

# RECEIVERSHIP SALE

25,302+/- Sq. Ft. Industrial / Flex Building  
WILMINGTON, NORTH CAROLINA



3030 Hall Watters Drive, Wilmington, NC

## NEWLY CONSTRUCTED & RENOVATED INDUSTRIAL-FLEX BUILDING

### OFFERING OVERVIEW

Great Neck Realty Co. and Iron Horse Commercial Properties are pleased to offer this prime industrial-flex building located at 3030 Hall Watters Drive in Wilmington, North Carolina. This remarkable facility, boasting a total of 25,302+/- sq. ft., is divided into two units, and is situated on a spacious 2.40+/- acre parcel. Featuring six dock-high doors and four drive-in doors, this new and recently renovated building combines high-quality construction with ample warehouse space, as well as modern offices with no expense spared in design & upfit. Its strategic location along the area's primary industrial and manufacturing corridor grants immediate access to NC-117 and I-40.

### OFFERING HIGHLIGHTS

- Newly constructed, high-quality industrial building with ample warehouse & contemporary, professionally designed office space.
- Well located along the area's major industrial & manufacturing corridor, with immediate access to NC-117, I-40 and I-140 and approx. 3 miles (less than 10 minutes) to Wilmington International Airport.
- Built in 2019 and renovated to add partial second floor in 2023.
- 4 drive-in doors, 6 dock-high doors, 19' clear heights in warehouse.
- Ample parking and additional space to maneuver trucks and equipment.
- All transactions are subject to approval of the North Carolina General Court of Justice, Superior Court Division for Wake County (Rumpegarden, LLC v. FX Airguns USA, LLC, et al., Case No. 23-CVS-27939).



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