

11,250 SF +/- Industrial Warehouse Space - Sublease

101 Marstellar St, Wilmington, NC 28401

Listing ID: 30051911
Status: Active
Property Type: Industrial For Lease
Industrial Type: Light Industrial, Net Leased
Contiguous Space: 11,250 SF
Total Available: 11,250 SF
Lease Rate: \$6.92 PSF (Annual)
Base Monthly Rent: \$6,487
Lease Type: NNN
Loading: 1 Dock, 2 Doors
Ceiling: 12 ft.



Overview/Comments

Excellent site for a BREWERY overlooking the Cape Fear River! This is a 11,250 SF +/- Industrial Warehouse available for lease at \$6.92 PSF.

This space is a sub-lease, \$6,487.00 Per Month that expires August 2018 with one 3 yr. option to renew. Tenant pays prorata share of Taxes, Insurance, and Common Area Maintenance (TICAM). Many windows throughout located on the second floor is a 150' x 75' warehouse space. The Sub-Lease is in a two story fully conditioned brick building with a basement in historic Downtown Wilmington. Site is zoned L-1 Light Industrial that provides wholesale and warehousing uses. 11,250 +/- SF has a loading dock, (2) dock high doors, 4,000 lb. capacity freight elevator, (2) metal stairwells, and ample gravel parking.

Located just off S. Front St. with 198 feet of frontage and two access points. This property has a Right in & right out on S. Front Street and Marstellar Street.

Showings are by Appointment Only

General Information

Taxing Authority: WM
Tax ID/APN: R05413-017-005-000
Industrial Type: Light Industrial, Net Leased, Self Storage, Warehouse/Distribution
Zoning: LI-LIGHT INDUSTRIAL

Gross Building Area: 44,215 SF
Building/Unit Size (RSF): 11,250 SF
Usable Size (USF): 11,250 SF
Land Area: 1.08 Acres



**Eastern Carolinas
Commercial**
REAL ESTATE

432 LANDMARK DRIVE, UNIT 4 WILMINGTON, NC 28412

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Available Space

Suite/Unit Number:	2nd Floor	Lease Rate:	\$6.92 PSF (Annual)
Space Available:	11,250 SF	Lease Type:	NNN
Minimum Divisible:	11,250 SF	CAM Expenses:	\$0.57 PSF (Annual)
Maximum Contiguous:	11,250 SF	Rent Escalators:	Step-Up Lease
Space Subcategory 1:	Warehouse/Distribution	Loading Docks:	1
Space Type:	Sublet	Loading Doors:	2
Sublease Expiration Date:	08/31/2018	Ceiling Height:	12
Date Available:	04/11/2017		

Space Description All up fit costs are the sole responsibility of the Tenant. Access to the premises shall be from the Warehouse Entrance or outside stairway entrance. Restrooms are located on the main level behind the elevator. Parking is located in the main gravel lot and shall not block the Warehouse Entrance or the overhead door.

Rent Escalators Description Base Rent Escalators 6% per Lease years Two through Five. Common Area Charge, (CAM) the sum shall be raised 10% per year. The lease may be renewed for an additional three year period upon the same terms and conditions except rent payable, which rent payable shall be based upon the then current market conditions as determined by a third party mutually acceptable to Landlord and Tenant.

Area & Location

Property Located Between:	Meares and Marstellar	Airports:	5.4 miles to Wilmington ILM Airport
Highway Access:	0.6 miles to US-17	Site Description:	Property is located on the corner of S. Front Street and Marstellar Street across from State Port Terminals.

Area Description 1,000 +/- Feet from Hwy Business 17 Bypass at the Cape Fear Memorial Bridge. Located one block south from Red Barn Studios, a Thalian Association Community Theatre and Ronnies Crab Shack, Seafood Market.

Building Related

Tenancy:	Multiple Tenants	Parking Description:	Gravel parking lot is used for 2nd Floor tenant.
Total Number of Buildings:	1	Column Spacing:	varies
Number of Stories:	3	Freight Elevators:	1
Property Condition:	Good	X-Phase:	Three Phase Power
Year Built:	1907	Heat Type:	Electricity
Year Renovated:	1970	Heat Source:	Central
Roof Type:	Flat	Lighting:	Fluorescent
Construction/Siding:	Brick	Internet Access:	Cable
Parking Type:	Surface		

Exterior Description Masonry Brick two story and basement on a corner lot. Loading dock and (2) Dock high doors. Gravel parking lot with two access points.

Interior Description 11,250 SF Floor with ample open space for work area overlooking the Cape Fear River. Plenty of storage space for product, (2) stairwells, freight elevator, and loading dock.

Land Related

Lot Frontage:	198 Ft.	Sewer Type:	Municipal
Lot Depth:	315 Ft.	Legal Description:	W 1/2 4 W 3-6 BLK 3
Water Service:	Municipal		

Zoning Description LI-Light Industrial zone is to provide for wholesale and warehousing uses as well as those industrial uses that include fabrication, manufacturing, assembly or processing of materials that are in refined form and that do not in their transformation create smoke, gas, odor, dust, noise, vibration of earth, soot or lighting to a degree that is offensive when measured at the property line of subject property.

Location

Address:	101 Marstellar St, Wilmington, NC 28401
County:	New Hanover
MSA:	Wilmington



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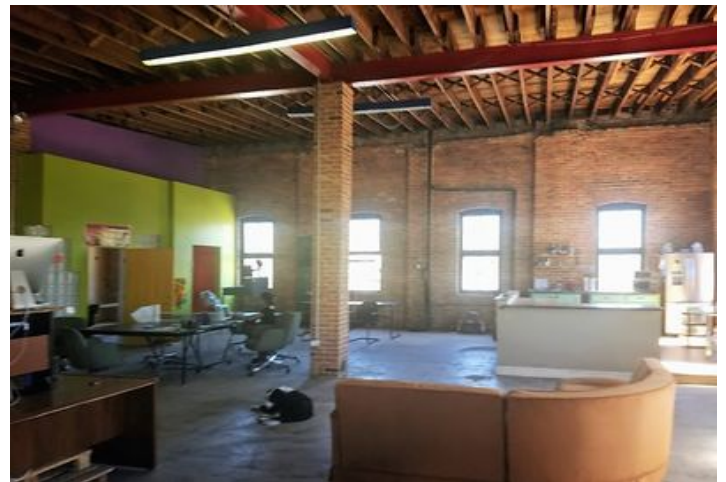
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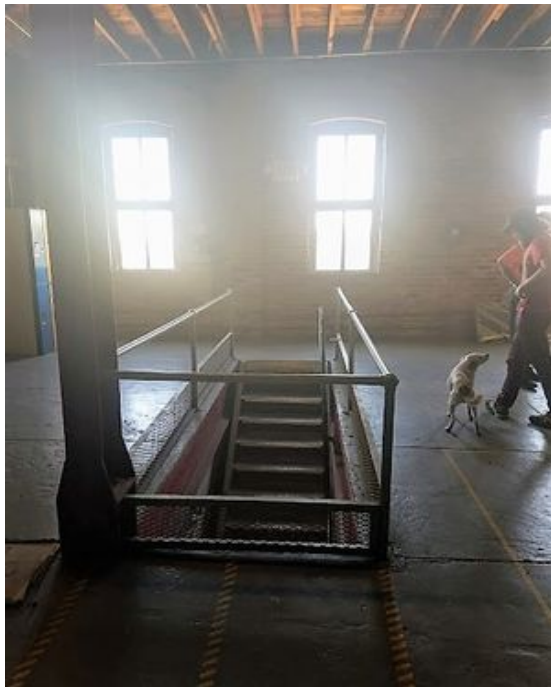
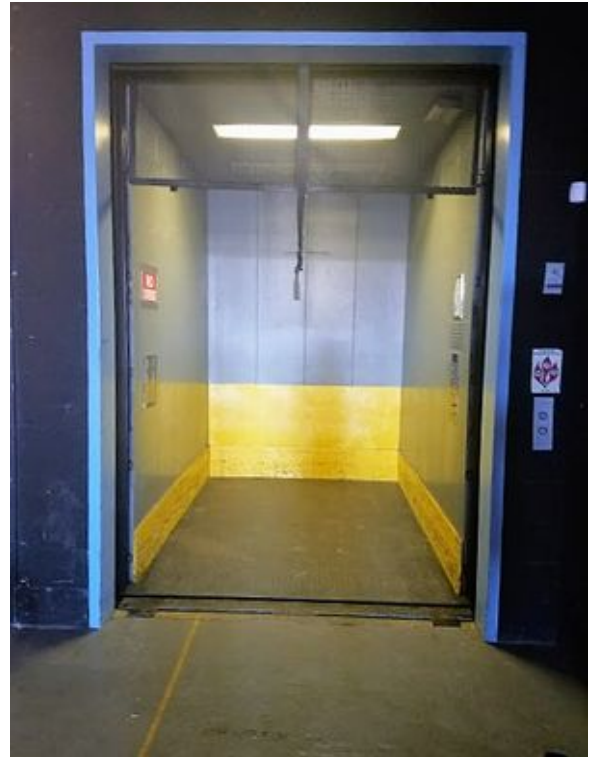
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