

DUPLIN COUNTY INDUSTRIAL CENTER (DCIC)

607-751 [825-827] OLD WILMINGTON ROAD
WALLACE, NC 28466

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Property Summary



Industrial Lease
Rates

**\$3.50 TO \$6.50 PER
SQUARE FOOT ANNUAL**

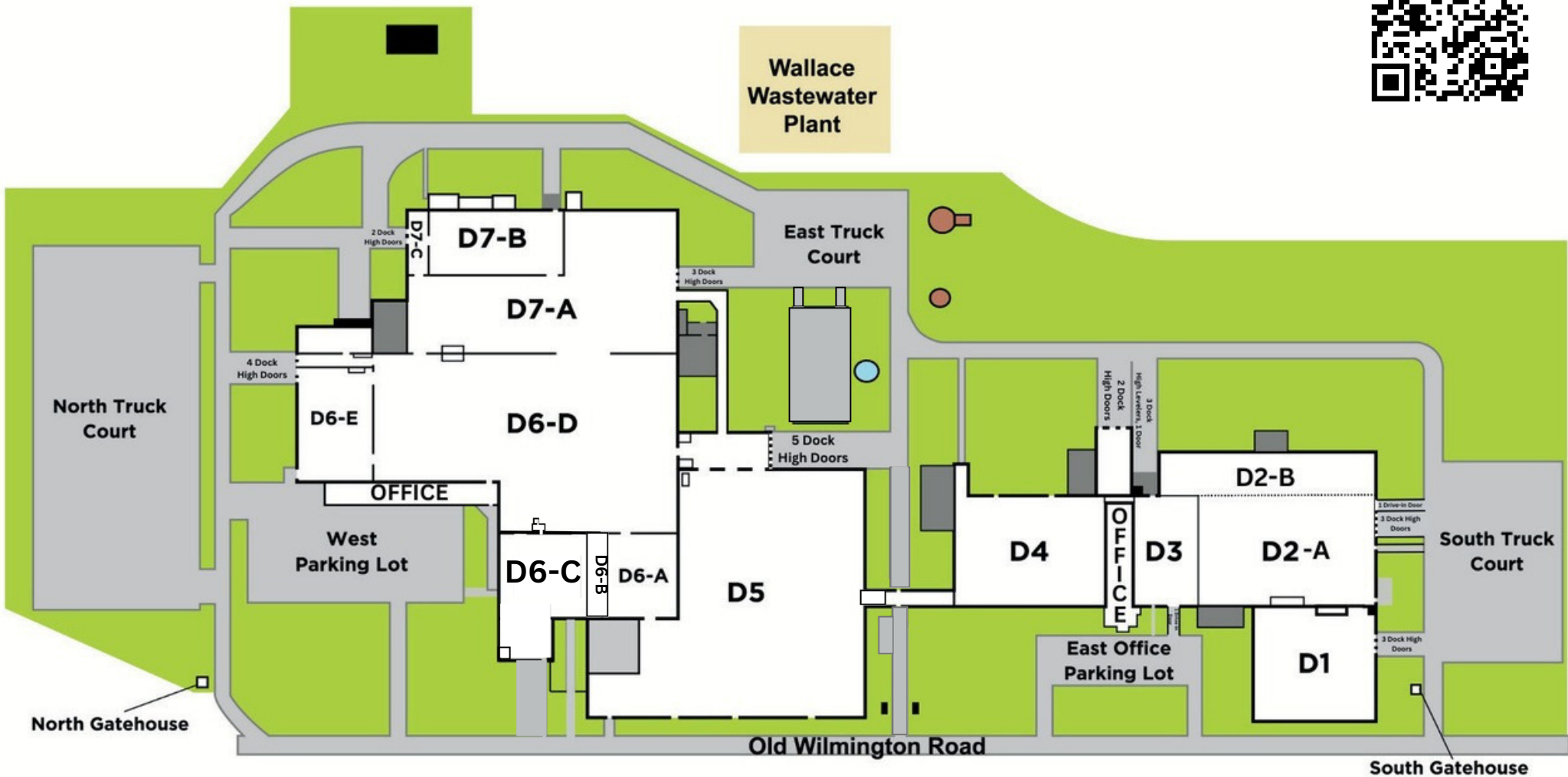
OFFERING SUMMARY

Building Size:	700,000 SF
Available SF:	300,000 SF
Lot Size:	54.36 Acres
Year Built:	1951 / 1971
Renovated:	2025
Zoning:	Industrial
Market:	Wilmington

LOCATION OVERVIEW

- 3 Miles and 2 Truck Turns from Interstate 40
- Two-thirds of the U.S. population can be reached within a day's trucking distance from Duplin County.
- CSX Railroad: Duplin County is bisected by the CSX Railroad, providing convenient rail transportation options for businesses.
- Wilmington [ILM] International Airport Ranks #1 in North Carolina and #3 in U.S. for Growth and is 39 miles away, providing International Air Cargo and passenger services.
- RDU International Airport, Raleigh, NC: 100 miles
- Albert J. Ellis Airport, Jacksonville, NC: 39 miles.
- Duplin County: 58 miles from Interstate I-95 in Benson, NC, providing access to the North-South corridor.
- NC Global Transpark: 56 miles away.

DUPLIN CO INDUSTRIAL CENTER FOR LEASE

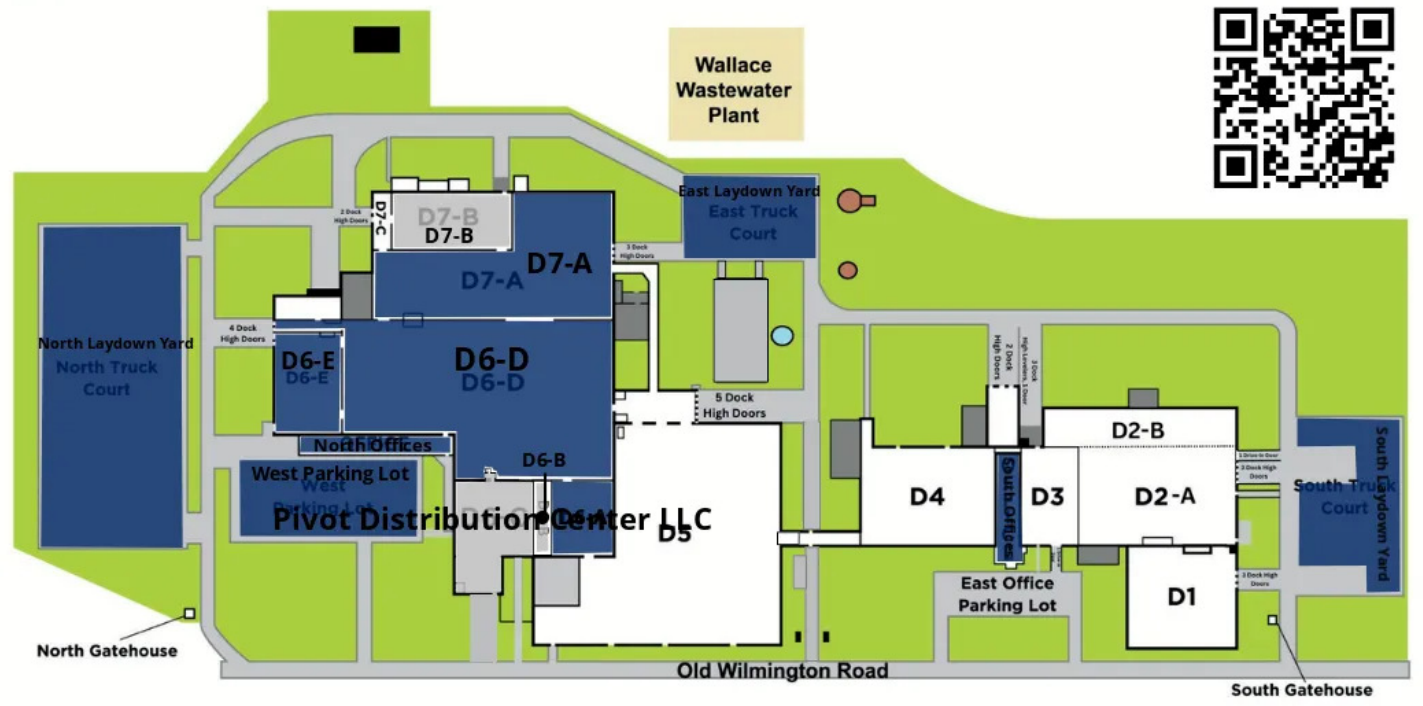


607 & 751 Old Wilmington Rd. | Wallace, NC 28466
www.DuplinIndustrialCenter.com
910.769.1915

Space Address: 607 & 751 Old Wilmington Rd. Wallace, NC 28466	Warehouse SF/SM	Office SF/SM	Dock High Doors	Drive-In Doors	Ceiling Height	Column Spacing
751 Unit D1 Old Wilmington Rd.	36000 SF 3344.51 SM	1000 SF 92.9 SM	3	0	30 Feet 9.14 Meters	39' W x 36' D 11.89m W x 10.97m D
751 Unit D2-A Old Wilmington Rd.	51000 SF 4738.06 SM	500 SF 46.45 SM	3	1	20 Feet 6.1 Meters	35' W x 40' D 10.67m W x 12.19m D
751 Unit D2-B Old Wilmington Rd.	28000 SF 2601.29 SM	0	0	0	20 Feet 6.1 Meters	40' W x 40' D 12.19m W x 12.19m D
751 Unit D3 Old Wilmington Rd.	21850 SF 2029.93 SM	1250 SF 116.13 SM	1	1	20 Feet 6.1 Meters	40' W x 40' D 12.19m W x 12.19m D
751 Unit D4 Old Wilmington Rd.	50000 SF 4645.15 SM	750 SF 69.68 SM	2	1	20 Feet 6.1 Meters	40' W x 35' D 12.19m W x 10.67m D
607 Unit D5 Old Wilmington Rd.	150000 SF 13935.46 SM	1000 SF 92.9 SM	5	1	30 Feet 9.14 Meters	48' W x 33' D 14.63m W x 10.06m D
607 Unit D6-A Old Wilmington Rd.	14000 SF 1300.64 SM	1000 SF 92.9 SM	0	0	20 Feet 6.1 Meters	40' W x 40' D 12.19m W x 12.19m D
607 Unit D6-B Old Wilmington Rd.	0	5000 SF 464.55 SM	0	0	18 Feet 5.49 Meters	40' W x 53' D 12.19m W x 16.15m D
607 Unit D6-C Old Wilmington Rd.	22,500 SF 2090.32 SM	500 SF 46.45 SM	1	1	19.5 Feet 5.94 Meters	40' W x 33' D 12.19m W x 10.06m D
607 Unit D6-D Old Wilmington Rd.	120000 SF 11148.37 SM	1000 SF 92.9 SM	2	0	16 Feet 4.88 Meters	47' W x 36' D 14.33m W x 10.97m D
607 Unit D6-E Old Wilmington Rd.	30000 SF 2787.09 SM	1000 SF 92.9 SM	2	0	19 Feet 5.79 Meters	30' W x 48' D 9.14m W x 14.63m D
607 Unit D7-A Old Wilmington Rd.	72000 SF 6689.02 SM	1000 SF 92.9 SM	3	1	16 Feet 4.88 Meters	44' W x 36' D 13.41m W x 10.97m D
607 Unit D7-B Old Wilmington Rd.	23600 SF 2192.51 SM	2675 SF 248.52 SM	1	0	16 Feet 4.88 Meters	47' W x 36' D 14.33m W x 10.97m D
607 Unit D7-C Old Wilmington Rd.	4500 SF 418.06 SM	0	2	0	16 Feet 4.88 Meters	No Columns
607 Old Wilmington Rd. - North Offices	0	10000 SF 929.03 SM				
751 Old Wilmington Rd. - South Offices	0	18000 SF 1672.26 SM				
North Truck Court & Laydown Yard	5 Acres 2 Hectares					
South Truck Court & Laydown Yard	2 Acres .81 Hectares					
East Truck Court & Laydown Yard	1 Acre .41 Hectares					
West Parking Lot	1.5 Acres .61 Hectares					
Office Parking Lot	1 Acre .41 Hectares					

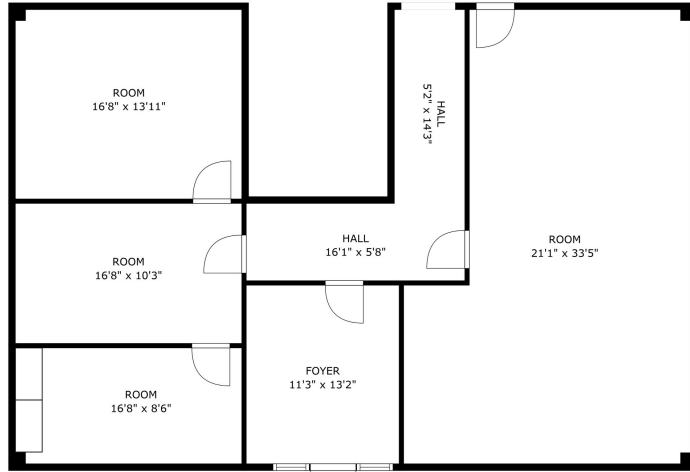
Available Spaces

DUPLIN CO INDUSTRIAL CENTER FOR LEASE



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Duplin Co Industrial Center Offices



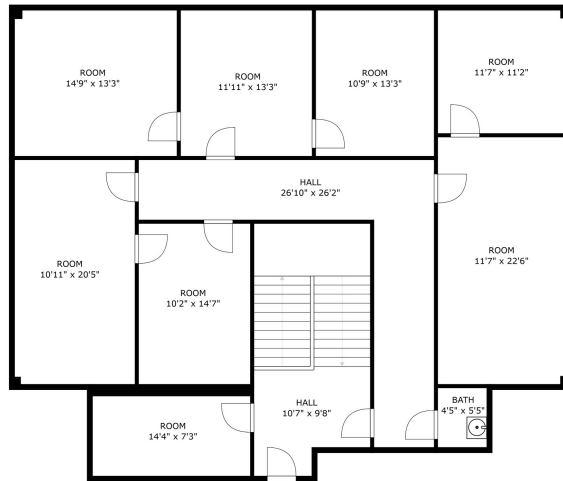
FLOOR 1

This FloorPlan floor plan is intended to represent the floor of the property and may not accurately represent the dimensions of each room on the property as a whole. Copyright © 2023 Financial Business Systems, Inc. All rights reserved.

FlöPlan



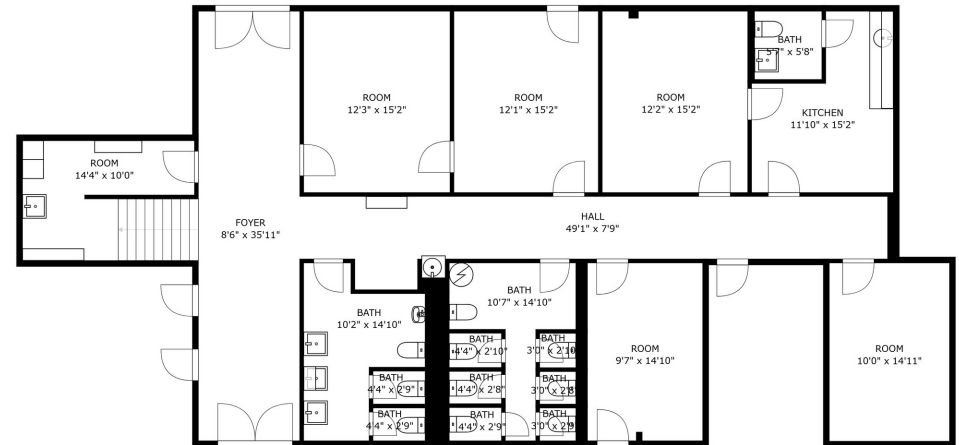
FLOOR 1



FLOOR 1

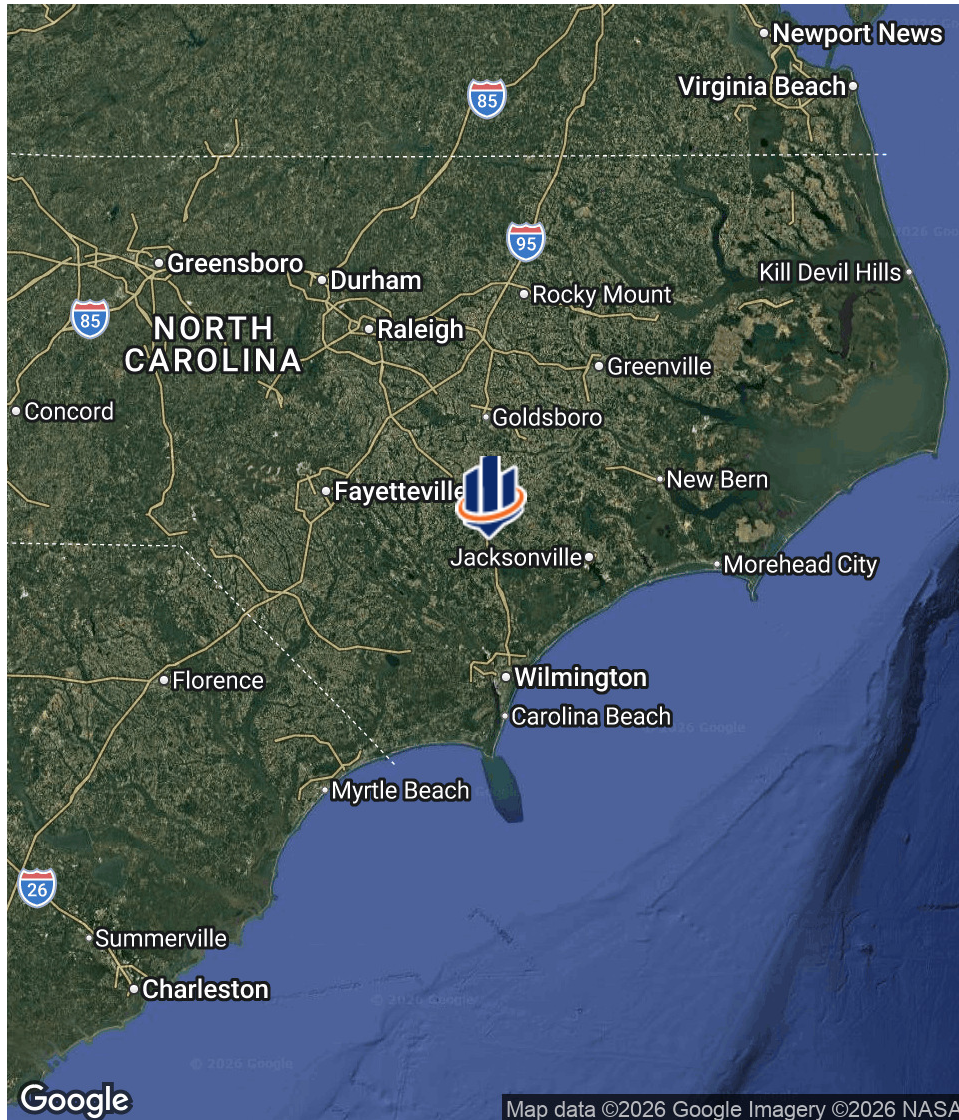
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FlöPlan



FLOOR 1

Duplin Co NC Industrial Center Info



HIGHLIGHTS

- 54 Acre Duplin County Industrial Center For Lease
- Warehouse, Distribution, Manufacturing, Lay Down Yards, Office
- 3 Phase Heavy Power available
- Located in Foreign-Trade Zone #214 in Southeastern North Carolina [SENC]
- Located in HUB Zone
- 18 to 30 foot ceiling heights
- 16+ dock high doors
- Population: 250 Mile Radius: 18,896,451 / 50 Mile Radius: 993,533
- CSX Railroad bisects Duplin County
- ILM International Airport Wilmington NC 39 miles
- Camp Lejeune MCAS, Jacksonville NC 45 miles
- Fort Bragg US Army, Fayetteville NC 67 miles
- Seymour Johnson AFB, Goldsboro NC 55 miles
- Port of Wilmington 44 miles
- Interstate 40 Exit 390 NC Hwy 117 3.5 miles
- Interstate 40 Exit 385 NC Hwy 41 3 miles Exit
- Walmart Supercenter 1.5 miles

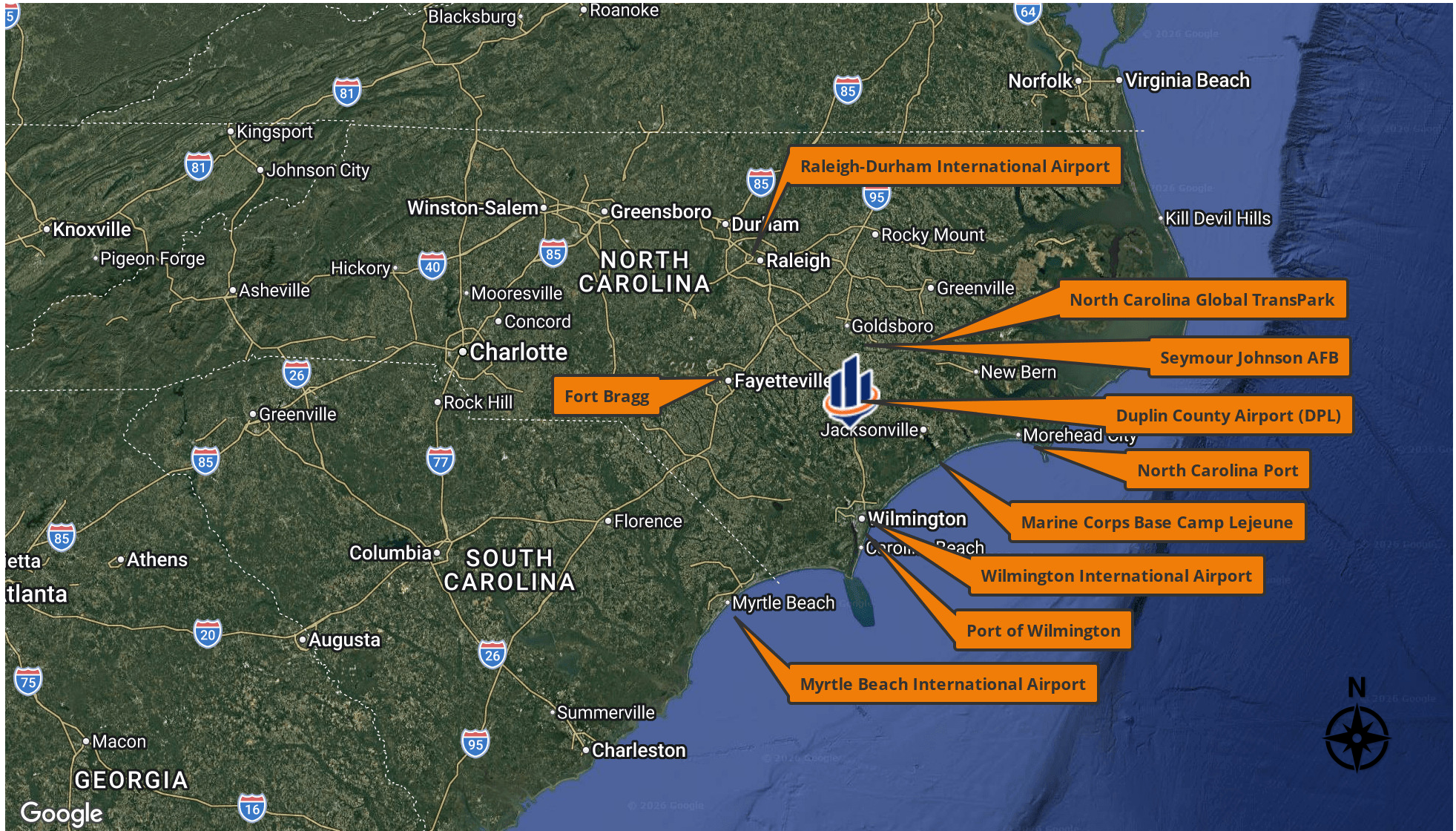
Additional Photos



Duplin County NC Regional Industrial Center



Regional Map



Demographics Map & Report

POPULATION

	50 MILES	100 MILES	400 MILES
Total Population	945,555	4,783,509	54,588,033
Average Age	41	41	41
Average Age (Male)	39	39	40
Average Age (Female)	42	42	42

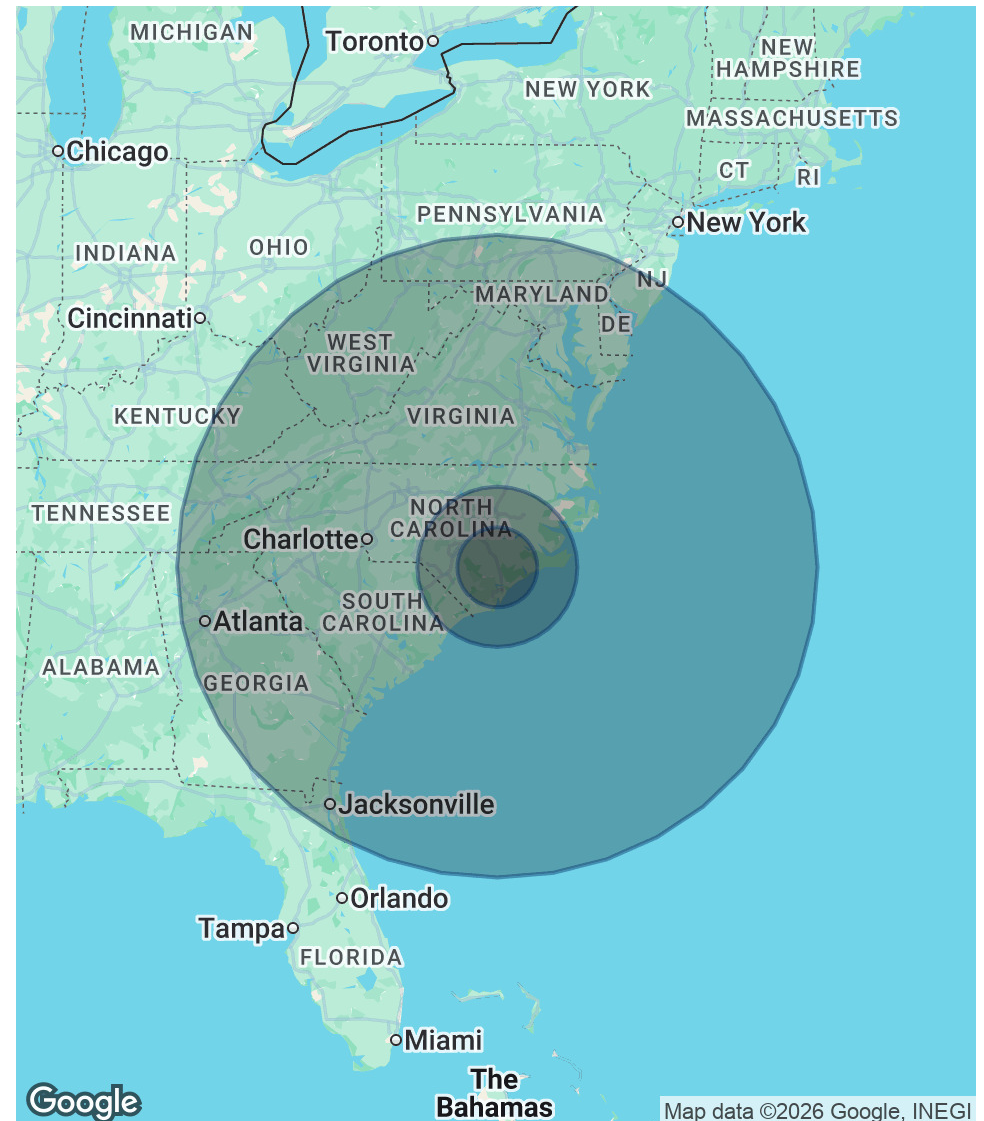
HOUSEHOLDS & INCOME

	50 MILES	100 MILES	400 MILES
Total Households	375,800	1,904,970	21,333,596
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$86,157	\$98,858	\$109,471
Average House Value	\$287,450	\$334,984	\$378,246

TRAFFIC COUNTS

Interstate-40 21,000 /day

** Demographic data derived from 2020 ACS - US Census*



Duplin Co NC Industrial Center



Duplin Co NC Regional Industrial Center D-4





Lease Spaces



Lease Type:	NNN; NN; Ground	Lease Term:	12 months
Total Space:	10,000 - 217,800 SF	Lease Rate:	\$0.28 - \$12 SF/yr

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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Lease Spaces



It turns out, you don't have any Site Plans!
(be sure to tag an image "Site Plan" in the [Media Tab](#))

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
751 Unit D1 Old Wilmington Road	-	36,000 SF	Modified Net	\$3.75 - \$4.50 SF/yr	Duplin County NC Regional Industrial Center D-1 & 2 Warehouse: 100,000 SF Office: 45' X 15' Parking Available: gated, fenced, hard surface, lights 3 dock high loading doors 30 Ft. +/- Ceiling Height LED Motion Sensor Lighting Column Spacing: 39' width x 36' depth
751 Unit D2-A & B Old Wilmington Road	Available	79,000 SF	NNN	\$5.00 - \$6.00 SF/yr	Column Spacing - 40' width x 36' depth
751 Unit D2-B Old Wilmington Road	-	28,000 SF	NNN	\$5.00 - \$6.00 SF/yr	Column Spacing - 40' width x 40' depth

Lease Spaces



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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
751 Unit D-3 Old Wilmington Road	-	21,720 SF	Modified Net	\$3.75 - \$4.50 SF/yr	Duplin County NC Regional Industrial Center D-3 Warehouse 25,000 SF 1 Dock High Loading 1 14 ft wide by 16 ft high drive-in 15' to 20'+/- Ceiling Heights LED Motion Sensor Lighting Parking Available: gated, fenced, hard surface, lights Column Spacing: 40' width x 40' depth

Lease Spaces



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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
751 Unit D-4 Old Wilmington Road	-	50,000 SF	Modified Gross	\$3.75 - \$4.50 SF/yr	Duplin County NC Regional Industrial Center D-4 Warehouse 50,000 SF 2 High Dock Doors & drive-in door 15' to 20'+/- Ceiling Heights LED Motion Sensor Lighting Parking Available: gated, fenced, hard surface, lights Column Spacing: 40' width x 35' depth
607 Unit D5 Old Wilmington Road	-	150,000 SF	Modified Gross	\$4.50 SF/yr	Column Spacing - 48' width x 33' depth
607 Unit D6-A Old Wilmington Road	Available	14,000 SF	NNN	\$4.00 - \$5.00 SF/yr	-

Lease Spaces



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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
607 Unit D6-B Old Wilmington Road	-	5,000 SF	Modified Net	\$6.00 - \$8.00 SF/yr	Offices
607 Unit D6-C Old Wilmington Road	Pivot Distribution Center LLC	24,000 SF	Modified Net	\$5.00 - \$6.50 SF/yr	Column Spacing - 40' width x 33' depth
607 Unit D6-D Old Wilmington Road	Available	120,000 SF	NNN	\$4.50 - \$5.50 SF/yr	Column Spacing - 47' width x 36' depth
607 Unit D6-E Old Wilmington Road	Available	30,000 SF	NNN	\$5.00 - \$6.00 SF/yr	Column Spacing - 30' width x 48' depth Cold-Storage Available
607 Unit D7-A Old Wilmington Road	Available	72,000 SF	NNN	\$4.00 - \$5.00 SF/yr	Column Spacing - 44' width x 36' depth
607 Unit D7-B Old Wilmington Road	-	23,600 SF	Modified Net	\$4.00 - \$5.00 SF/yr	Column Spacing - 47' width x 36' depth
607 Unit D7-C Old Wilmington Road	-	30,000 SF	Modified Net	\$6.00 - \$7.00 SF/yr	-

Lease Spaces



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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
607 Old Wilmington Road [North Offices]	Available	10,000 SF	Modified Net	\$6.00 - \$10.00 SF/yr	-
751 Old Wilmington Road [South Offices]	Available	18,000 SF	Modified Net	\$6.00 - \$12.00 SF/yr	-
607 Old Wilmington Road [North Laydown Yard]	Available	5 Acres	Ground Lease	\$1,250.00 - \$1,450.00 Acre/month	-
751 Old Wilmington Road [South Laydown Yard]	Available	1.5 Acres	Ground Lease	\$1,250.00 - \$1,450.00 Acre/month	-
607 Old Wilmington Road [East Laydown Yard]	Available	1 Acres	Ground Lease	\$1,250.00 - \$1,450.00 Acre/month	-
607 Old Wilmington Road [West Parking Lot]	Available	1.5 Acres	Ground Lease	\$1,000.00 - \$1,450.00 Acre/month	-
Office Parking Lot	-	1 Acres	Ground Lease	\$500 - \$1,000 per month	-

Meet The Team



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