

Pre Permitted 10,000 +/- SF Industrial Site For Lease

3313 Kitty Hawk Rd, Wilmington, NC 28405

Listing ID: 30237122
Status: Active
Property Type: Industrial For Lease
Industrial Type: Flex Space, Free-Standing
Contiguous Space: 2,500 - 10,000 SF
Total Available: 10,000 SF
Lease Rate: \$7.75 - 8.50 PSF (Annual)
Lease Type: NNN
Ceiling: 24 ft.



Overview/Comments

Pre- Permitted 10,000 +/- SF Building For Lease \$7.75 to \$8.50 PSF NNN

site plans approved, all utilities are in place, and ready to build. This 1.17+/- AC development site situated in North Kerr Industrial Park on Kitty Hawk Drive. Centrally located in Northern New Hanover County. Kerr Avenue connects to HWY 133 and HWY 117. Access to I-40 and I-140 from the Hwy 133/117. This location is minutes from Brunswick County, Pender County, and easy access to the City of Wilmington.

The Owner will consider breaking the 10,000 SF space up into (4) 2,500 SF spaces, or (2) 5,000 SF spaces or the entire building. Bring your ideas and plans and owner will BTS to your needs. Construction to start at 40% Occupancy.

Impervious areas include:

Building: 10,000 SF

Asphalt Concrete, Curb, and Gutter: 25,430 SF

Sidewalk: 617 SF

Building Height: 23'

Building Set Backs: 50'

General Information

Taxing Authority: NHC
Tax ID/APN: R03400-001-095-000
Industrial Type: Flex Space, Free-Standing, Industrial-Business Park, Warehouse/Distribution

Zoning: I-2 HEAVY INDUSTRIAL
Land Area: 1.17 Acres

Available Space

Suite/Unit Number:	3313	Lease Rate:	\$7.75 - 8.50 PSF (Annual)
Space Available:	10,000 SF	Lease Type:	NNN
Minimum Divisible:	2,500 SF	Rent Escalators Description:	3% per year
Maximum Contiguous:	10,000 SF	Rent Concession:	Plain vanilla box Office bathrooms and small office with roll up doors
Space Subcategory 1:	Industrial-Business Park	Parking Spaces:	16
Space Subcategory 2:	Warehouse/Distribution	Ceiling Height:	24
Space Type:	New		
Date Available:	03/21/2018		

Space Description The Owner will consider breaking the 10,000 SF space up into (4) 2,500 SF spaces, or (2) 5,000 SF spaces. Bring your ideas and plans and owner will BTS clients needs. Impervious areas include: Building: 10,000 SF Asphalt Concrete, Curb, and Gutter: 25,430 SF Sidewalk: 617 SF Building Height: 23' Building Set Backs: 50'



**Eastern Carolinas
Commercial**
REAL ESTATE

LANDMARK DRIVE, UNIT 4 WILMINGTON, NC 28412

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Area & Location

Property Located Between: Kitty Hawk Road and Hall Waters Drive
Highway Access: HWY 140, US 117
Airports: Wilmington International Airport 3 Miles

Site Description Lot 39 is 1.17 Acres Impervious areas include: Building: 10,000 SF Asphalt Concrete, Curb, and Gutter: 25,430 SF Sidewalk: 617 SF Building Height: 23'
Building Set Backs: 50'

Area Description Job growth in Wilmington has outpaced the national average in recent years, with 2017 in the metro exceeding job creation nationally by roughly 70 basis points. Particularly strong growth has been experienced in professional and business services as well as leisure and hospitality. The Port of Wilmington is among key drivers of logistics demand. Logistics space in Wilmington is roughly 20% cheaper than in Durham, and though further from major distribution networks than some nearby metros, Wilmington does have a direct line to CSX's intermodal station in Charlotte.

Building Related

Total Number of Buildings:	1	Total Parking Spaces:	16
Construction/Siding:	Other	Heat Type:	Electricity
Parking Type:	Surface	Internet Access:	Cable

Land Related

Lot Frontage:	127.48 ft	Easements:	Ingress/Egress
Lot Depth:	321.4 ft	Legal Description:	(1.17) LOT 39 N KERR INDUSTRIAL PARK PH 3 SEC 1
Water Service:	Municipal		
Sewer Type:	Municipal		

Zoning Description Section 53.3 I-2 Heavy Industrial: 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: 3313 Kitty Hawk Rd, Wilmington, NC 28405
County: New Hanover
MSA: Wilmington



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432 LANDMARK DRIVE, UNIT 4 WILMINGTON, NC 28412

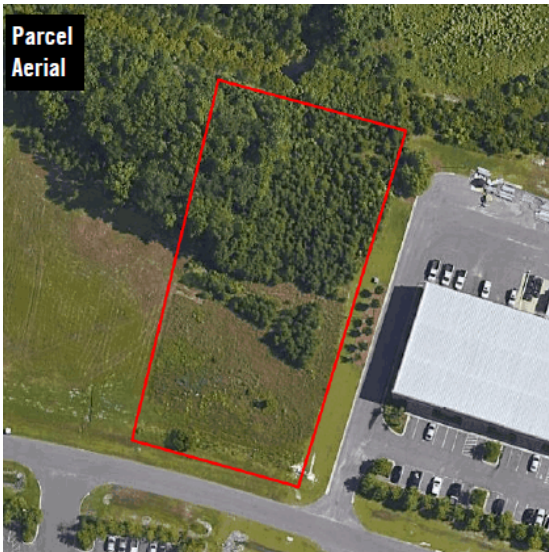
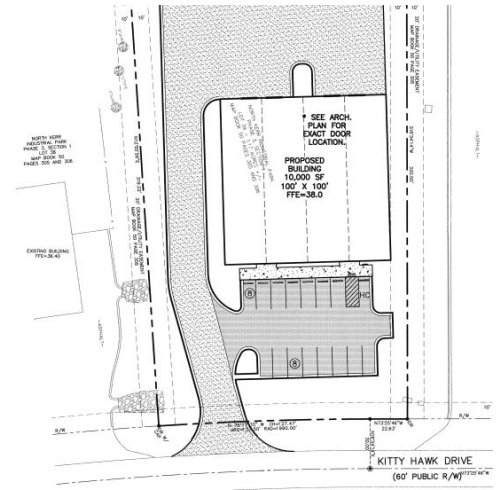
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Property Images



Parcel Aerial



Contact for More Information

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