





NORTH CAROLINA PORTS

Cape Fear River



Raleigh
Concrete

Cape Fear
Bonded
Warehouse



**PROPERTY DESCRIPTION**

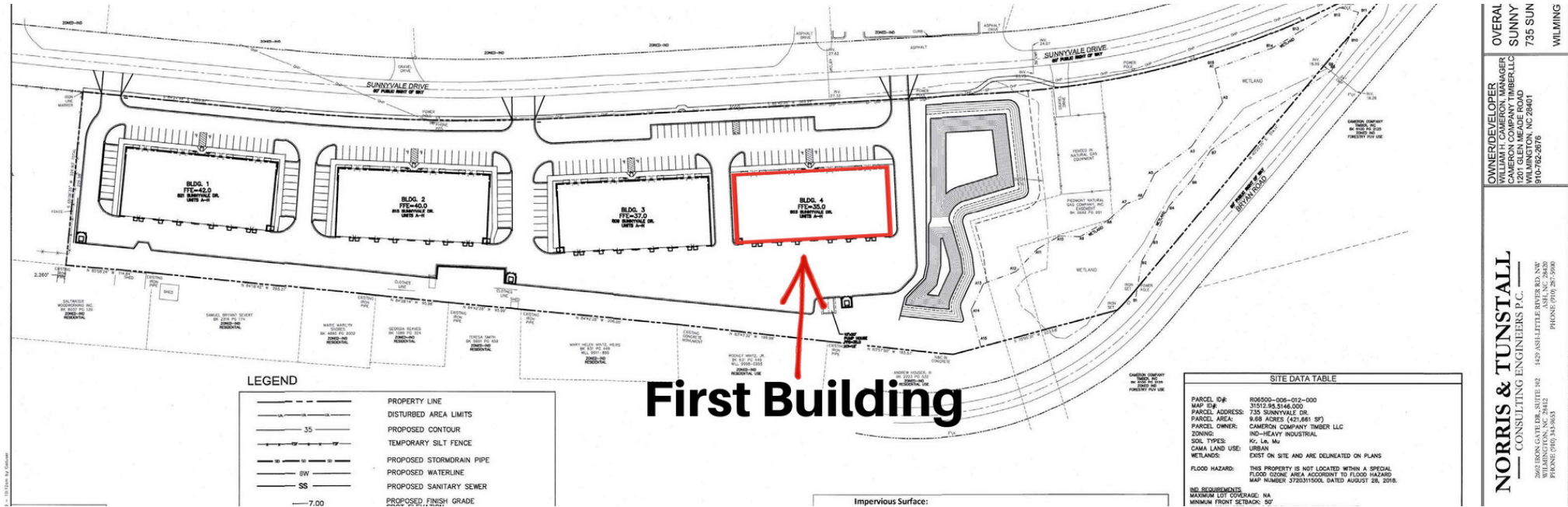
Cameron Management is pleased to offer flex/warehouse space available for lease at Sunnyvale Business Park. Located less than one mile from the NC Port of Wilmington, Sunnyvale Business Park will consist of four (4) pre-engineered metal buildings of 18,000 square feet each. The buildings feature 22' clear heights, three-phase power, an ESFR fire suppression system, and 12x12 garage doors spaced every 25'. The first 18,000 SF building is completed and ready for tenant upfit. Spaces will be delivered in cold dark shell condition with a concrete leave-out area for office upfit. There are no interior columns, enabling flexible sizing of each lease premises based on tenant requirements.

OFFERING SUMMARY

Lease Rate:	\$17.50
Number of Units:	8
Available SF:	2,250-18,000
Lot Size:	9.86 Acres
Building Size:	18,000 SF

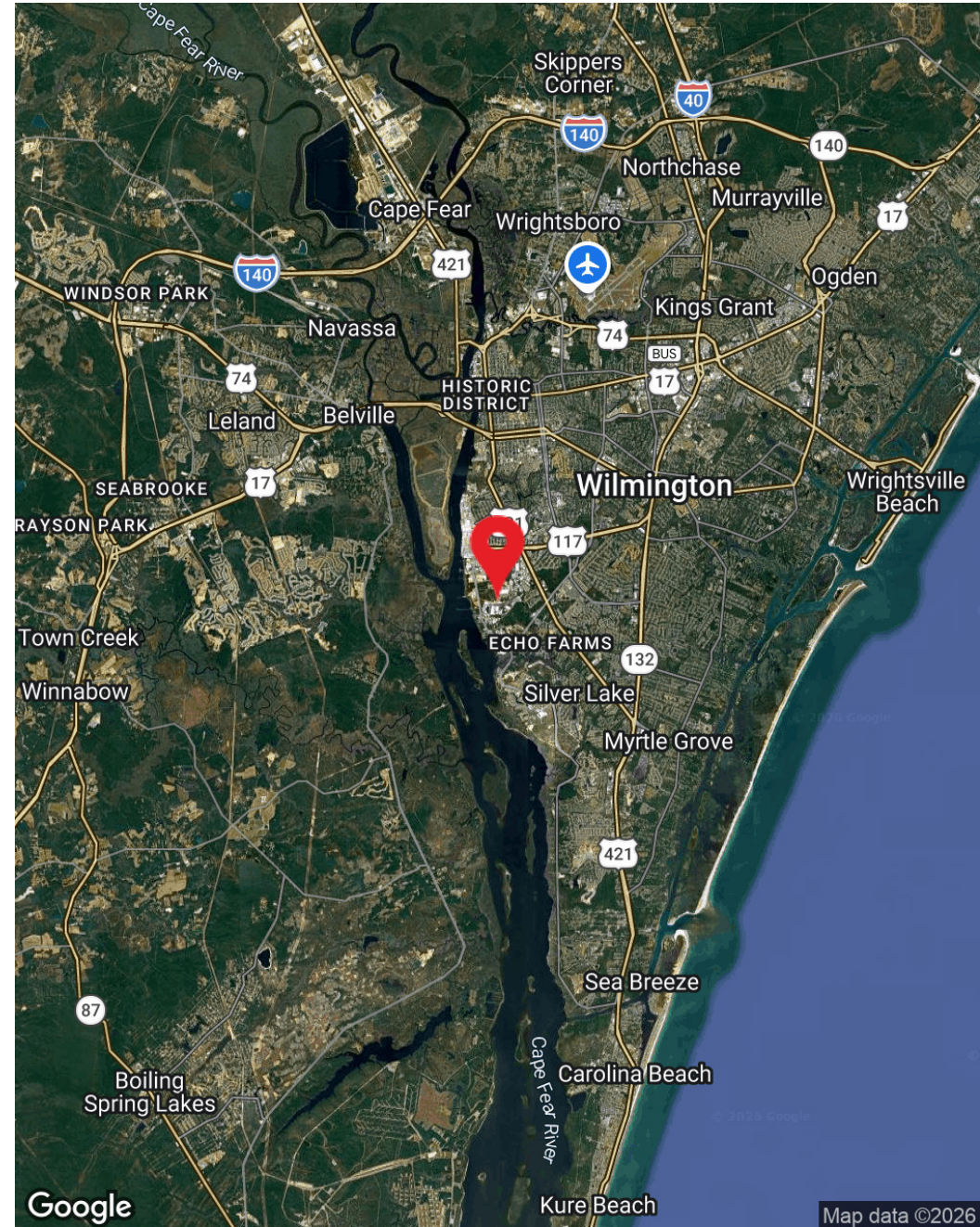
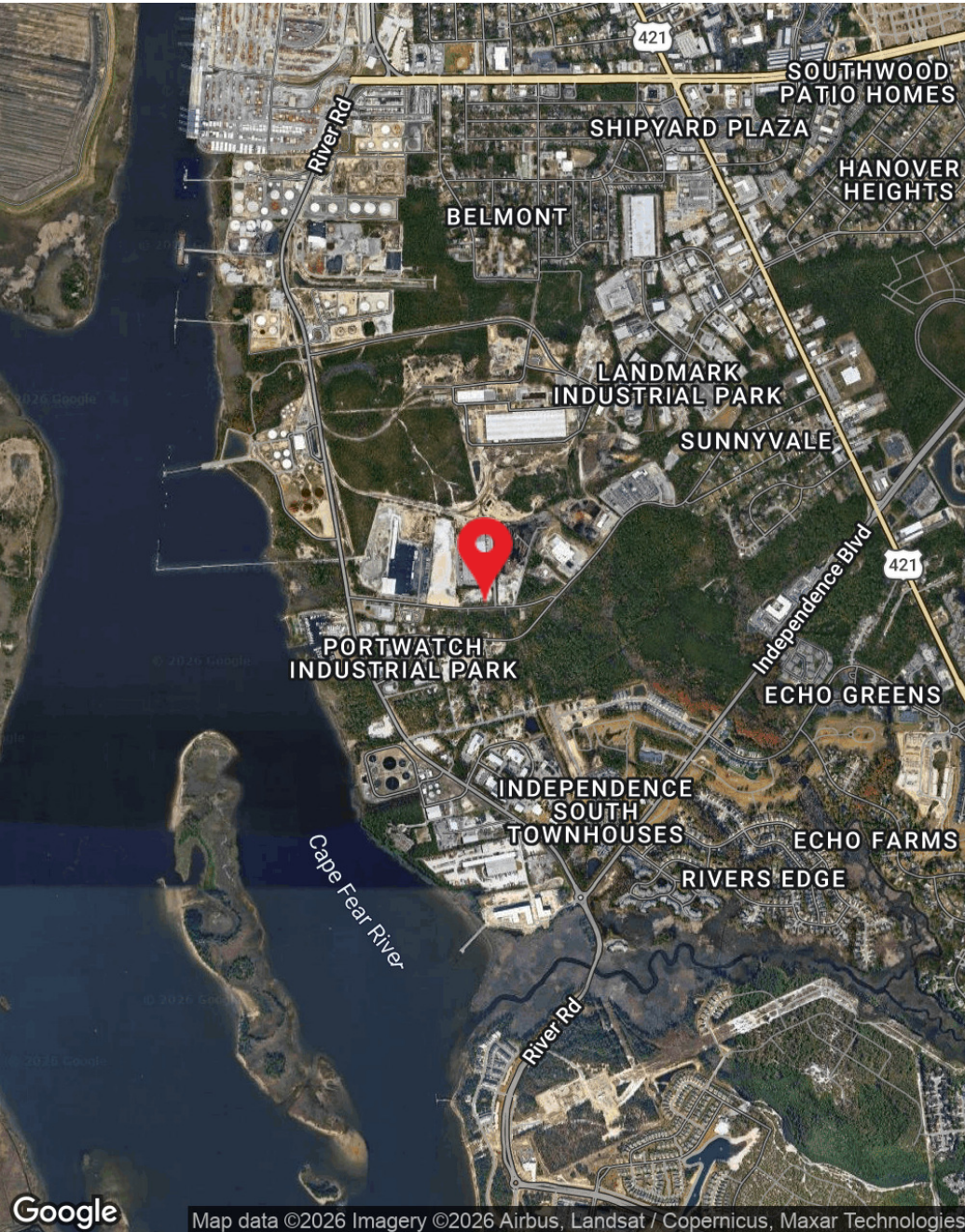
PROPERTY HIGHLIGHTS

- Flex warehouse project
- 4 x 18,000 SF buildings
- 3-phase power
- Located one mile from the NC Port of Wilmington
- 159 parking spaces
- ESFR Fire Suppression System
- Poured concrete slab with opening for future bathroom
- Delivery in Cold-Dark Shell Condition
- \$20.00 PSF upfit Allowance
- 90' Depth, 22' Clear Height
- 12' x 12' Garage Doors



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 100	Available	4,500 - 18,000 SF	NNN	\$17.50 SF/yr	-





All interested prospects are advised to do their due diligence. Information displayed herein is believed to be accurate but listing broker makes no representations or warranties to the accuracy of the information herein. Prices and terms subject to change without notice.

CONTACT

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