



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  
Wilmington, NC**

**This well constructed building offers 13,500 square feet of office and warehouse on almost 3 acres near the State Ports. Currently a multi-tenant facility, with the anchor space available for occupancy, this property can serve a wide variety of manufacturing, distribution or service uses.**

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



*Commercial & Investment Real Estate Specialists*

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



# 420 RALEIGH ST.

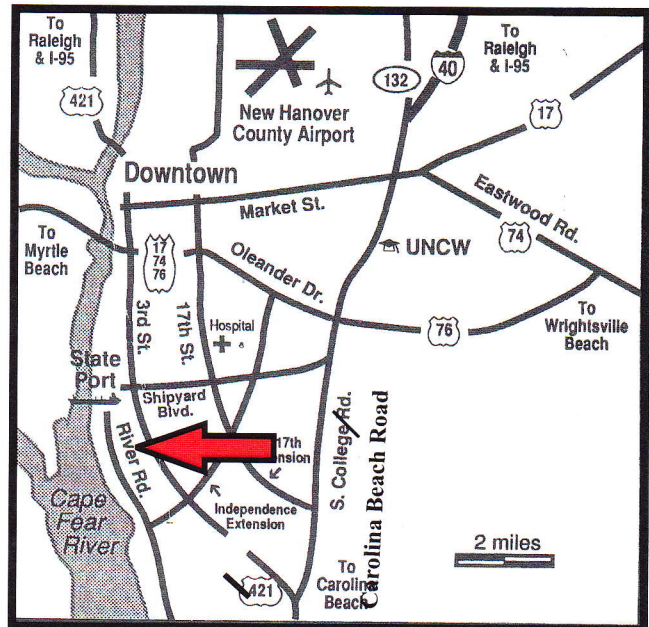
## THE BUILDING

- 13,500 Total Sq. Ft.
- 8,856 Sq. Ft. Suite A
  - 3456 Sq. Ft. Office
  - 1800 Sq. Ft. Heated & Cooled Warehouse
  - 3600 Sq. Ft. Office
  - Available as a Condo Unit
- 4644 Additional Sq. Ft. Leased to 4 Tenants (Suites B-F)
- 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
  - 6 Meters



## THE LAND

- 2.96 Acres
- Zoned Heavy Industrial (IND)
- Fenced Rear Yard
- 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

**ENTIRE FACILITY**  
**\$1,400,000**

**UNIT A PURCHASE**  
**\$875,000**

**UNIT A LEASE**  
**\$4,800/MONTH**

### CREATIVE COMMERCIAL PROPERTIES, INC.

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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.

