



FOR SALE

CBCSUNCOAST.COM

INDUSTRIAL INVESTMENT PROPERTY FOR SALE IN DUTCH SQUARE

6631 Amsterdam Way, Wilmington, NC 28405

\$1,500,000

Available Space: ±15,000 SF*

 **THE CRESS GROUP**
COMMERCIAL REAL ESTATE SITE SERVICES
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 **COLDWELL
BANKER
COMMERCIAL**

SUN COAST PARTNERS



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PROPERTY DESCRIPTION

This is a great opportunity to own a CASH FLOWING 15,000±SF* two-story, multi-tenant office building with an attached metal warehouse and fueling station. Located within the Dutch Square Industrial Park along the Market Street Corridor.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,113	16,982	39,261
Total Population	4,780	40,114	92,306
Average HH Income	\$62,124	\$69,225	\$67,183

OFFERING SUMMARY

Sale Price:	\$1,500,000
Building Size:	15,000± SF*
Tenancy:	Multi-Tenant
Building Type:	Flex Industrial
Zoning:	I-1 (Industrial)
Year Built:	1992
Highway Access:	I-40 & US Hwy 17

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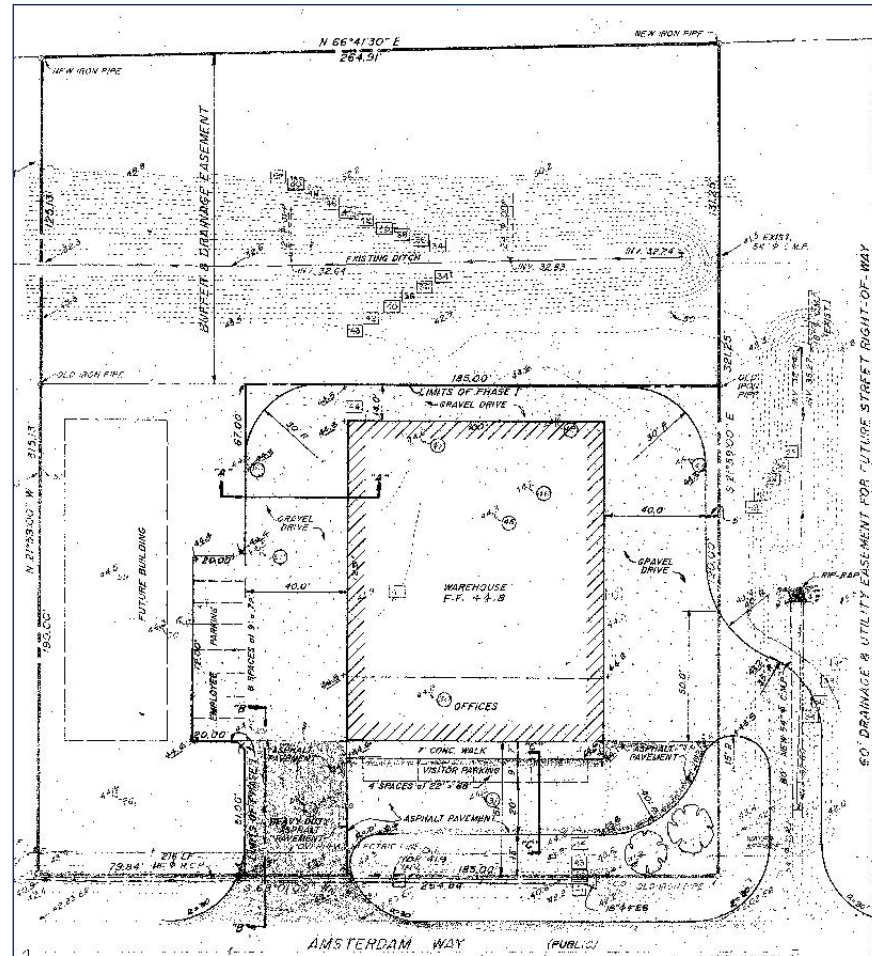


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SITE PLAN



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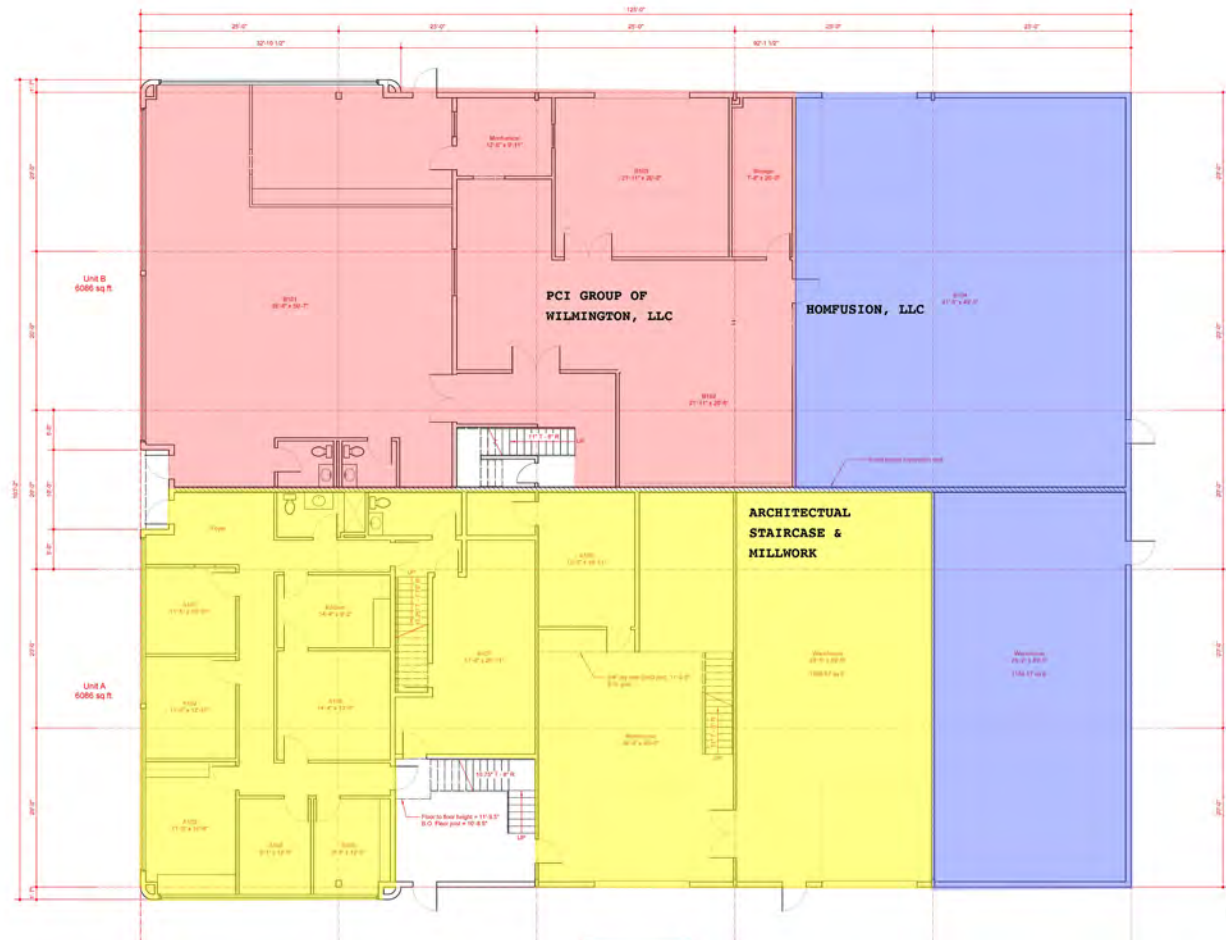


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FLOOR PLAN - FIRST FLOOR



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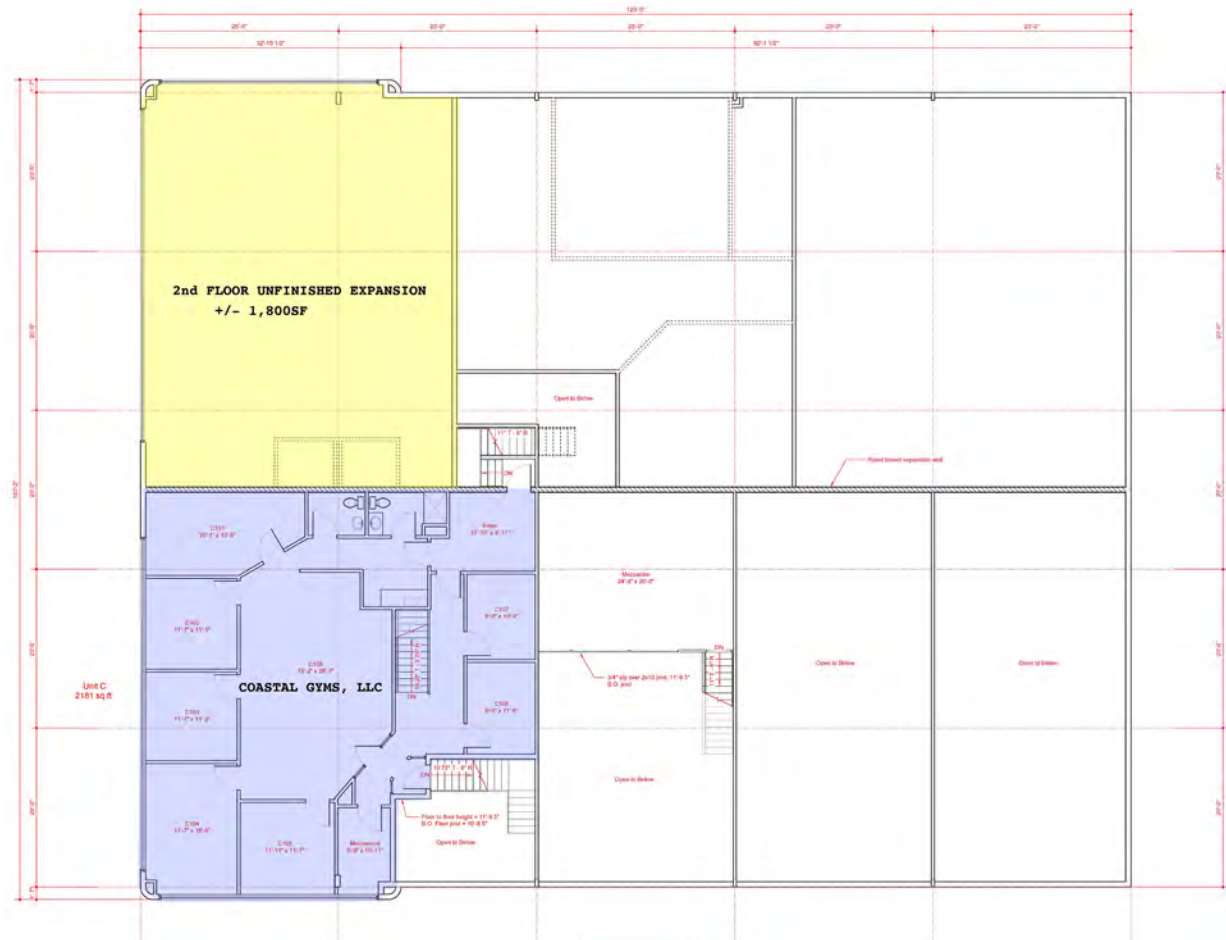


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FLOOR PLAN - SECOND FLOOR



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SUN COAST PARTNERS

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*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.