

112 NORTH COLLEGE ROAD | WILMINGTON, NC 28405

**REUSE-INDUSTRIAL OR REDEVELOPMENT
RETAIL/HOSPITALITY/MULTI-FAMILY**



PROPERTY DETAILS

Prime commercial property for industrial reuse or redevelopment at 112 N. College Road in Wilmington, North Carolina. The property includes an existing +/- 40,000 SF industrial building on +/- 4.5 acres with a superior location providing multiple value paths for an end-user, investor or developer to either capitalize on the current improvements or pursue long-term redevelopment.

REUSE AND REPURPOSING opportunities include:

- Warehouse, distribution, light manufacturing operations or life sciences.
- Contractor service, fleet, or service-oriented commercial uses
- Adaptive reuse for office, flex, or mixed commercial applications
- Interim income or owner-user occupancy while planning redevelopment

REDEVELOPMENT is supported by:

- Four parcels totaling +/- 4.5 acres with substantial depth and 1000+ feet of College Road and 125+ feet Market Street frontage
- Annual Average Daily Traffic (AADT) counts +/- 40,000 vehicles per day on College Rd AND Market St.
- Dual zoning: General Industrial (IND) and Regional Business (RB) under City of Wilmington Zoning Code.
- Future Land Use designations encouraging employment, academic, and live/work innovation uses
- Ability to phase development by retaining, expanding, or removing existing improvements.

This dual-track opportunity allows buyers to reduce basis through reuse of existing infrastructure while maintaining optionality for higher-density redevelopment in one of Wilmington's most active commercial corridors. The property is strategically located near UNCW, Wilmington International Airport (ILM), and major retail and employment hubs (ie Costco, Academy Sports, Corning Inc., New Hanover County Government Center Office, etc), with planned NCDOT roadway improvements further enhancing long-term accessibility.

Environmental Phase I & II assessments have been completed, with remediation performed and final testing confirming conditions below regulatory thresholds.

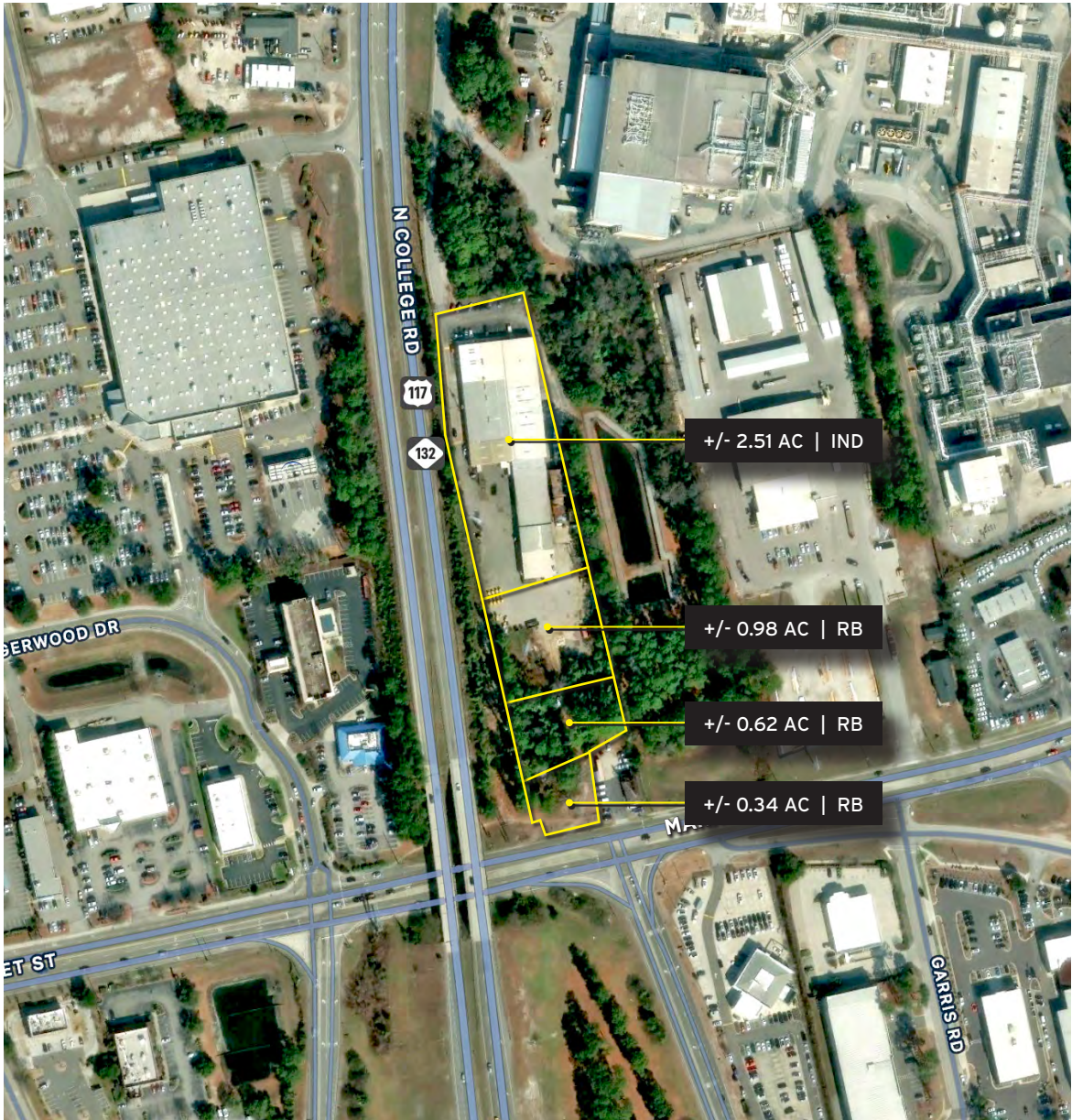
Ideal for investors, owner-users, or developers seeking a highly visible infill site with access to Market Street and College Road in one of Wilmington's strongest commercial corridors.

ADDRESS	112 N. College Rd
CITY	Wilmington
STATE	North Carolina
COUNTY	New Hanover
PARCEL IDs	R04912-003-002-000 R04912-003-005-000 R04912-003-006-000 R04912-003-008-000
AVAILABLE SPACE	40,000
ACRES	+/- 4.52 Acres
ZONING	RB & IND City of Wilmington
VACANT	Yes
SIGNAGE	On Building & Free-standing
SALE PRICE	\$4,100,000



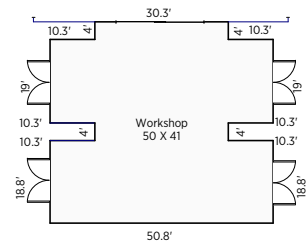
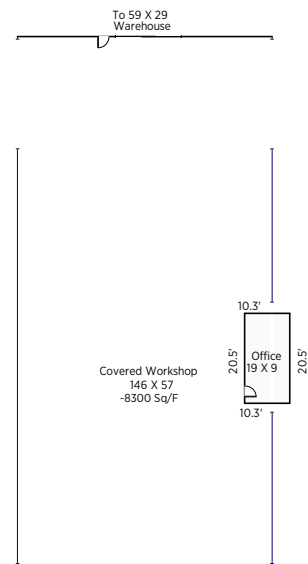
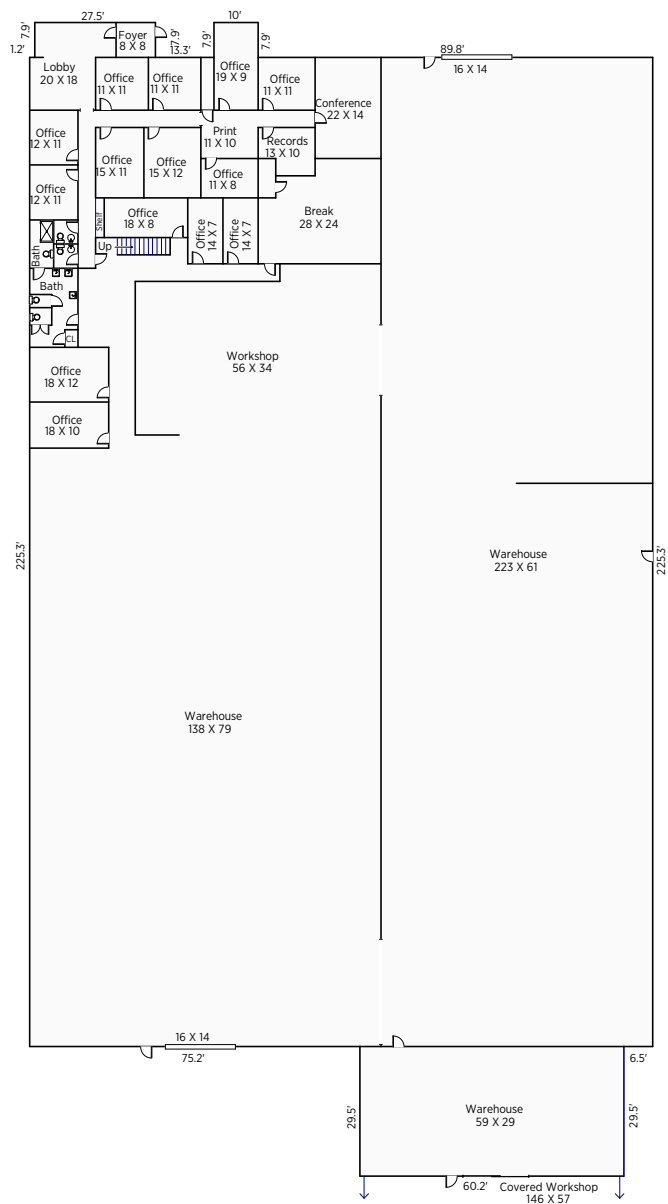
PARCEL DETAILS

ADDRESS	PID	ZONING	ACRES
112 N College Rd	R04912-003-002-000	IND	+/- 2.51
112 N College Rd	R04912-003-005-000	RB	+/- 0.98
112 N College Rd	R04912-003-006-000	RB	+/- 0.62
5403 Market St	R04912-003-008-000	RB	+/- 0.34
TOTAL			+/- 4.5



FLOOR PLAN

FIRST FLOOR*



*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

FLOOR PLAN

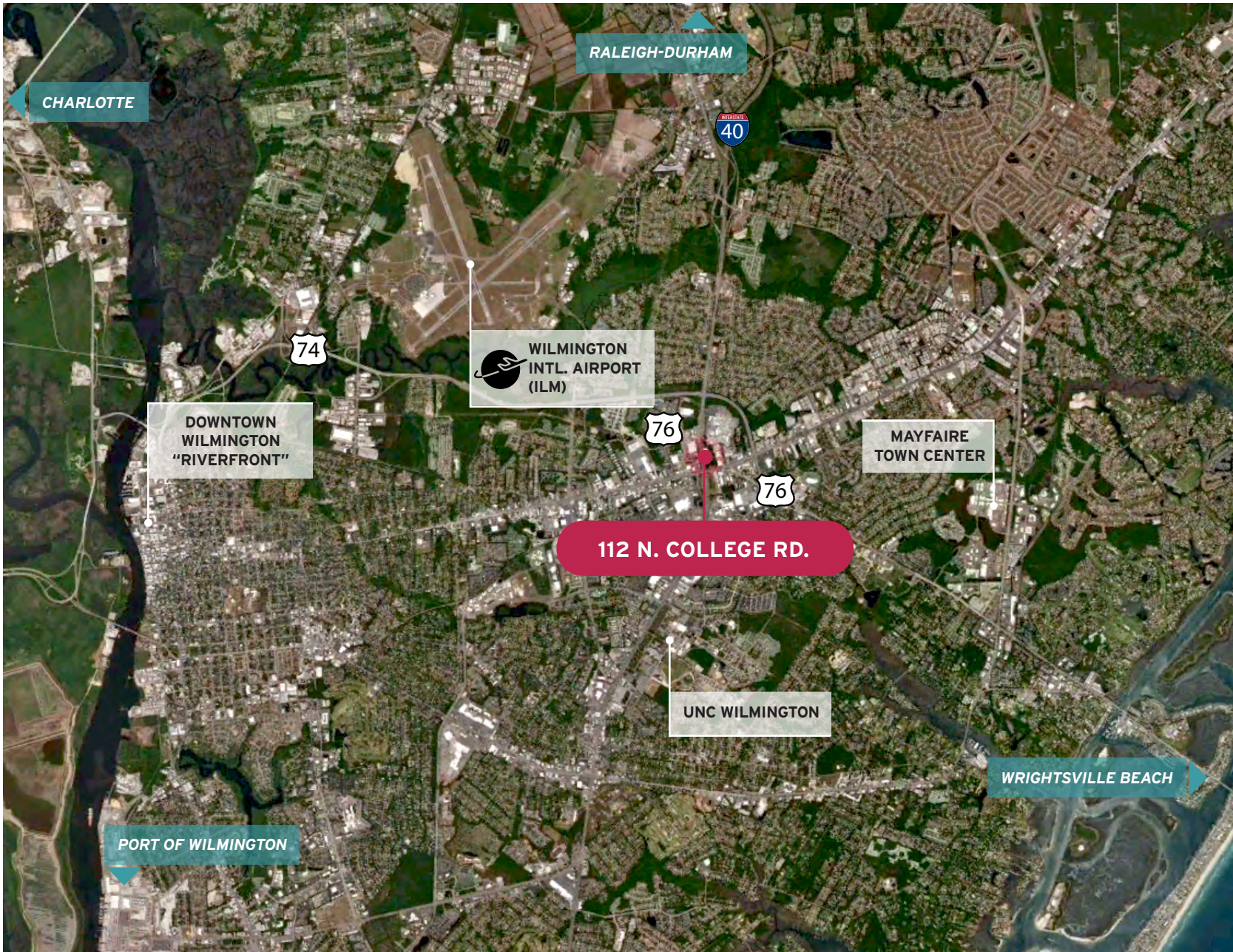
SECOND FLOOR*



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LOCATION OVERVIEW



RALEIGH-DURHAM
± 140 MILES

CHARLOTTE
± 200 MILES

MAYFAIRE
13 MINS

UNCW
12 MINS

DOWNTOWN
11 MINS

LOCATION OVERVIEW



LOCATION OVERVIEW





SUN COAST PARTNERS COMMERCIAL
1430 Commonwealth Drive, Suite 102
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910 409 8421
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