



15894 HIGHWAY 17  
P.O. BOX 56  
HAMPSTEAD, NC 28443  
910/270-5100 FAX: 910/270-5110

359 N. FRONT STREET  
P.O. BOX 215  
WILMINGTON, NC 28402  
910/251-2211 FAX: 910/251-2218

# SALE OR LEASE INDUSTRIAL OFFICE WAREHOUSE WITH LARGE YARD



**420 Raleigh Street  
Unit A  
Wilmington, North Carolina**

**This well constructed industrial building offers 8,800 square feet of office and warehouse plus an acre fenced yard near the State Ports. Currently a multi-tenant facility, the anchor space Suite A is available for occupancy. This unit can serve a wide variety of manufacturing, distribution or service uses.**

**CALL MIKE NADEAU  
(910) 270-5100**



**Commercial & Investment Real Estate Specialists**

email: [info@creativecommercial.biz](mailto:info@creativecommercial.biz)  
[www.creativecommercial.biz](http://www.creativecommercial.biz)



## 420 RALEIGH STREET

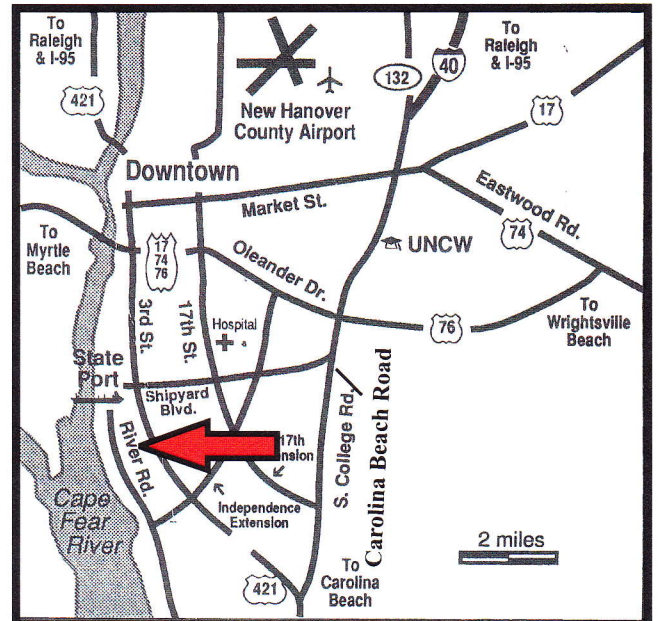
### SUITE A

- 8,856 Total Sq. Ft.
  - 3456 Sq.Ft. Office
  - 1800 Sq. Ft. Heated and Cooled Warehouse
  - 3600 Sq. Ft. Warehouse
- Approx. 1 Acre Fenced Yard in Rear
- Metal Construction - 1999
- Enclosed Sheds:
  - 24' x 6.5' x 16' High
  - 23' x 12' x 16' High
- Open Shed 15' x 125' x 14' High
- Extensive Electrical Capacity
- Condo Association to be Formed Prior to Sale



### THE LAND

- 2.96 Acres
- Zoned Heavy Industrial (IND)
- 209' Road Frontage
- Municipal Water and Sewer
- Tax Parcel R06500-002-046
- Deed Book 2221 Page 924
- Full Area Lighting
- Stormwater System in Place
- 50 Paved Parking Spaces
- Subject to Covenants of Landmark Industrial Park



## THE OFFERINGS

**\$850,000 - SALE**

**\$5,500/Month - LEASE**

### CREATIVE COMMERCIAL PROPERTIES, INC.

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CALL  
**MIKE NADEAU**  
(910) 620-1237

email:mike@creativecommercial.biz  
www.creativecommercial.biz

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Creative Commercial Properties, Inc. reasonably believes the information in this brochure is fairly and accurately stated. However, any prospective purchaser is urged to independently confirm its accuracy and completeness.

