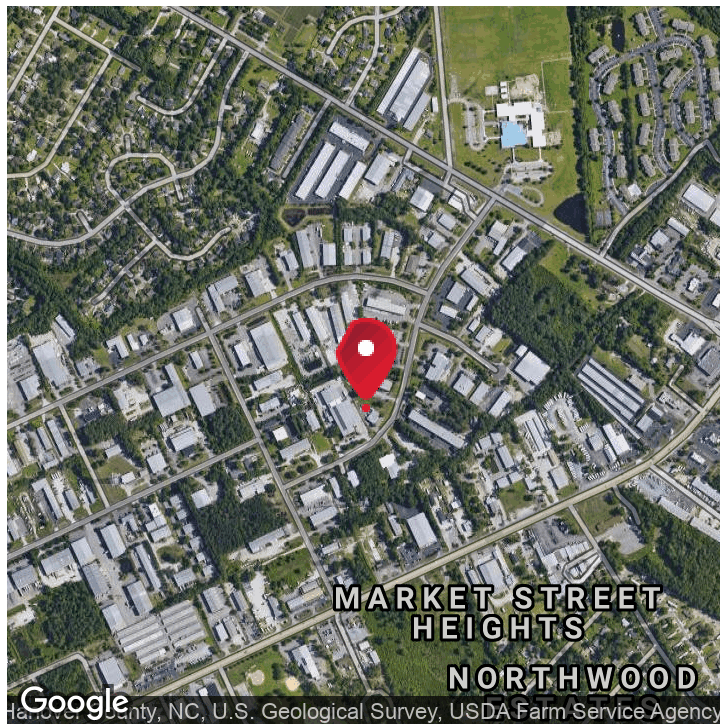


FOR LEASE

FLEX SPACE

LIBERTY LANDING BUSINESS CENTER

6711 NETHERLANDS DRIVE, WILMINGTON, NC 28405



OFFERING SUMMARY

Lease Rate:	\$12/PSF
Building Size:	7,500 SF
Available SF:	2500-7500 SF
Lot Size:	75,363 SF
Year Built:	2020
Zoning:	I-2

PROPERTY OVERVIEW

Three units with 2500 SF of flex space conveniently located in the Dutch Square Industrial Park in midtown Wilmington. The units will each feature a 14 ft roll up door, office area, private bathroom, open workspace area, and a storage mezzanine over the office/bathroom areas .

PROPERTY HIGHLIGHTS

- Convenient location
- High ceilings
- Large Overhead Door
- Mezzanine area for extra storage
- Private bathrooms
- Conditioned office space



RE/MAX ESSENTIAL

Each office independently owned and operated

KENNETH FISHER

Broker / REALTOR

910.616.2123

kfisher@beachtownbrokers.com

NC #227264

1650 Military Cutoff Rd | Ste 100
Wilmington, NC 28403

910.616.2123

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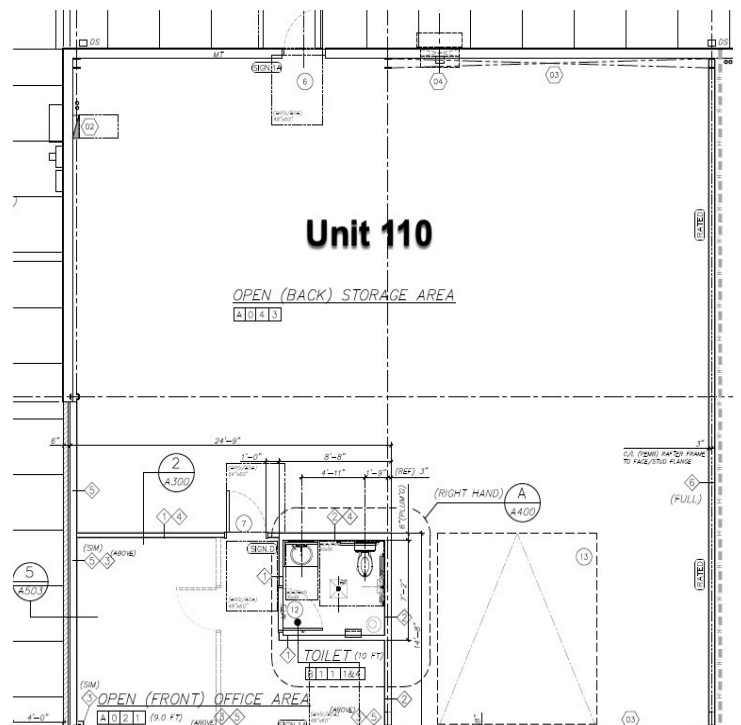
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FLEX SPACE

SITE PLANS

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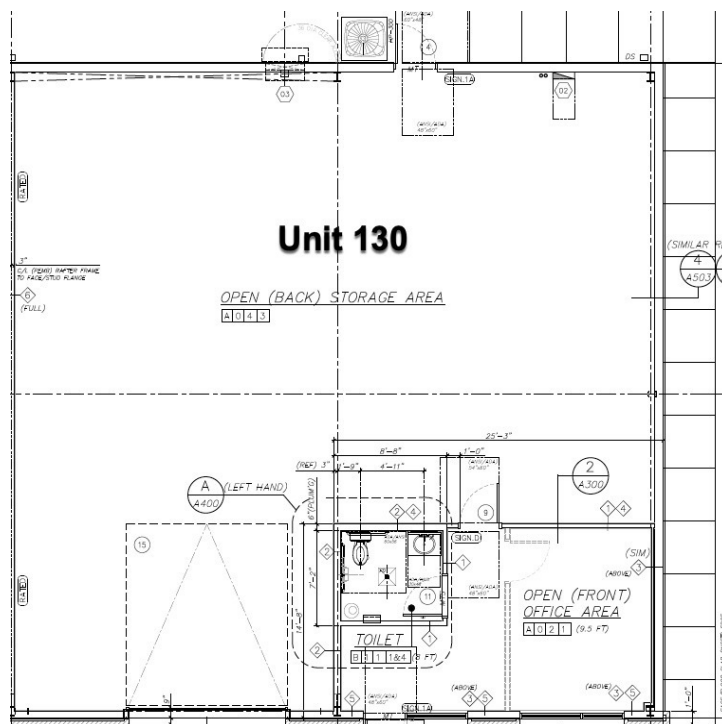
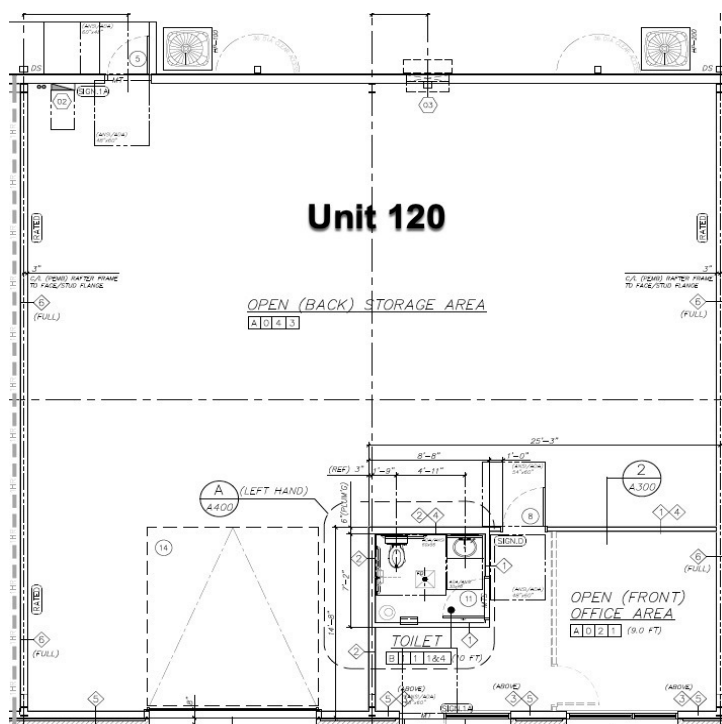
FOR LEASE

FLEX SPACE

3 UNITS FOR LEASE

LIBERTY LANDING BUSINESS CENTER

6711 NETHERLANDS DRIVE, WILMINGTON, NC 28405



LEASE INFORMATION

Lease Type:	Modified Gross-	Lease Term:	3+ years
Total Space:	2500-7500SF-	Lease Rate:	\$12/SF (annual)

AVAILABLE SPACES: UNITS 110, 120, 130

UNITS	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Units 110, 120, 130	Available	2,500 - 7,500 SF	Modified Gross	\$2,500 per month	Each unit features 2500 SF of flex space conveniently located in the Dutch Square Industrial Park in midtown Wilmington. The units will each feature a 14 ft roll up door, office area, private bathroom, a storage mezzanine above the office area, and an open workspace/warehouse area.



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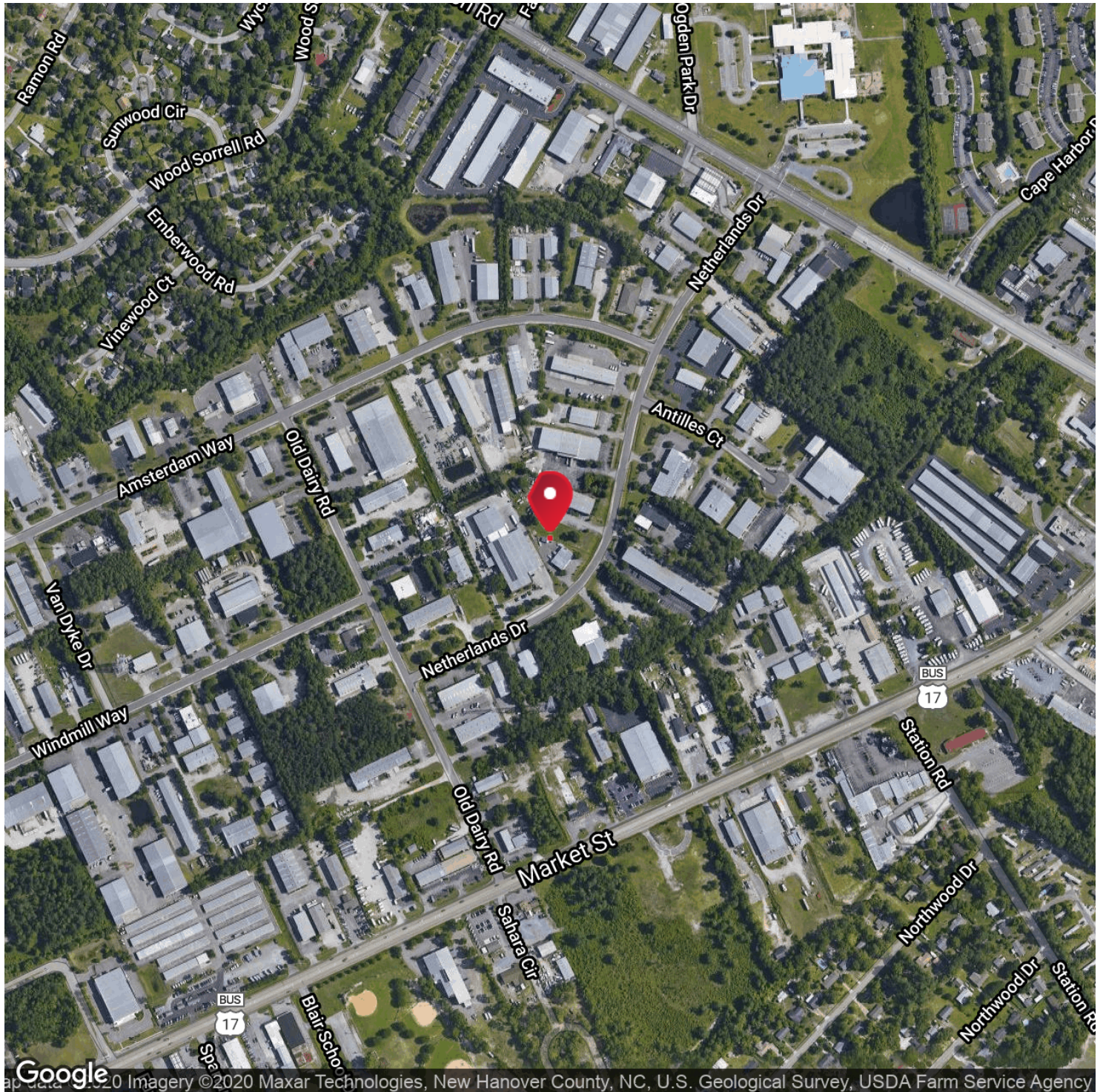
FOR LEASE

FLEX SPACE

CONVENIENT LOCATION

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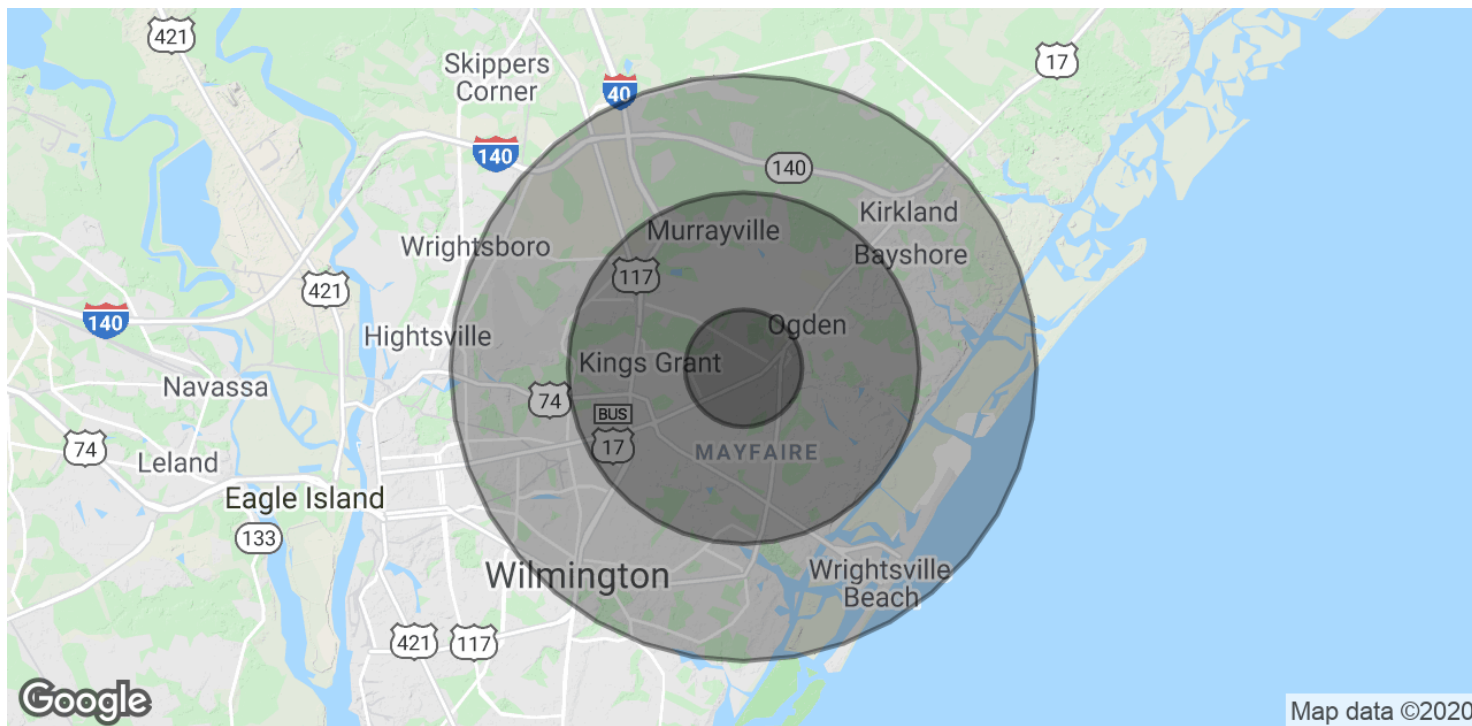
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LIBERTY LANDING BUSINESS CENTER

6711 NETHERLANDS DRIVE, WILMINGTON, NC 28405



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,796	39,621	90,329
Average age	40.3	36.7	35.1
Average age (Male)	37.8	35.7	34.3
Average age (Female)	42.5	38.0	36.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,150	16,748	38,399
# of persons per HH	2.2	2.4	2.4
Average HH income	\$65,067	\$72,988	\$68,256
Average house value	\$253,323	\$358,232	\$367,280

* Demographic data derived from 2010 US Census



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