

WILMINGTON, NORTH CAROLINA

# AIRGATE

## LOGISTICS CENTER

---

110,500 SF OF WAREHOUSE SPACE AVAILABLE

IDEALLY POSITIONED BETWEEN ILM AIRPORT & DOWNTOWN WILMINGTON WITH ON-SITE RAIL ACCESS





**BUILDING SPECIFICATIONS**

**PROPERTY INFORMATION**

ADDRESS	802 N 23rd Street
CITY	Wilmington
STATE	North Carolina
COUNTY	New Hanover
DATE AVAILABLE	Immediately
LEASE RATE	Call for Details
TICAM	Estimated \$1.10 PSF (2025)
TAX PARCEL ID#	R04811-002-001-001
BUILDING TYPE	Warehouse / Distribution
YEAR BUILT	1981

NO. OF ACRES	13.02 AC
ZONING	LI - Light Industrial
BUILDING DIMENSIONS	260' x 850'
TOTAL SF	223,402 SF
AVAILABLE SF	110,500 SF
EXTERIOR WALL MATERIAL	Reinforced Concrete
ROOF	Metal Panel
CEILING HEIGHT	17'6" - 26'6"
COLUMN SPACING	24' x 60'
SPRINKLER SYSTEM/TYPE	Wet & Dry (ability to convert to ESFR)

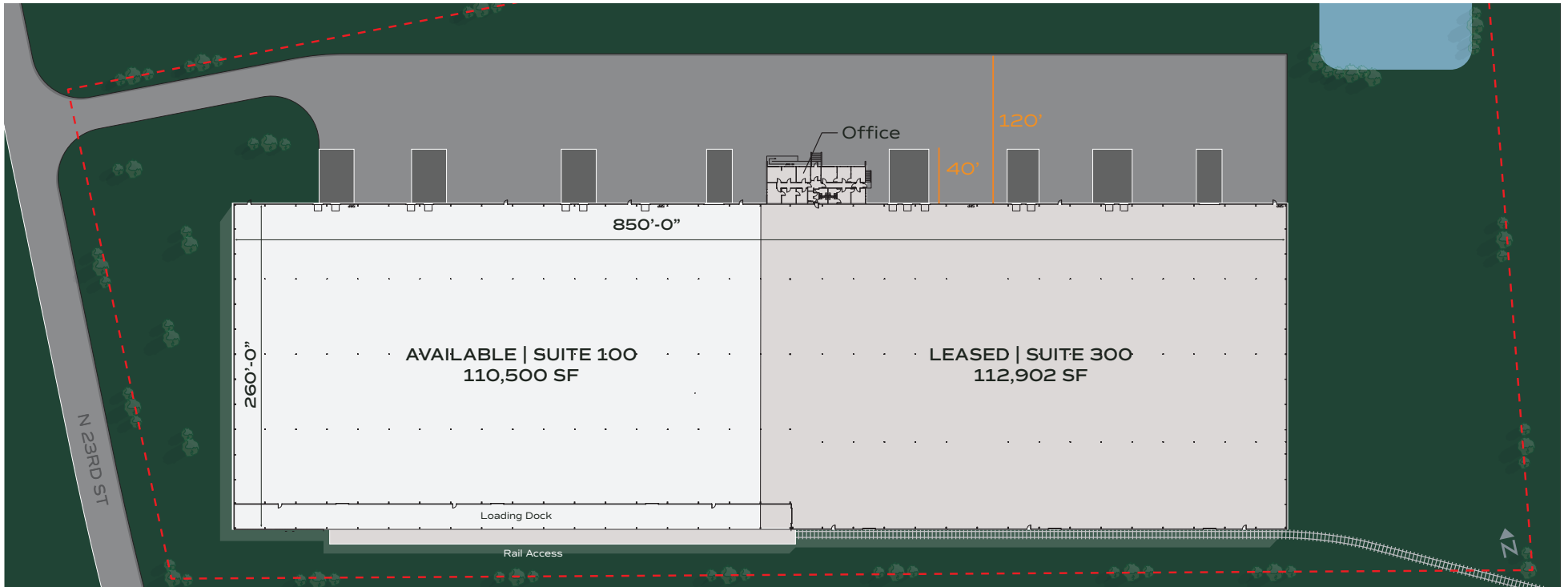
LIGHTING	Fluorescent	
ELECTRICAL	208Y/120V, 3-phase, 4-wire	
TRUCK COURT	120' with 40' concrete apron	
LOADING DOCKS	Fourteen (14) 8' x 10' dock-high doors Two (2) 16' x 16' drive-in doors Six (6) 10' x 10' rail doors (rear) One (1) 12' x 14' rail door (rear)	
UTILITIES	NATURAL GAS	Piedmont Natural Gas
	WATER & SEWER	Cape Fear Public Utility Authority
	ELECTRIC	Duke Energy



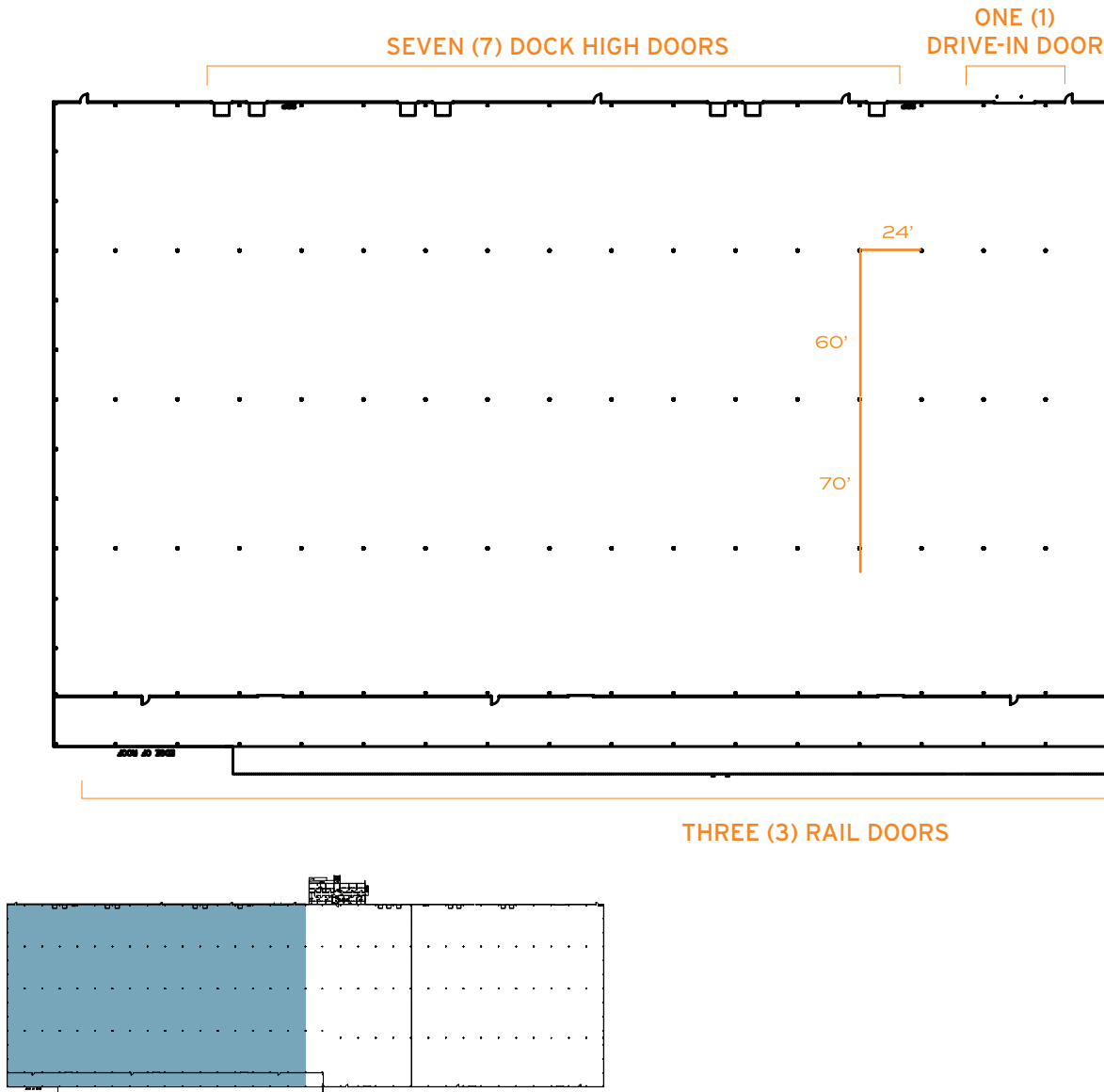
*Although the information contained herein was provided by sources believed to be reliable, Edgewater Ventures makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.*



SITE PLAN



FLOOR PLAN - SUITE 100 | 110,500 SF AVAILABLE



SUITE 100 INFORMATION

110,500 SF  
AVAILABLE

TBD  
OFFICE

110,500 SF  
WAREHOUSE

Seven (7) 8' x 10' dock-high doors  
One (1) 16' x 16' drive in door  
Three (3) 10' x 10' rail doors

LOADING