

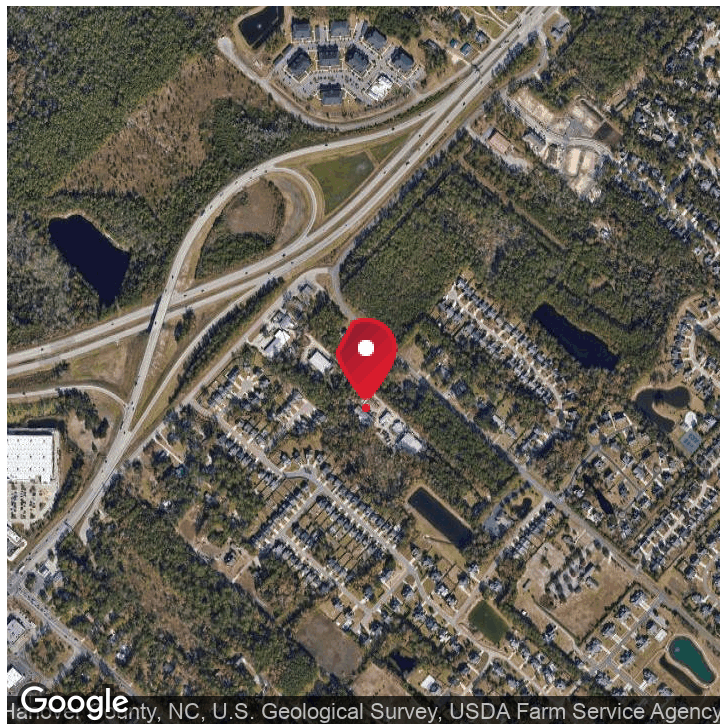
FOR LEASE

INDUSTRIAL PROPERTY

3930 SF FREE STANDING

# WAREHOUSE BUILDING/ LAND- PORTERS NECK

8528 MARKET ST, , WILMINGTON, NC 28411



## OFFERING SUMMARY

Lease Rate:	\$3,500.00 per month (MG)
Building Size:	3,930 SF
Available SF:	3,930 SF
Lot Size:	
Zoning:	B-2

## PROPERTY OVERVIEW

Free Standing warehouse/ shop conveniently tucked away off of Futch Creek Road just north of Porters Neck. This warehouse property features a large front yard space, a block building with approximately 3930 SF of unconditioned warehouse, 5 roll up doors, two lifts, one office, bathroom, and 3600 SF of covered open air workspace. Access to building from Futch Creek Road and from Market St (see map) .

## PROPERTY HIGHLIGHTS

- Free Standing Warehouse
- 3600 SF of additional outdoor covered workspace
- 5 roll up doors with high ceilings.



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

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ADDITIONAL PHOTOS

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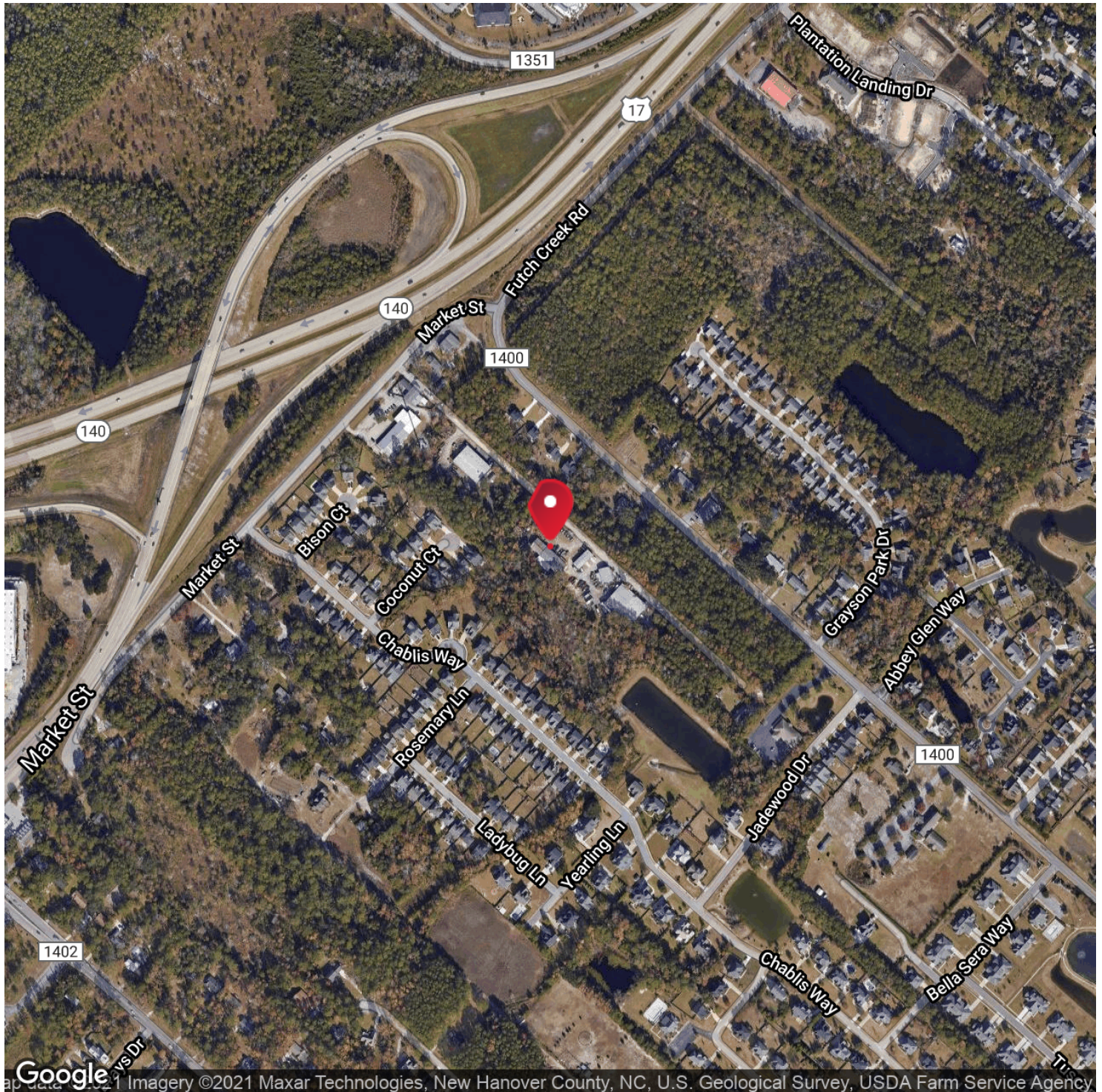
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LOCATION MAP

# WAREHOUSE BUILDING/ LAND- PORTERS NECK

8528 MARKET ST, , WILMINGTON, NC 28411



Google Imagery ©2021 Maxar Technologies, New Hanover County, NC, U.S. Geological Survey, USDA Farm Service Agency



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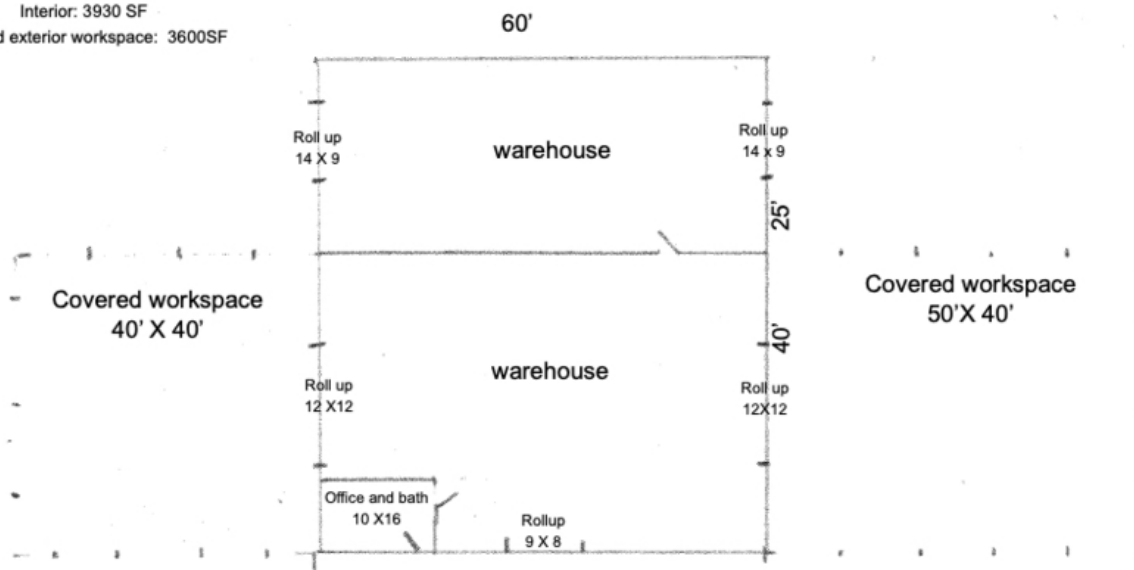
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# WAREHOUSE BUILDING/ LAND- PORTERS NECK

8528 MARKET ST, , WILMINGTON, NC 28411

8528 Market St  
Building C  
Interior: 3930 SF  
Covered exterior workspace: 3600SF



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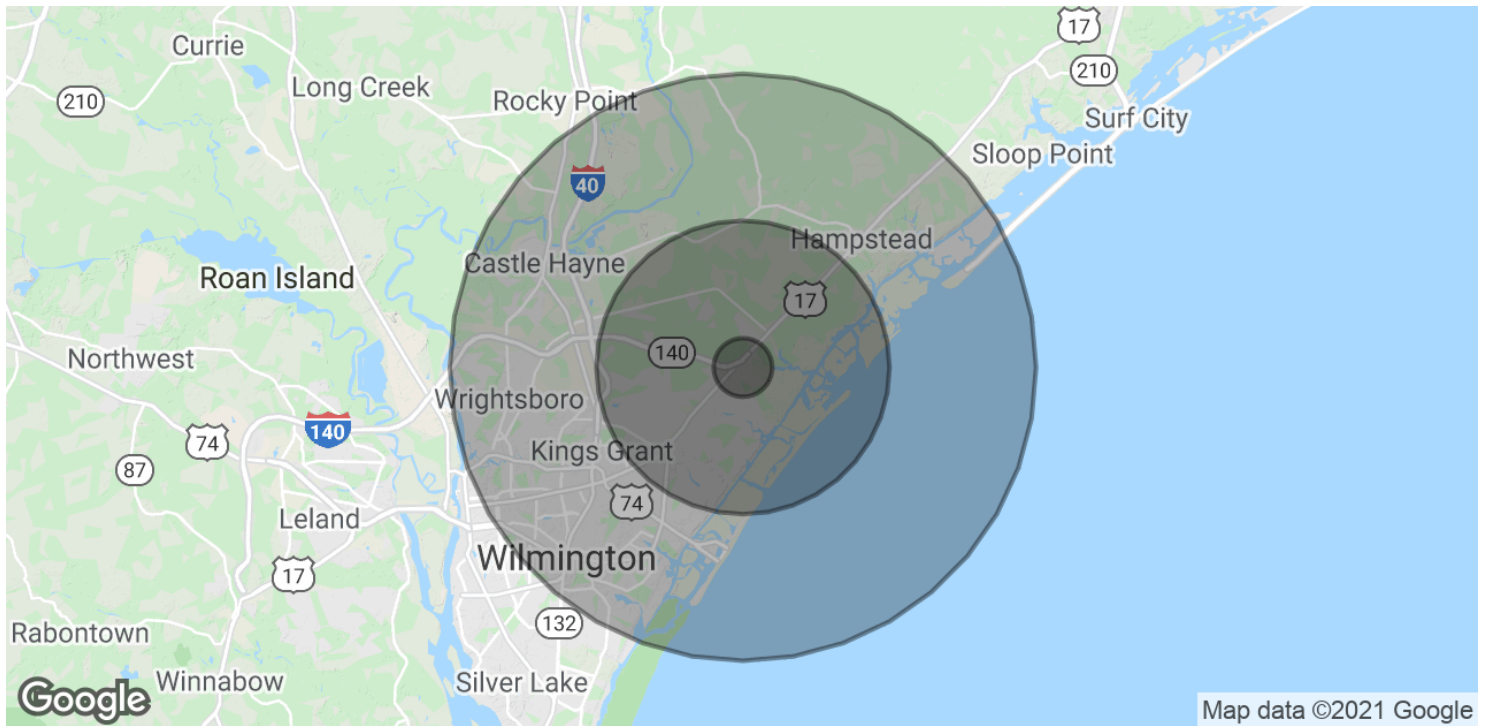
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# WAREHOUSE BUILDING/ LAND- PORTERS NECK

8528 MARKET ST, , WILMINGTON, NC 28411



## POPULATION

### 1 MILE

### 5 MILES

### 10 MILES

Total Population	1,688	40,869	124,364
Average age	42.1	40.8	36.8
Average age (Male)	42.0	40.6	36.2
Average age (Female)	42.3	41.3	38.2

## HOUSEHOLDS & INCOME

### 1 MILE

### 5 MILES

### 10 MILES

Total households	711	17,103	52,318
# of persons per HH	2.4	2.4	2.4
Average HH income	\$87,012	\$86,983	\$70,596
Average house value	\$418,947	\$388,666	\$367,618

\* Demographic data derived from 2010 US Census



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