

Industrial 4 dock high, one drive in-15,000- 18,000 +/- SF

3310 Fredrickson Rd, Wilmington, NC 28401



Listing ID: 30538844
Status: Active
Property Type: Industrial For Lease
Industrial Type: Industrial-Business Park, Manufacturing
Contiguous Space: 18,000 SF
Total Available: 18,000 SF
Lease Rate: \$7.25 PSF (Annual)
Base Monthly Rent: \$10,875
Lease Type: NNN
Loading: 4 Docks, 4 Doors
Office SF: 2,800 SF
Drive-In Bays: 4 Bays



Overview/Comments

Available —CLIMATE CONTROLLED Excellent condition, Industrial space for lease. 18,000 S/F 12,000 S/F warehouse 2,800 S/F office and 2,800 production space can lease just 15,000 sf not use upstairs space. Warehouse ceiling heights 16' and 25'. Office 10' and 12'. Five dock high doors. One drive in door. Entire building temperature controlled. Fenced secured lot. Ample yard space. Triple NNN Lease

DIRECTIONS: Off of Hwy 421, near I 140 bypass. From Cape Fear Bridge take Hwy 421 N then left on Sutton Steam Plant Road , right on Fredrickson. Property on the right.

LANDLORD PAYS: None

TENANT PAYS: Building Insurance,Ext Building Mainten,Electric,HVAC Reports,Janitorial Services,Liability Insurance,Pest Control,Taxes,Trash RMVL,Water,Yard Maintenance

General Information

Taxing Authority:	New Hanover County Wilmington
Tax ID/APN:	R03200-002-020-000
Industrial Type:	Industrial-Business Park, Manufacturing, Light Industrial, Truck Terminal, Warehouse/Distribution
Zoning:	NEW HANOVER COUNTY: I-2
Building Name:	Fredrickson
Gross Building Area:	18,000 SF
Building/Unit Size (RSF):	18,000 SF
Usable Size (USF):	15,000 SF
Land Area:	2.20 Acres

Available Space

Suite/Unit Number:	18,000 Industrial Available Space	CAM Expenses:	\$1 PSF (Annual)
Space Available:	18,000 SF	Rent Escalators:	Step-Up Lease
Minimum Divisible:	18,000 SF	Rent Concession:	3%
Maximum Contiguous:	18,000 SF	Office SF:	2,800 SF
Space Type:	Relet	Parking Spaces:	20
Date Available:	07/18/2018	Loading Docks:	4
Lease Rate:	\$7.25 PSF (Annual)	Loading Doors:	4
Lease Type:	NNN	Drive In Bays:	4

Space Description 18,000 S/F 12,000 S/F warehouse 2,800 S/F office and 2,800 production space. Warehouse ceiling heights 16' and 25'. Office 10' and 12'. Five dock high doors. One drive in door. Entire building temperature controlled. Fenced secured lot. Ample yard space.



**Eastern Carolinas
Commercial**
REAL ESTATE

4922 Randall Parkway Suite D Wilmington, NC
28403 WWW.ECCRENC.COM
O: 910.399.4602
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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:	Sutton Steam Plant Road & Fredrickson Road	Airports:	Wilmington International Airport
Highway Access:	I-140, US HWY 421, and US-17	Site Description:	IN CITY LIMITS: No RAIL SERVICE: Rail passes along side of property FACILITY EXPANDABLE: Yes PERIMETER FENCING: Yes

Area Description CLOSEST AIRPORT NAME: ILM 4 miles DISTANCE TO AIRPORT: 4 CLOSEST HIGHWAY NAME: Hwy 421 & I-140, Just minutes from the I-140 on off ramp on 421, direct access to Interstate 40 in 5 minutes. DISTANCE TO HIGHWAY: 1

Building Related

Total Number of Buildings:	1	Passenger Elevators:	0
Number of Stories:	2	Freight Elevators:	0
Office Space SF:	2,800 SF	Sprinklers:	Dry
Property Condition:	Good	Amps:	600
Year Built:	1987	Heat Type:	Electricity, Space Heaters
Year Renovated:	2009	Heat Source:	Central
Roof Type:	Gable	Air Conditioning:	Engineered System
Construction/Siding:	Steel Frame	Lighting:	Fluorescent, Mercury Vapor
Exterior Description:	Brick and stone	Internet Access:	Cable
Parking Description:	Flat gravel lot with 20 parks paved in front of building	Interior Description:	Electric Provider: Duke Energy 5800 SF Office space
Total Parking Spaces:	40		

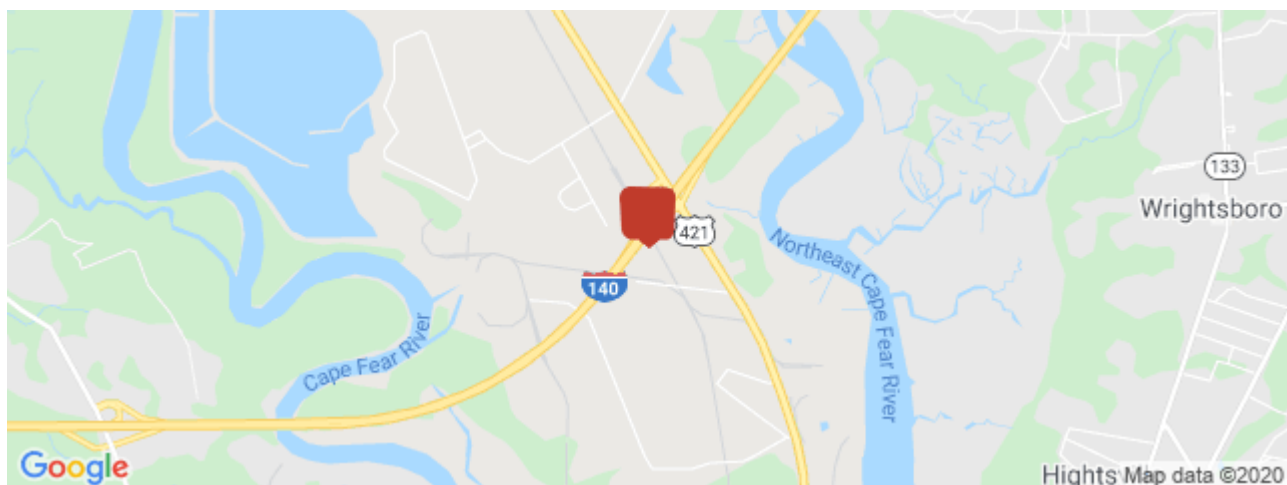
Land Related

Water Service:	Well
Sewer Type:	Septic
Legal Description:	(2.16 ACRES) LOT 2 MCCALL INDUSTRIAL PARK

Zoning Description The I-2 zoning district is established to set aside areas of the County for a full range of manufacturing, fabrication, assembly, warehousing, and distribution uses associated with heavy industrial land uses where heavy industry can find suitable sites served by rail, waterway and highway transportation. The district is also established to subsequently protect nonindustrial districts situated outside the district and minimize environmental impacts caused by the uses within the district. Outdoor operations and storage are appropriate for this district provided that the district standards are met. Certain uses within the I-2 district shall require a special use permit as specified in the Table of Permitted Uses. No I-2 District shall be less than five (5) acres in area.

Location

Address:	3310 Fredrickson Rd, Wilmington, NC 28401
County:	New Hanover
MSA:	Wilmington

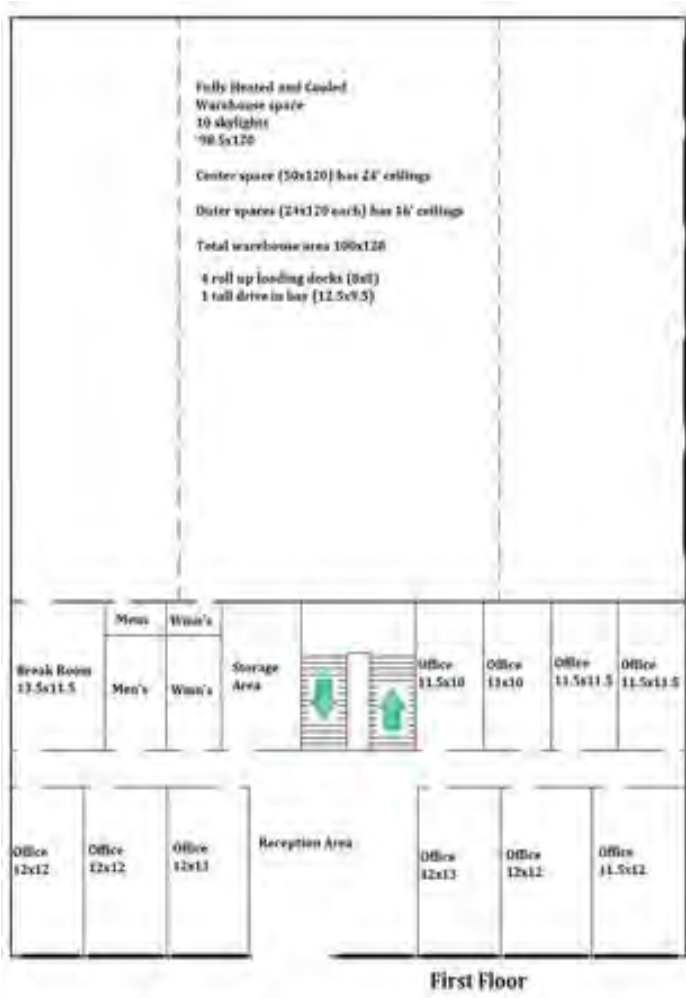


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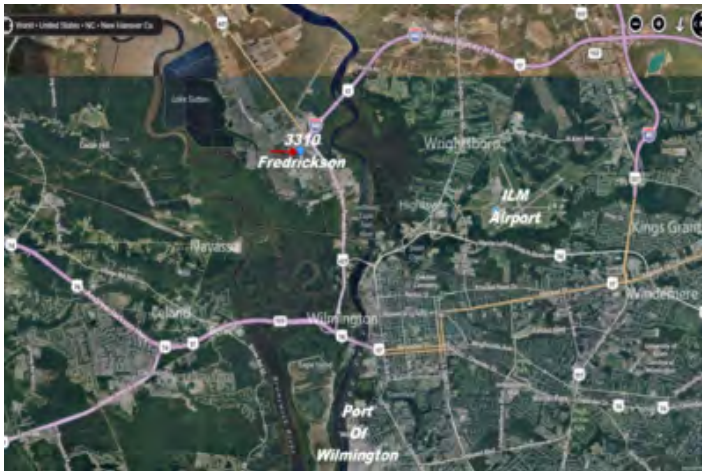
Property Images



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