

2.37 Acres with 11,590 sf flex facility

3705 Carolina Beach Rd, Wilmington, NC 28412



Listing ID: 30181088
Status: Active
Property Type: Industrial For Lease
Industrial Type: Flex Space, Light Industrial
Contiguous Space: 5,590 - 11,590 SF
Total Available: 11,590 SF
Lease Rate: \$9 PSF (Annual)
Base Monthly Rent: \$4,192 - 8,692
Lease Type: NNN

Overview/Comments

This former Gerber Collision and Glass facility is located in a redeveloping area of Carolina Beach Road. It is situated between Raleigh Street and Independence Blvd.

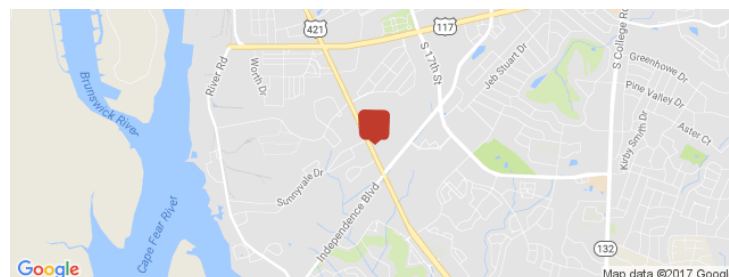
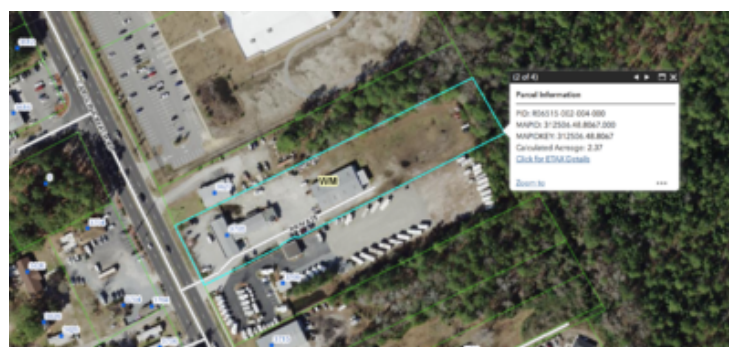
The facility is a prime auto repair and service center location. The building has multiple 10 ft x 12 ft drive in doors, paint booths and three phase power. The facility has a air compression system built in as well. The rear building and front building are both clear span areas.

Building one (front) is 5,590 square feet +/- and the rear is 6,000 square feet +/- . The property is fenced from the front building back providing ample area for parking while vehicles are being serviced or waiting for service. The property has a gate for controlled access. Approximately 1.12 Acres of area in the rear of the facility can be used for outside storage or for lay down yard.

The Front building features a waiting area, several offices and bathrooms, three bays in the front two bays in the back as well as two paint booths. All bay doors are 10' x 10'. Roof height is 15' at center.

The rear building is a free standing, clear span 6,000 sf with a roll up door in the front and rear right allowing for buildings to enter and exit the building with ease. Bay doors are 10' x 10' and roof height is 14' at center.

Traffic counts near 45,000 vpd allow for visibility to be un paralleled on HWY 421.



General Information

Tax ID/APN: R0615-002-004-000
Industrial Type: Flex Space, Light Industrial, Warehouse/
Distribution, Other
Zoning: CS

Gross Building Area: 11,590 SF
Building/Unit Size (RSF): 11,590 SF
Land Area: 2.37 Acres

Available Space

Suite/Unit Number: 1
Space Available: 11,590 SF
Minimum Divisible: 5,590 SF
Maximum Contiguous: 11,590 SF
Space Subcategory 1: Flex Space
Space Subcategory 2: Flex Space

Space Description: Two Building Automotive Facility.
Space Type: Relet
Date Available: 01/01/2018
Lease Rate: \$9 PSF (Annual)
Lease Type: NNN
Parking Spaces: 0



**Eastern Carolinas
Commercial**
REAL ESTATE

432 LANDMARK DRIVE, UNIT 4 WILMINGTON, NC 28412

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O: 910.399.4602

F: 910.399.4675

All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information.

Area & Location

Property Located Between:	Independence blvd and raleigh street	Airports:	ILM
Highway Access:	direct to HWY 421 / Carolina Beach Road	Site Description:	Flat level site with two buildings and parking lots
Area Description This property is located just west of the Independence Blvd and Carolina Beach Road intersection. Over the last several years this area has grown with Barclay Point, Circle K, a Planned Harris Teeter center, multifamily developments and the new redevelopment of Echo Farms Golf Course into a higher density residential community.			

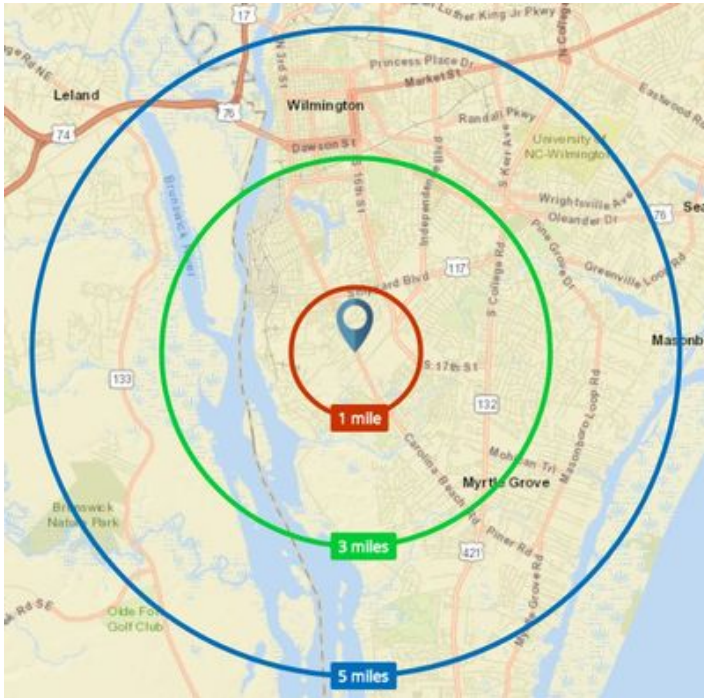
Building Related

Tenancy:	Single Tenant	Total Parking Spaces:	100
Total Number of Buildings:	2	Passenger Elevators:	0
Number of Stories:	1	Freight Elevators:	0
Property Condition:	Good	Sprinklers:	None
Year Built:	1986	X-Phase:	3
Year Renovated:	1993	Heat Type:	Electricity, Suspended Radiant Heaters
Roof Type:	Gable	Heat Source:	Ceiling Units, Radiant
Construction/Siding:	Aluminum Siding	Air Conditioning:	Other
Exterior Description:	Metal Buildings	Lighting:	Fluorescent
Parking Type:	Surface, Other	Interior Description:	Former Car Repair Facility, interiors are wide open except for office area and paint booths
Parking Description:	Concrete and grass parking area		

Land Related

Zoning Description:	CS - Commercial Services	Water Service:	Municipal
Lot Frontage:	144	Sewer Type:	Municipal
Lot Depth:	726	Legal Description:	LOT C-1 B M WILSON FARMS DIV

Address: 3705 Carolina Beach Rd, Wilmington, NC 28412
County: New Hanover
MSA: Wilmington



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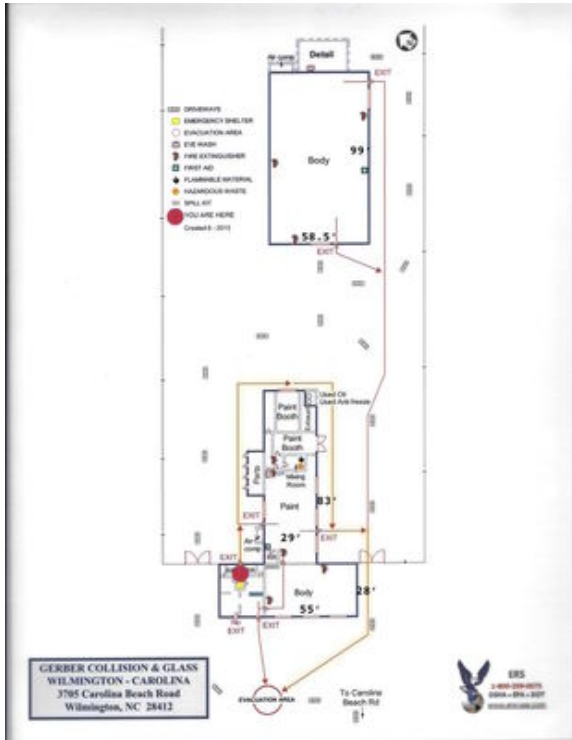
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Property Images



Property Contacts

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