

# EDGEWATER COMMERCE CENTER

2975 ANDREW JACKSON HIGHWAY  
LELAND, NORTH CAROLINA

505,818 SF PREMIER DISTRIBUTION FACILITY | WILMINGTON, NC MSA

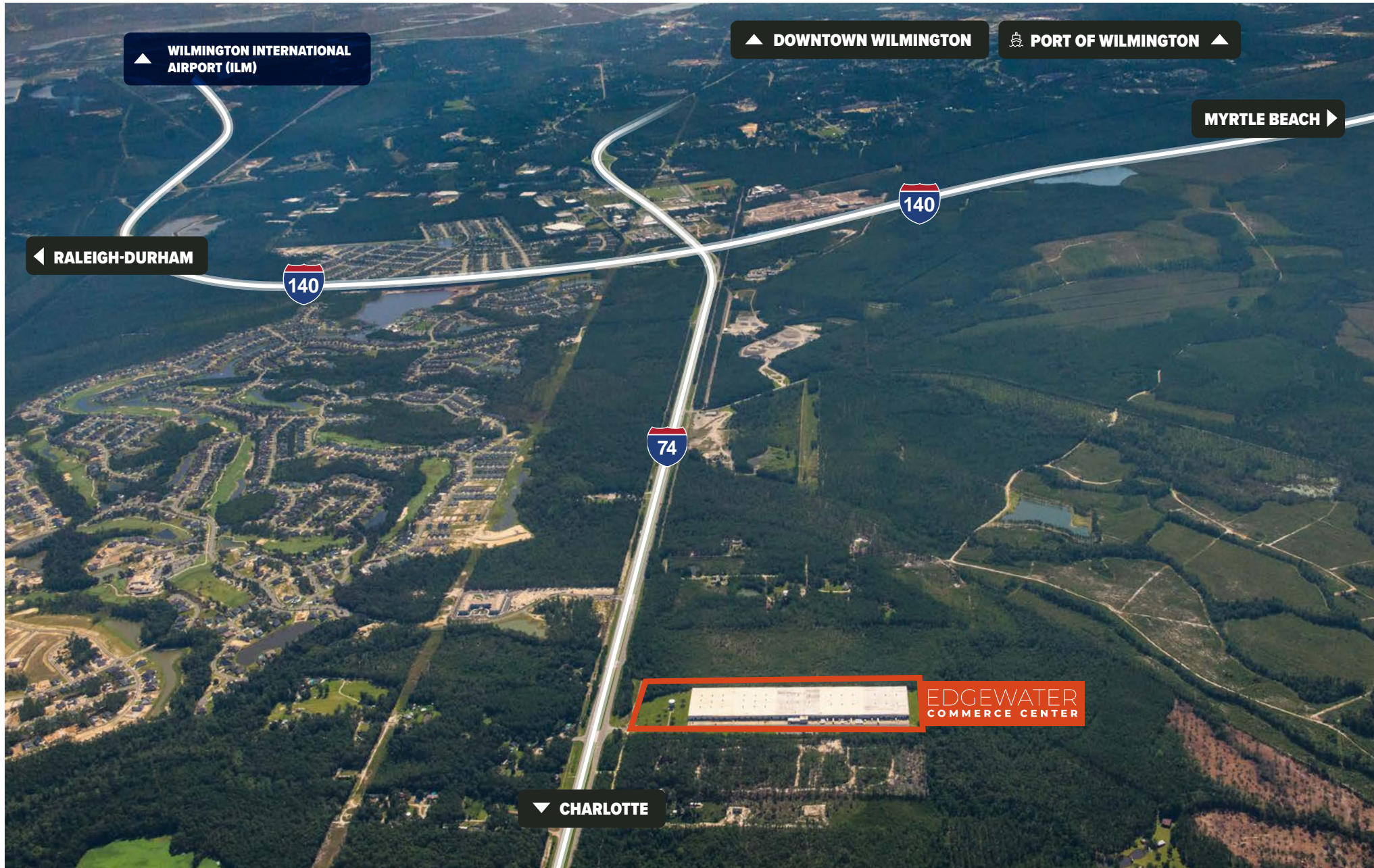
**200,000 SF AVAILABLE**





# EDGEWATER COMMERCE CENTER

## LOCATION OVERVIEW



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## LOCATION OVERVIEW

### DRIVE TIMES

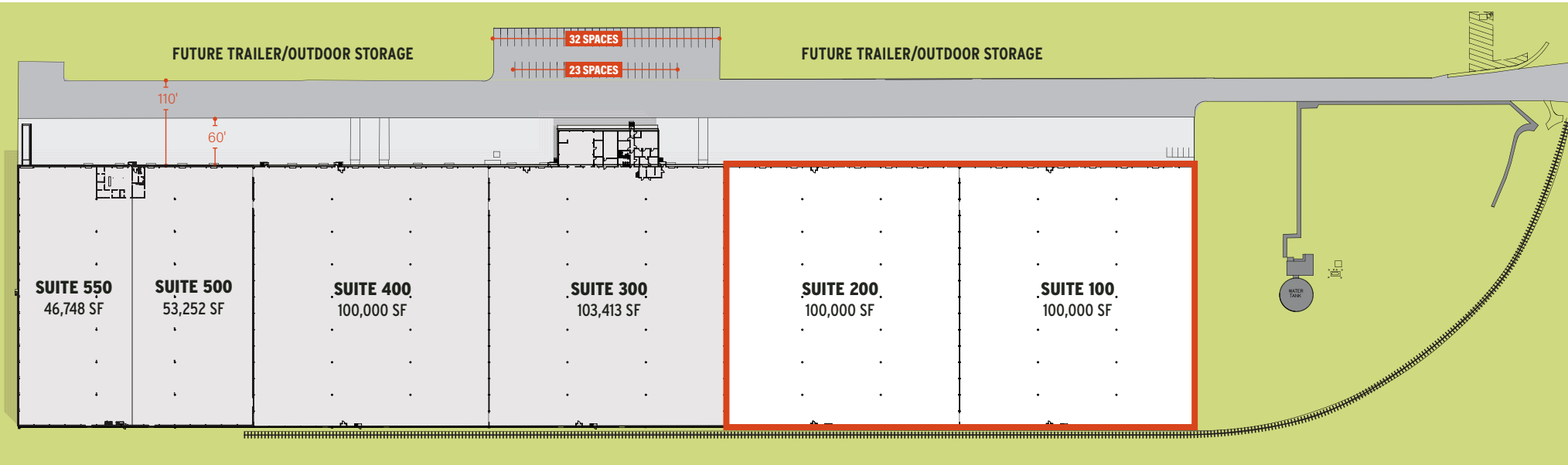
|        |                     |        |                    |        |                    |        |                    |         |                |         |           |
|--------|---------------------|--------|--------------------|--------|--------------------|--------|--------------------|---------|----------------|---------|-----------|
| 15 MIN | DOWNTOWN WILMINGTON | 20 MIN | WILMINGTON AIRPORT | 25 MIN | PORT OF WILMINGTON | 1 HOUR | NORTH MYRTLE BEACH | 2 HOURS | RALEIGH-DURHAM | 3 HOURS | CHARLOTTE |
|--------|---------------------|--------|--------------------|--------|--------------------|--------|--------------------|---------|----------------|---------|-----------|



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## SITE PLAN



## BUILDING FEATURES

### PROPERTY INFORMATION

|                  |                                  |
|------------------|----------------------------------|
| Address          | 2975 Andrew Jackson Highway      |
| City             | Leland                           |
| State            | North Carolina                   |
| County           | Brunswick                        |
| Parcel ID        | 210007101                        |
| Total Acres      | 29.02                            |
| Zoning           | CO-CI (Industrial)               |
| Total SF         | ±505,818                         |
| Clear Height     | 24'                              |
| Column Spacing   | 100' x 41'                       |
| Sprinkler System | Dry (Ability to convert to ESFR) |

### ACCESSIBILITY

|                     |            |
|---------------------|------------|
| HWY 74 / I-74       | Immediate  |
| I-140               | 2.2 miles  |
| Downtown Wilmington | 12.0 miles |
| Port of Wilmington  | 13.6 miles |
| Wilmington Airport  | 15.0 miles |

### UTILITIES

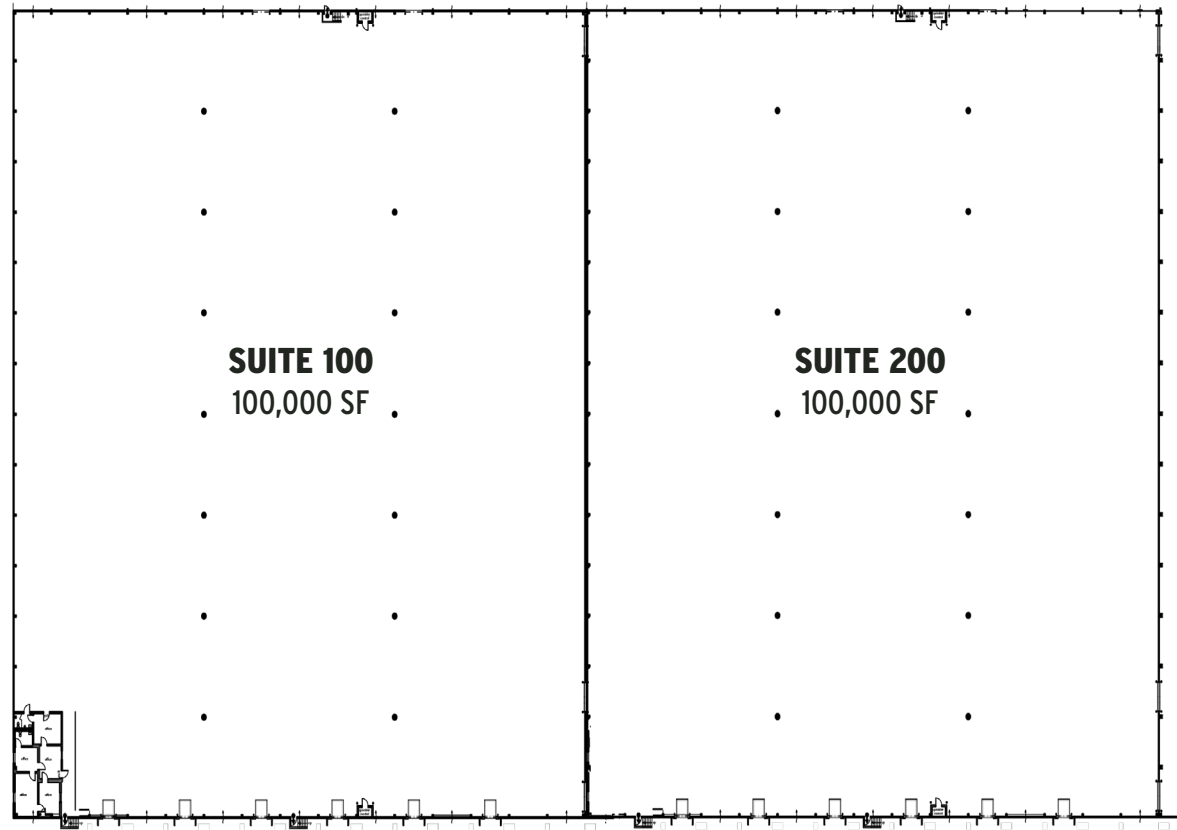
|                          |                      |
|--------------------------|----------------------|
| Water and Sewer Provider | Brunswick County     |
| Electrical Provider      | Duke Energy Progress |





## FLOOR PLAN + SPECIFICATIONS

|                                |  |
|--------------------------------|--|
| <b>Building Size</b>           | ±505,818   |
| <b>Available Space</b>         | ±200,000 SF  |
| <b>Warehouse</b>               | ±200,000 SF  |
| <b>Office</b>                  | TBD  |
| <b>Total Availability</b>      | ±200,000   |
| <b>Date Available</b>          | July 2026  |
| <b>Column Spacing</b>          | 100' x 41' typical   |
| <b>Clear Height</b>            | 24'  |
| <b>Dock-High Loading</b>       | Eleven (11), 8' x 10' doors with mechanical pit levelers         |
| <b>Drive-In Loading</b>        | None, ramp can be added  |
| <b>Truck Court Depth</b>       | 110' with ability to expand                                      |
| <b>Trailer/Outdoor Storage</b> | Available  |
| <b>Lighting</b>                | LED Tubes  |
| <b>Sprinkler System</b>        | Dry (Ability to convert to ESFR)                                 |
| <b>Floor Thickness</b>         | 6"   |
| <b>Warehouse Heating</b>       | None; can be added in conjunction with ESFR sprinkler conversion |
| <b>Office HVAC</b>             | 100%   |
| <b>Construction Type</b>       | Tilt-Up Concrete   |
| <b>Roof</b>                    | TPO & FiberTite  |





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