

Industrial Space for Lease

Mercantile Industrial Park

Mercantile Drive NE
Leland, NC

NAI Carolantic Realty

Commercial Real Estate Services, Worldwide.



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April 2019 Delivery Date

Property Summary

Overview

Mercantile Drive Industrial Park:

- Building 1: 12,800 SF
- Four 3,200 SF units (40' x 80' bays)
- Average ceiling height 19'
- Large drive-in doors at the rear of each bay
- Community dock
- Zoned IG (Brunswick County)
- Location:
 - 1 mile from 2 brand new I-140 interchanges
 - 16 miles to I-40
 - 10 miles to downtown Wilmington
 - 11 miles to the Port of Wilmington
 - 72 miles to Myrtle Beach
 - 135 miles to Raleigh
- Lease rate: \$13.00/SF, NNN
- **Potential build-to-suit sites available in park**



Demographics	1 mile	3 mile	5 mile
Population	2,365	24,516	249,053
Businesses	56	625	10,270
Employees	1,051	6,904	119,564

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Conceptual Site Plan



Site Data

Total Overall Site Acreage	= 15.2 AC
Zoning	IG (Brunswick County)
Setbacks	
Front	50' (min.)
Rear	50' (min.)
Side	10' (min.)
Blg 1:	
	12,800 SF
	(4) 3,200 SF units
Building 1 Acreage	= 1.18 AC
Future Building Pad 1:	= 1.15 AC
Future Building Pad 2:	= 0.87 AC

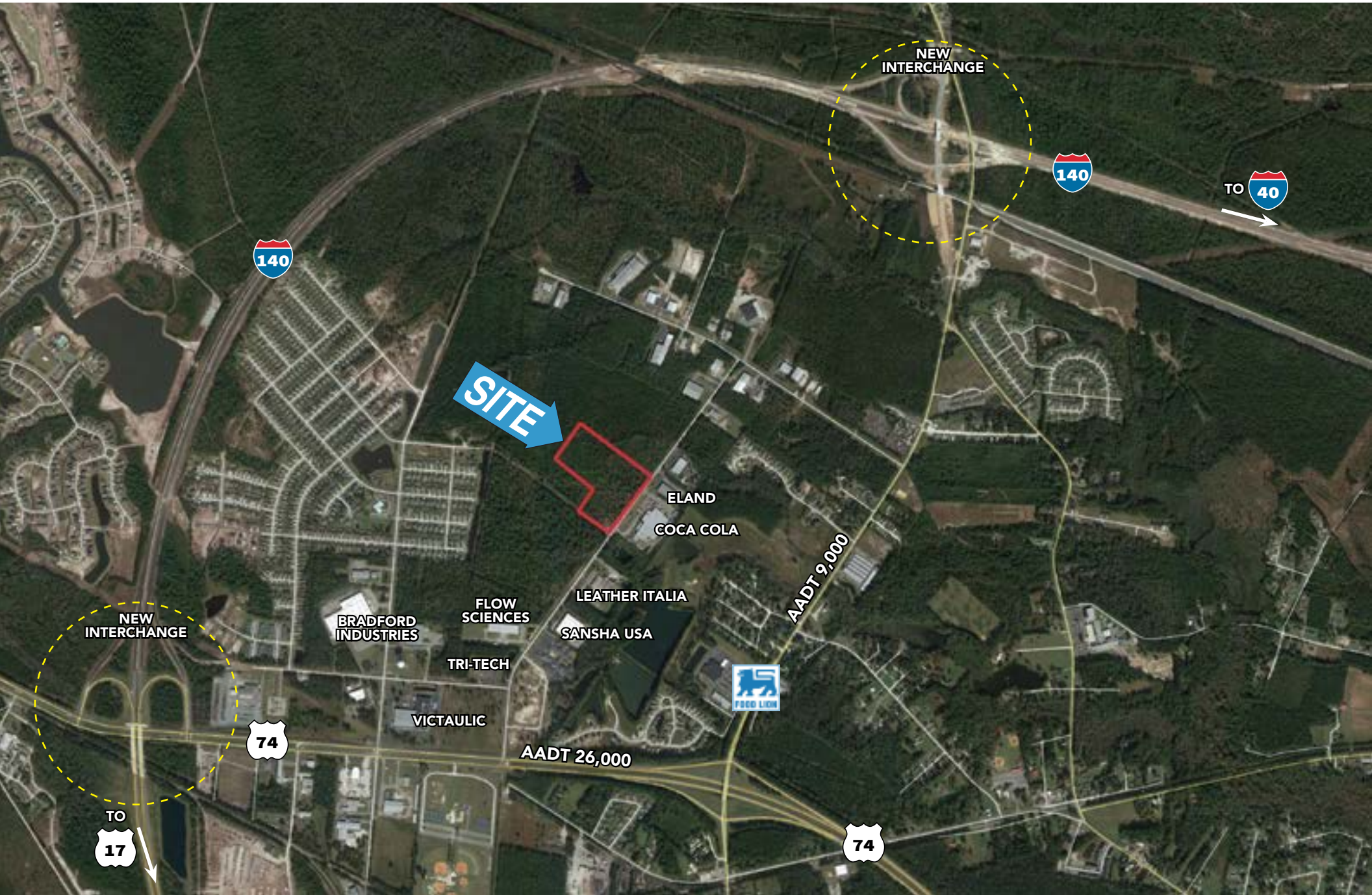
Prepared by
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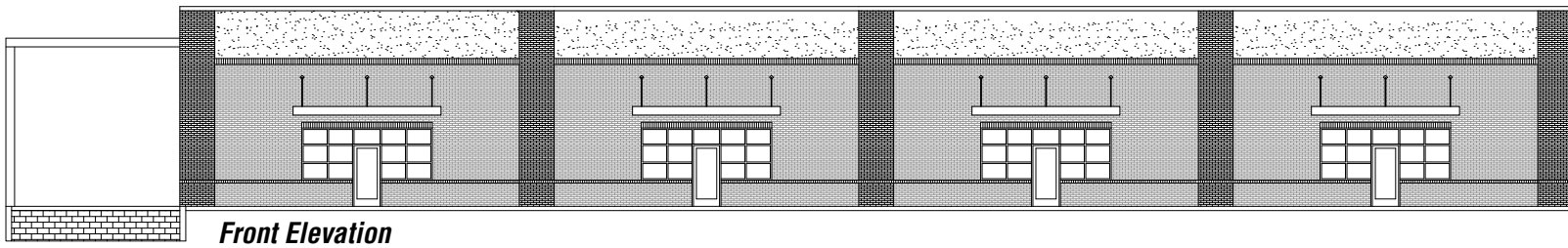
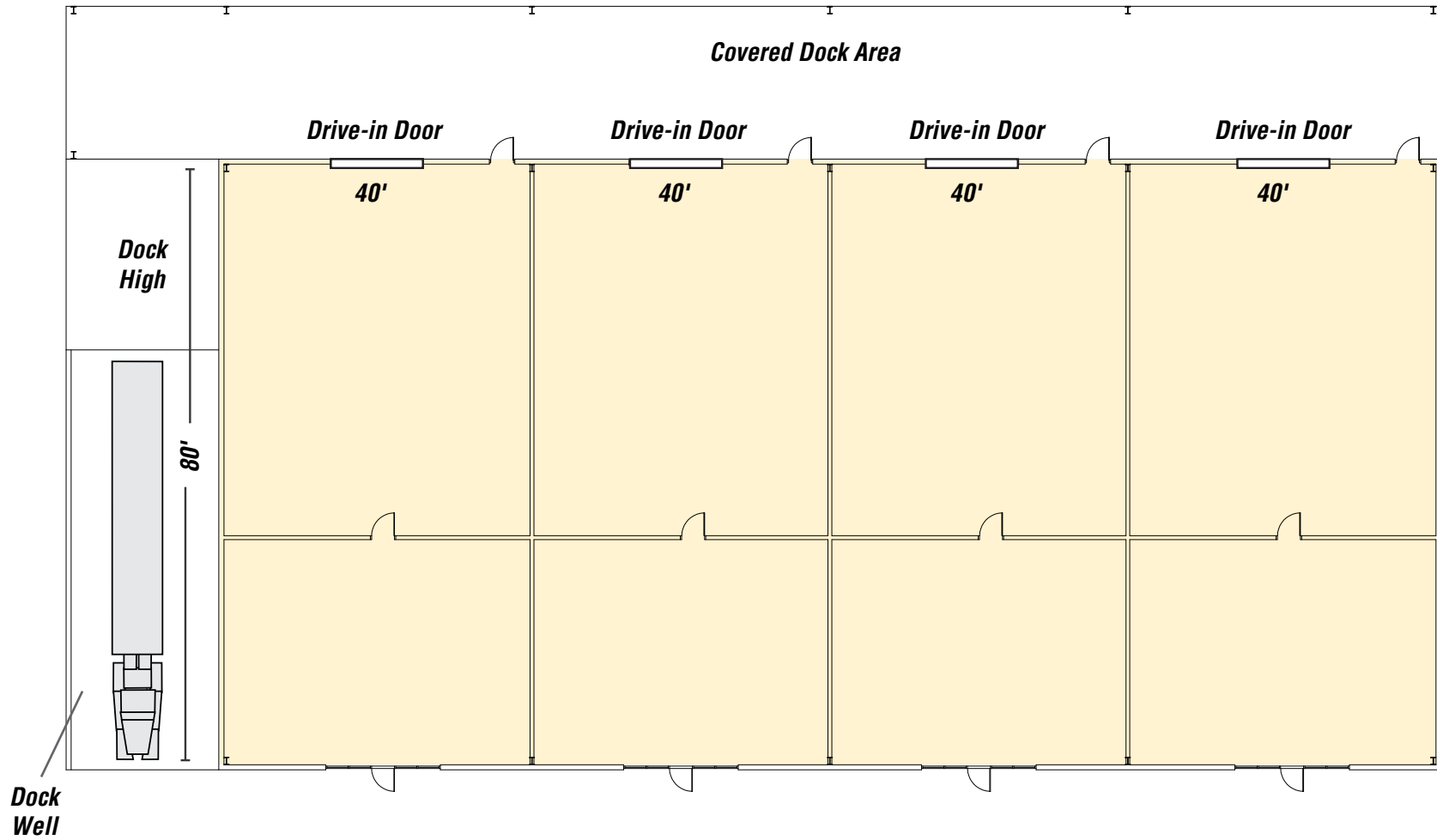
DATE: 2/27/2018
 SCALE: 1" = 40' (A) 30" = 30'

Prepared for Construction - This site plan is a graphic representation and should be utilized for discussion purposes only. This site plan approximates existing conditions relating to structures, wetlands, roads, parking, vegetation and property boundaries. Plan components may change based upon regulatory and municipal legislation and requirements at the time of approval and at development activity.

Conceptual Market Plan
Mercantile Drive Industrial Park
 Leland, North Carolina

Area
Aerial





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