

± 22,680—158,760 SF FIRST GENERATION WAREHOUSE/DISTRIBUTION SPACE FOR LEASE
1203 CEDAR HILL ROAD | NAVASSA, NC 28451

Concept Image Photo is of the neighboring space. New building will be constructed similar in design.



Presented By:
Cape Fear Commercial
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PROPERTY OVERVIEW

Cedar Hill Road
Navassa, NC



ADDRESS:	1203 Cedar Hill Road Navassa, NC 28451 Brunswick County
AVAILABLE SF:	± 22,680—158,760 SF of first generation, Class A warehouse/distribution space. The building will be delivered in the Summer of 2026.
LEASE RATE:	\$9.50 PSF NNN to include a \$5.00/SF Tenant Improvement Allowance. TICAM estimated at \$2.05/SF
ZONING:	LI - Light Industrial (Town of Navassa)
DESCRIPTION:	For Lease, ± 22,680—158,760 SF of first generation, Class A warehouse/distribution space. The subject will consist of fourteen (14) bays (54' x 210' each). The project will be located on approximately 13.77 acres. The building will be equipped with 38 dock doors (9' x 10') as well as two drive-in doors (12' x 14') with ramps. 30' clear ceiling heights with full ESFR fire suppression system. The building will have access to 135 car parking spaces, as well as additional trailer parking spaces behind the truck court.
LOCATION:	Located at the intersection of Cedar Hill Road (NC State Road 140) and Interstate 140, the location provides unparalleled access to all parts of the Greater Wilmington area, as well as Brunswick County and the Myrtle Beach, SC MSA.

For more information, please contact:

Will Leonard, SIOR

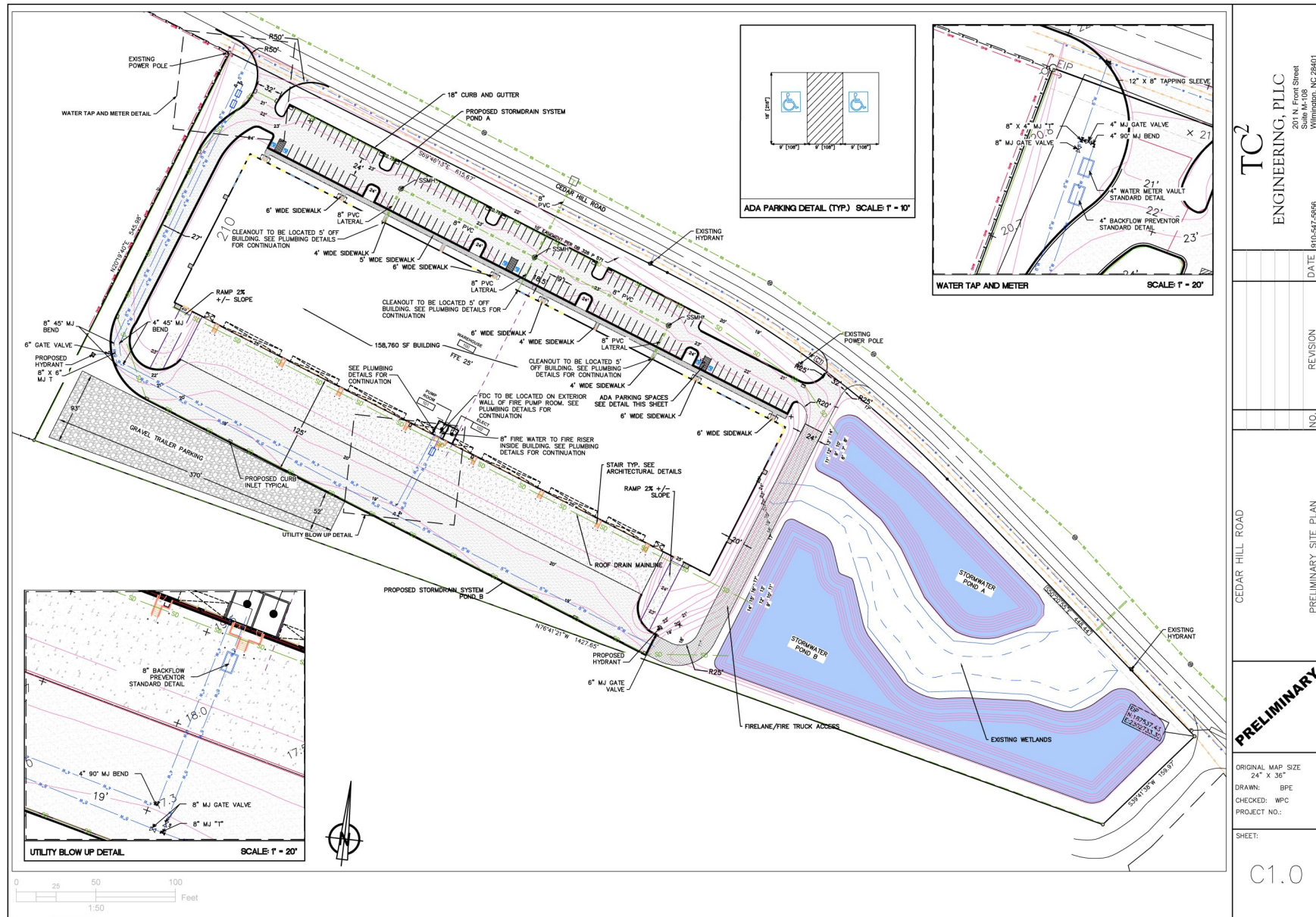
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SITE PLAN

Cedar Hill Road
Navassa, NC



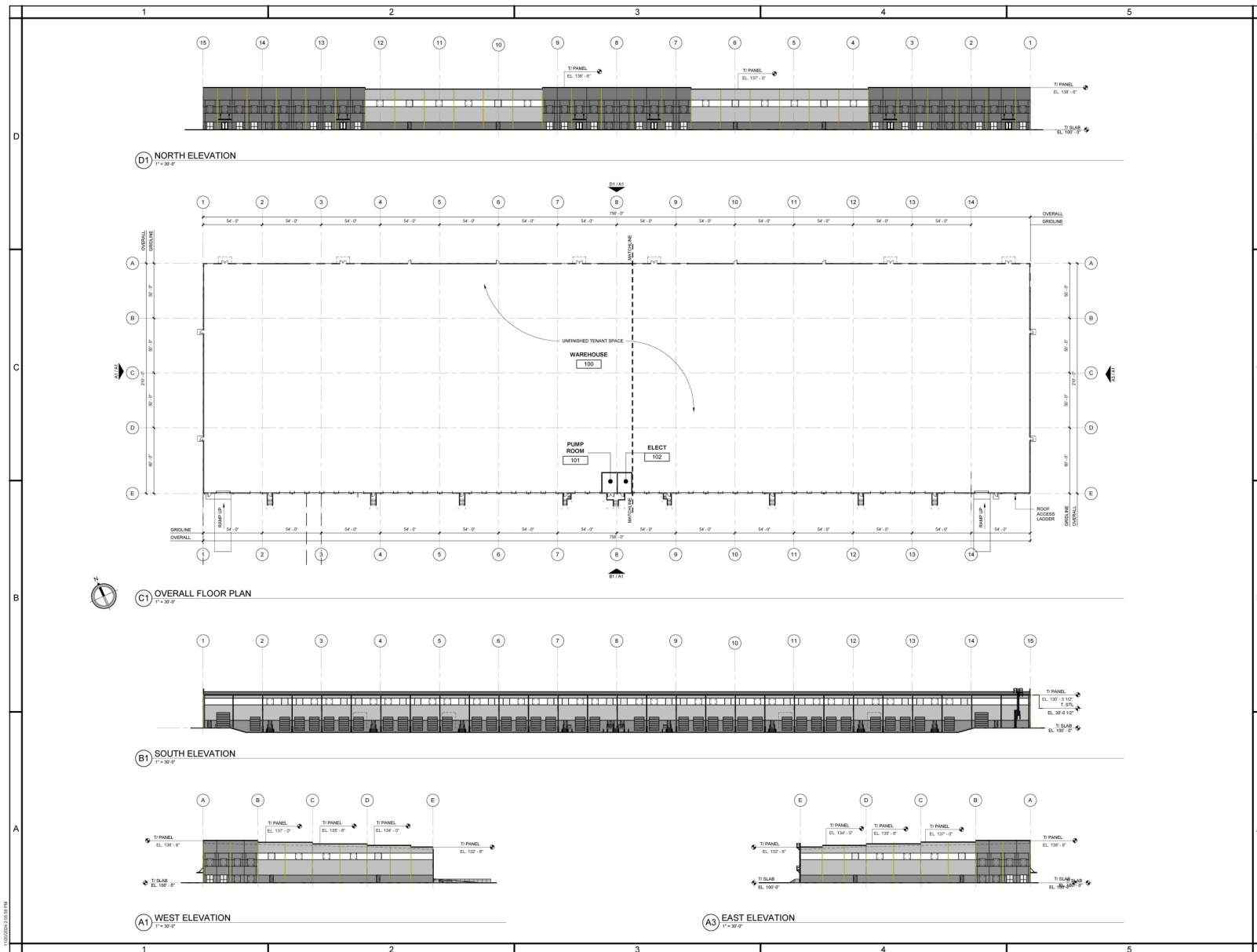
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NC Engineering Lic. C-1108



PRELIMINARY
NOT ISSUED FOR CONSTRUCTION

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**CEDAR HILL
SPEC BUILDING 2**
CEDAR HILL ROAD
NAVASSA, NORTH CAROLINA

SUBMITTAL

DATE	DESCRIPTION

REVISIONS

NO	DATE	DESCRIPTION

SHEET TITLE:

PROPOSED FLOOR
PLAN AND
ELEVATIONS

DATES: **NO** DATE
DESIGN: XXX | **CHECKED:** XXX
JOB NUMBER: 24-000
SHEET:

A1

For more information, please contact:

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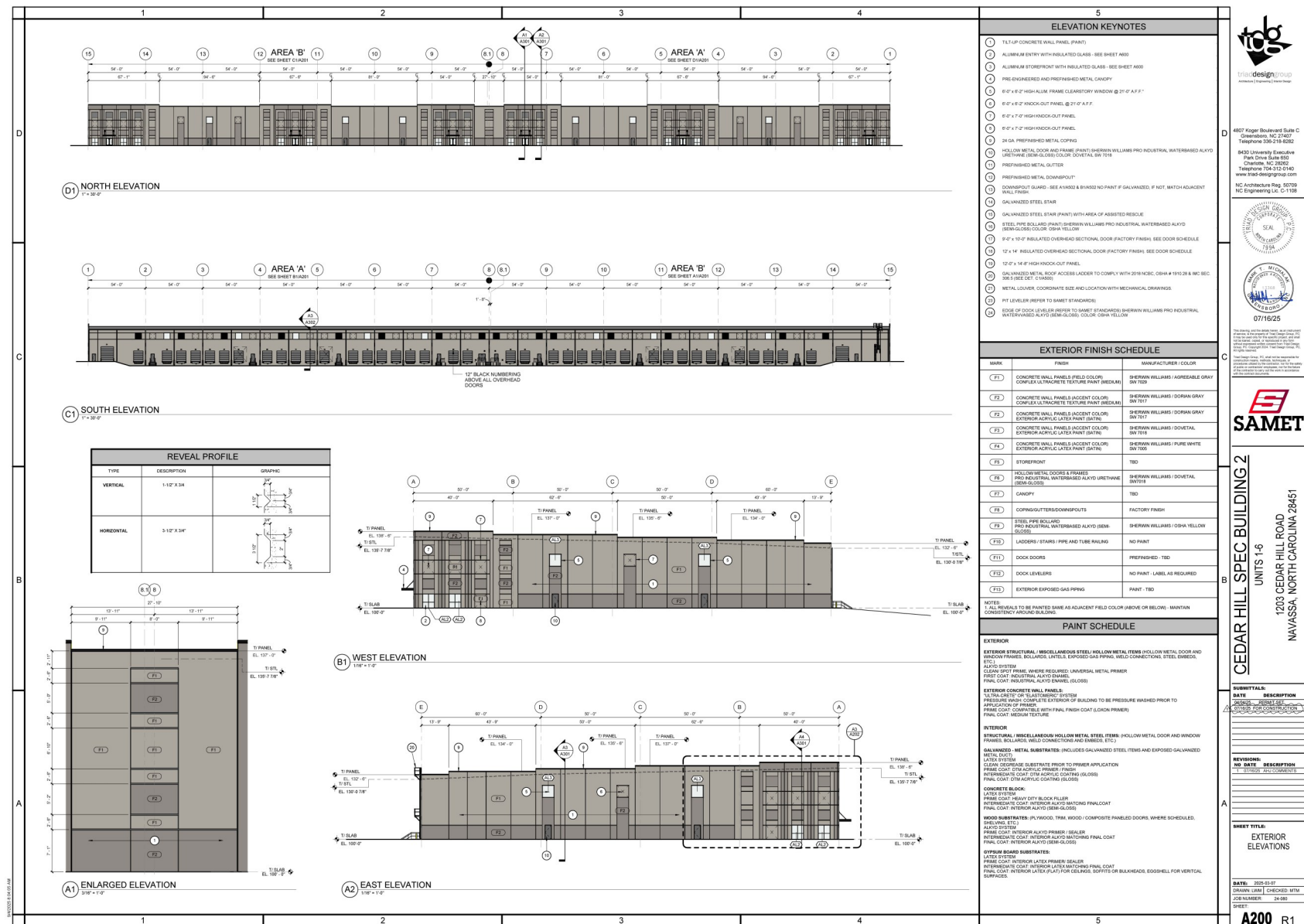
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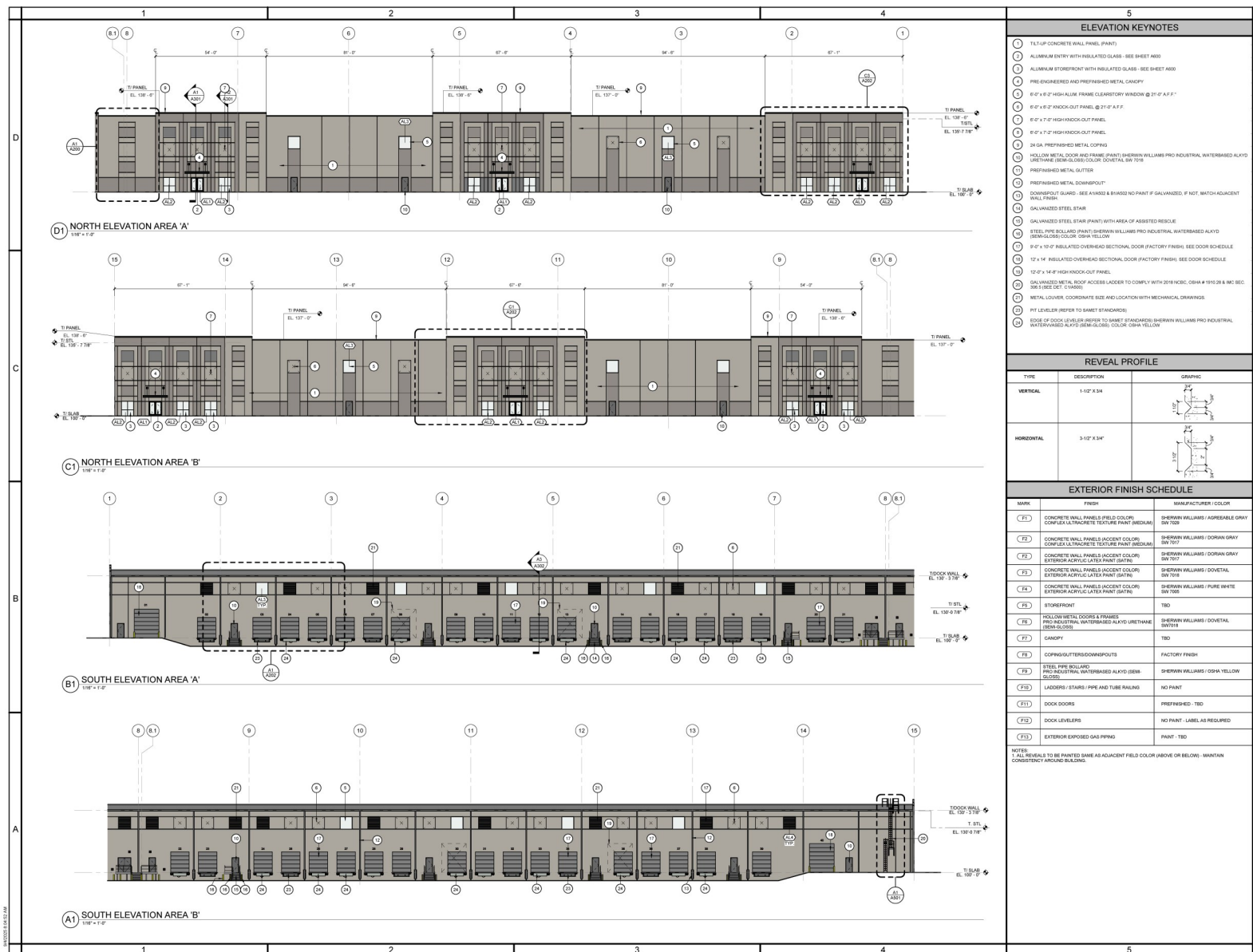
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07/16/25



CEDAR HILL SPEC BUILDING 2
UNITS 1-6
1203 CEDAR HILL ROAD
NAVASSA, NORTH CAROLINA 28451

DATE	DESCRIPTION
07/16/25	REVISION: 1.1 - REVISIONS

DATE	DESCRIPTION
07/16/25	REVISION: 1.1 - REVISIONS

SHEET TITLE:
PARTIAL EXTERIOR
ELEVATIONS

DATE: 2025-07-16
DRAWN: [NAME] CHECKED: [NAME]
JOB NUMBER: 24-001
SHEET: 24-001

A201 R1

For more information, please contact:
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CONSTRUCTION PROGRESS

Cedar Hill Road
Navassa, NC



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CONCEPTUAL PHOTOS (NEIGHBORING SITE WITH SIMILAR DESIGN)



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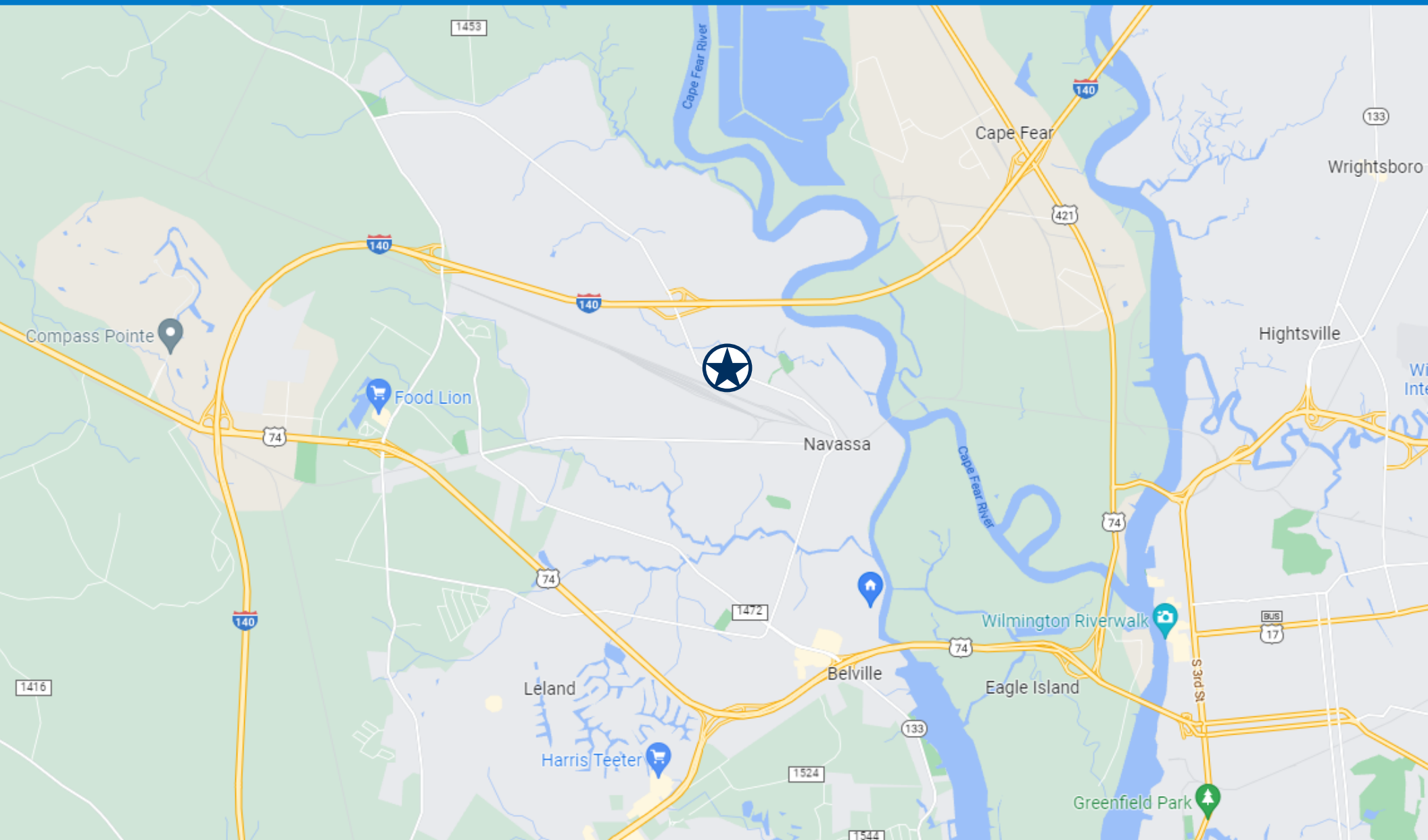
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LOCATION MAP

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