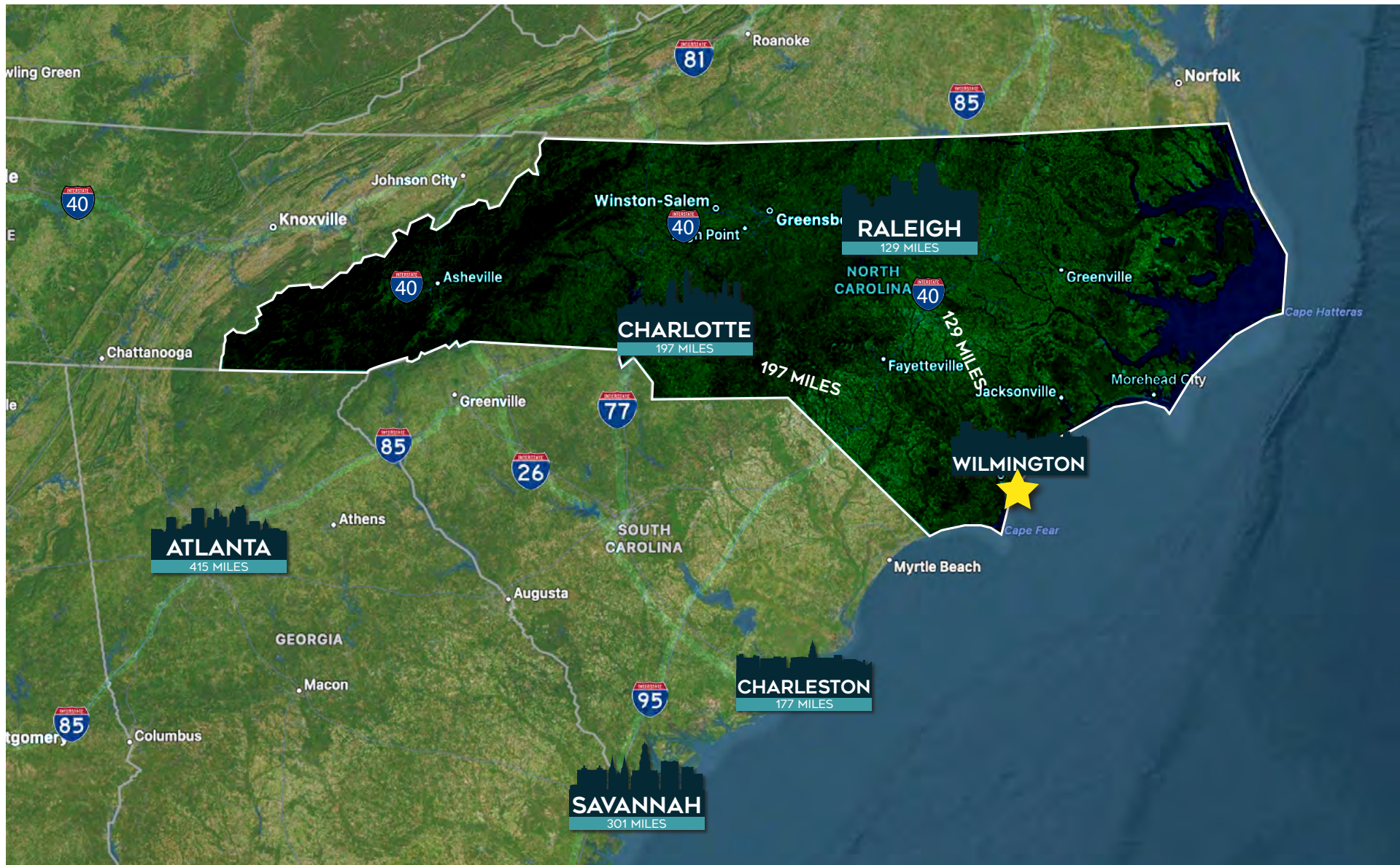
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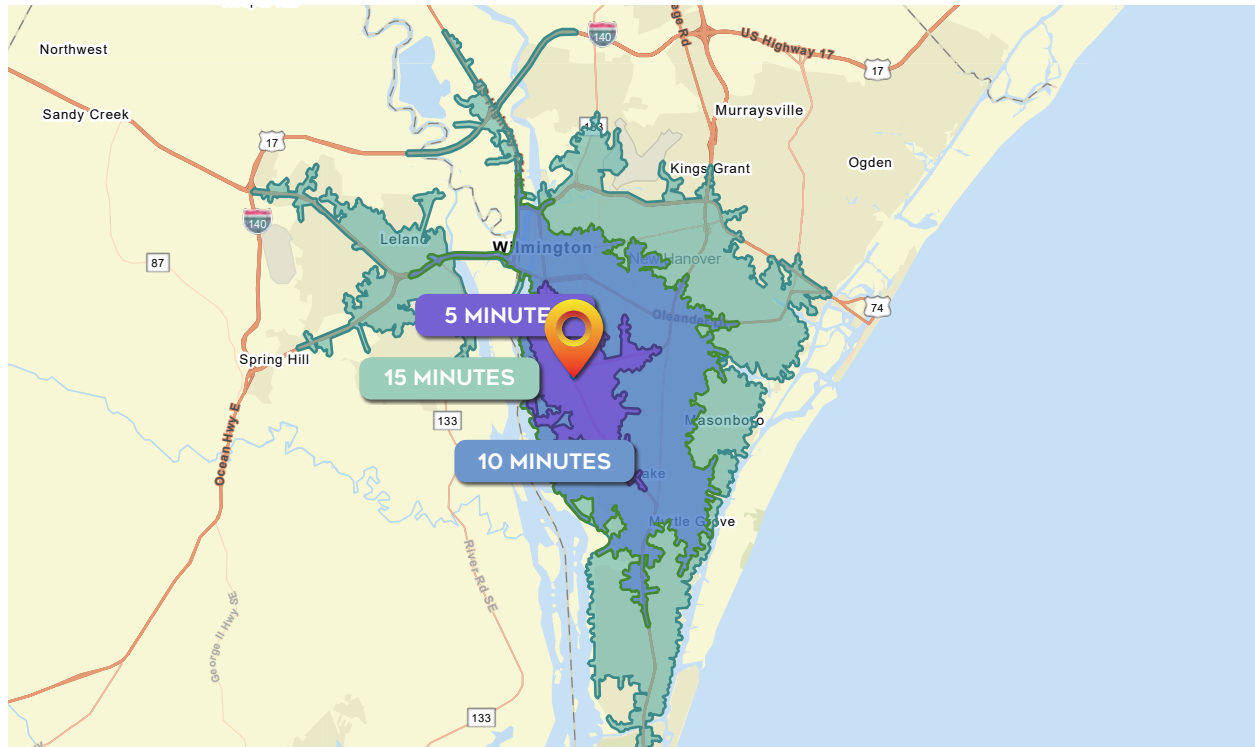
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DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	21,086	81,730	160,998
Average Age	41.5	40	38.2
Households	10,830	38,338	70,938
Average HH Size	1.92	2.11	2.20
Median HH Income	\$54,013	\$61,268	\$62,796
Average HH Income	\$83,625	\$94,537	\$95,824
Per Capita Income	\$41,314	\$44,547	\$42,449

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

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*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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