



## 3334 US HWY 421

- LOCATION** 3334 US Hwy 421 N, Suite B & C  
Wilmington, NC 28401
- AVAILABLE** 5,000 ft<sup>2</sup> total (two 2,500 ft<sup>2</sup> units)
- Suite B 2,500 ft<sup>2</sup> (25 x 100 ft), 575 ft<sup>2</sup> office area
- Suite C 2,500 ft<sup>2</sup> (25 x 100 ft), 975 ft<sup>2</sup> office area
- UTILITIES** Well and septic
- ZONING** Industrial 2 (New Hanover County)
- FEATURES** High visibility frontage location  
Attractive design with truck loading in rear  
Newly restored building



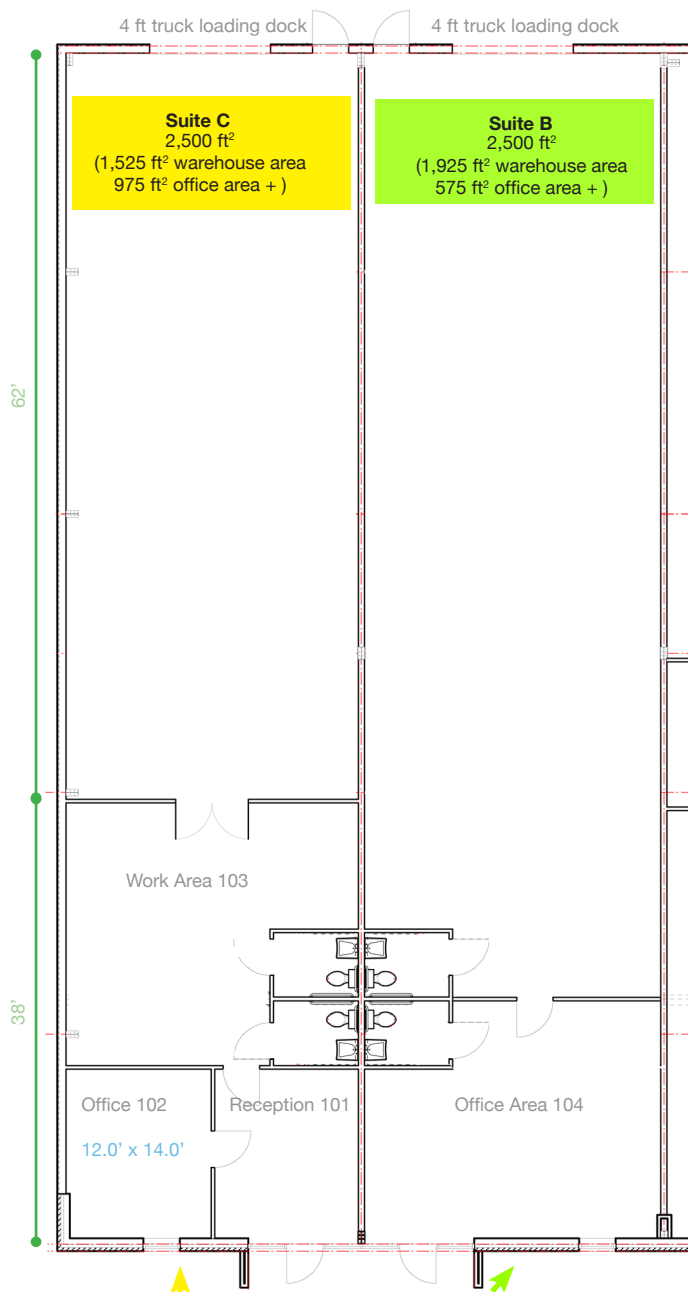
Site allows quick access to I-140 for efficient distribution.

Achieve more with top notch flex space with fast access to the Wilmington metro area.

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- AREA** I-140 & US Hwy 421 interchange  
New Hanover County, NC
- BLDG SIZE** 10,000 ft<sup>2</sup> total (5,000 ft<sup>2</sup> available)
- PARCEL ID** R03200-002-001-024
- OWNER** F & B Investment Group, L.L.C.
- FEATURES** Ample parking for cars and trucks  
Two 4 ft truck loading docks  
Plenty of room for truck maneuvering  
18 ft av. clear in warehouse

