



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

201 N. FRONT STREET • SUITE 602  
WILMINGTON, NC 28401  
910/251-2211 FAX: 910/251-2218

# FOR SALE DUTCH SQUARE OFFICE WAREHOUSE



**6608-2 Windmill Way  
Wilmington, North Carolina**

**This versatile 4000 square foot freestanding building offers office, showroom, warehouse and a fenced yard. Zoned Industrial and located in Dutch Square off Market Street, this facility can suit a wide variety of commercial and light industrial uses.**

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



**Commercial & Investment Real Estate Specialists**  
email: [creative@creativeproperties.biz](mailto:creative@creativeproperties.biz)  
[www.creativeproperties.biz](http://www.creativeproperties.biz)



# 6608-2 WINDMILL WAY

## THE BUILDING

- 4000 Square Feet Total
  - 975 sq. Ft. Office/Showroom
  - 3025 Sq. Ft. Warehouse
- Metal Construction
- Office HVAC - 1 Year Old
- Two Forced Air Heat Units in Warehouse (Propane Tank Owned by Vendor)
- Alarm System
- Eave Height 14'
- Two 12' x 10' Overhead Doors
- Two Washrooms
- Fenced Yard 49' x 80'

## THE LAND

- Unit 2 Of Windmill Park Condominiums Per Map Book 34 Page 121
- Dues of Approx. \$100/Month Include Landscape Maintenance, Retention Pond Maintenance and Municipal Water and Sewer
- Covenants Recorded Book 1810 Page 965
- Zoned I-2 Industrial
- Municipal Water and Sewer
- Tax Parcel R4319-005-011



**THE PRICE**  
**\$314,000**

**CREATIVE PROPERTIES, INC.**  
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Creative 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.

