6,760 SF +/- Office Building just west of I-140 in Delco on 74/76

44 Dream Ave, Delco, NC 28436

Listing ID:	30734566
Status:	Active
Property Type:	Office For Lease
Office Type:	Business Park, Executive Suites
Contiguous Space:	6,760 SF
Total Available:	6,760 SF
Lease Rate:	$8 PSF (Annual)
Base Monthly Rent:	$4,506
Lease Type:	Modified Gross
Ceiling:	10 ft.

Overview/Comments

15 Minutes to downtown Wilmington via 74/76, I-140, & Hwy 421.

6,760 SF +/- Brick stand alone two story office building with 16 offices, a large conference room, a reception, and a kitchen.

Directly on 74/76 with direct visibility to Hwy

354 feet of visibility on HWY 74/76 and located just at the foot of Old Stage HWY in Delco, North Carolina.

Easy access to HWY 74/76 and Old Stage HWY. Minutes from the new I-140 Bypass for easy commute to and from surrounding counties.

This brick stand alone office was a former charter school. Good for urgent care facility or office

Lease Rate: $8.00 PSF

More Information Online

http://www.nccommercialmls.com/listing/30734566

QR Code

Scan this image with your mobile device:

General Information

Taxing Authority:	Columbus County	Zoning:	COLUMBUS COUNTY: NO ZONING--CALL COUNTY
Tax ID/APN:	2230.02-95-6763.000	Class of Space:	Class B
Office Type:	Business Park, Executive Suites, Governmental, Medical, Office Building, Other	Gross Building Area:	6,760 SF
		Usable Size (USF):	6,760 SF

Available Space

Suite/Unit Number:	1	Date Available:	07/01/2021
Space Available:	6,760 SF	Lease Rate:	$8 PSF (Annual)
Minimum Divisible:	6,760 SF	Lease Type:	Modified Gross
Maximum Contiguous:	6,760 SF	Conference Rooms:	1
Space Subcategory 1:	Office Building	Offices:	16
Space Type:	Relet	Parking Spaces:	30

Area & Location

Property Located Between:	74/76 old Stage Road 87 going to riglewood	Site Description:	Site has four large buildings, this unit is front building
Highway Access:	74 76		
Airports:	ILM (25 min)	Area Description:	Rural, across from new industrial park

Building Related

Total Number of Buildings:	4	Roof Type:	Flat
Number of Stories:	2	Construction/Siding:	Brick, Concrete
Year Built:	1997	Exterior Description:	Brick

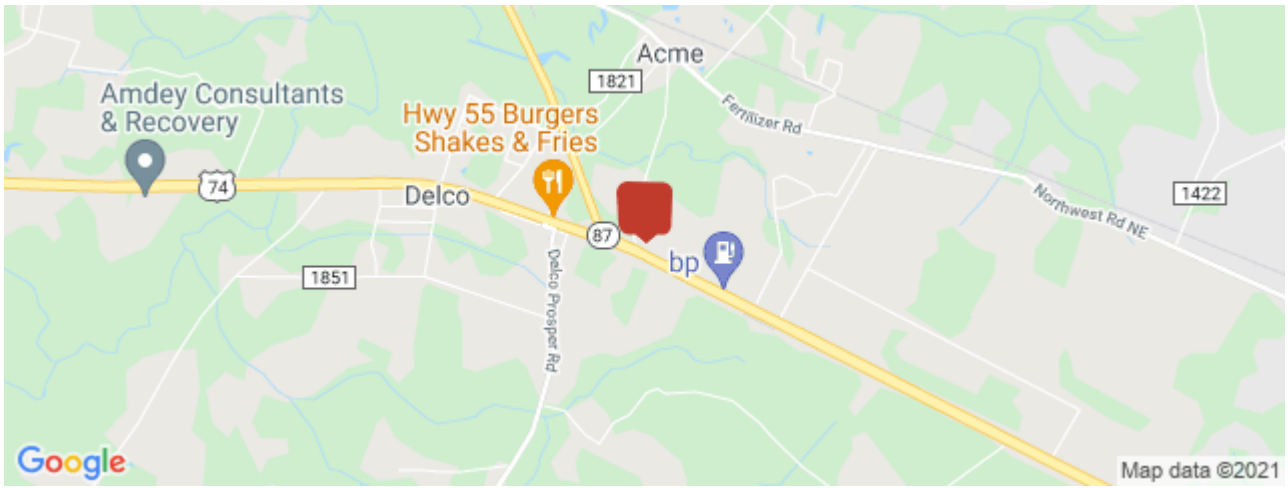
Parking Type:	Surface	Heat Type:	Other
Parking Description:	Parking along building front and side	Heat Source:	Heat Pump
Ceiling Height:	10	Air Conditioning:	Engineered System
Passenger Elevators:	1	Internet Access:	Cable
Freight Elevators:	0	Interior Description:	Laid out as office building or school Electric Provider: Other Electricity Comments: Duke Energy
Sprinklers:	None		

Land Related

Lot Frontage:	354 Feet +/- on HWY 74/76	Water Service:	Municipal
Lot Depth:	64 +/-	Sewer Type:	Septic

Location

Address:	44 Dream Ave, Delco, NC 28436
County:	Columbus
MSA:	Wilmington

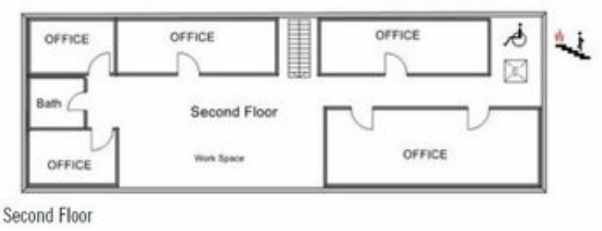


Property Images

Outside Front of Building Pic

First floor

First Floor Layout



Second Floor

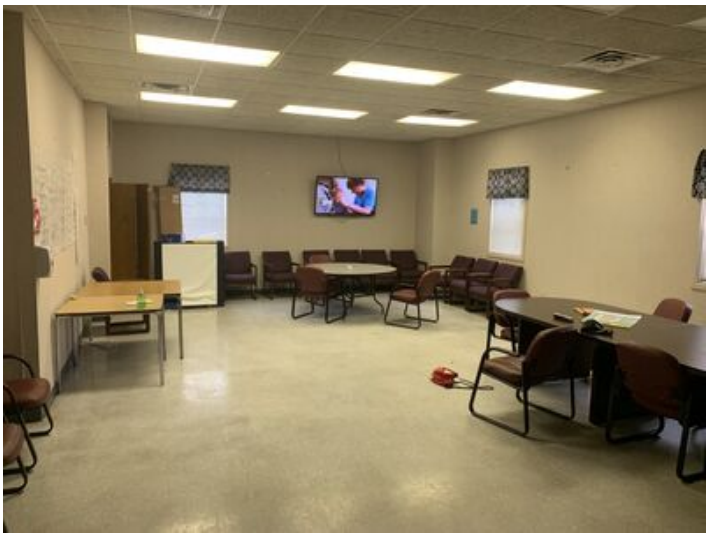
2nd Floor Layout

Elevator

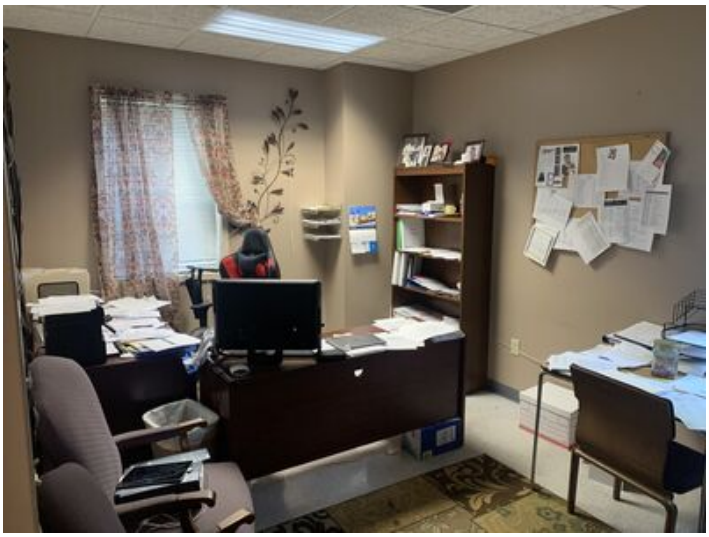
Parking Lot

Parking Lot (2)

Reception


Conference Room

Conference Room1

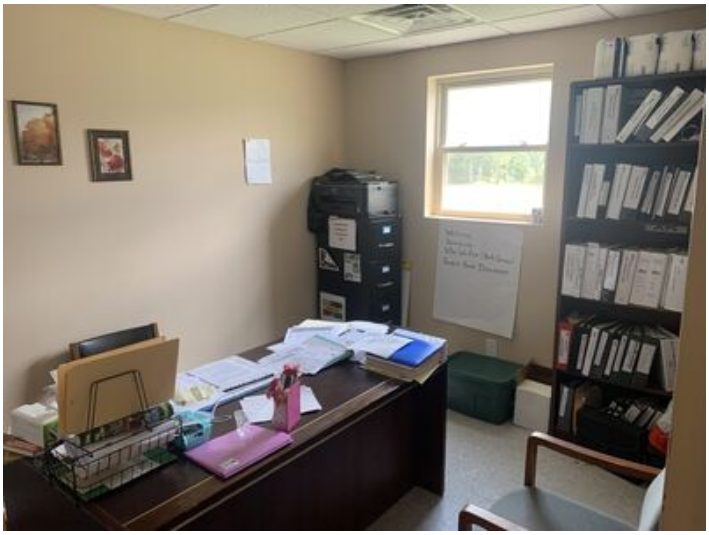


Office

Kitchen

Conference

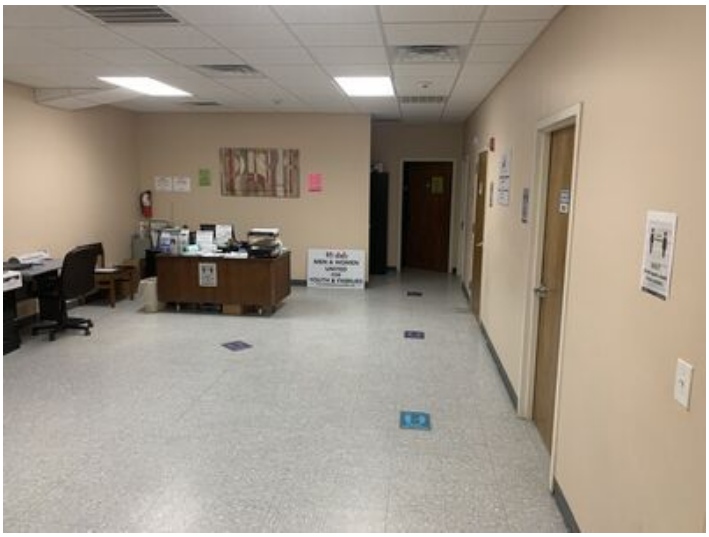
Conference1



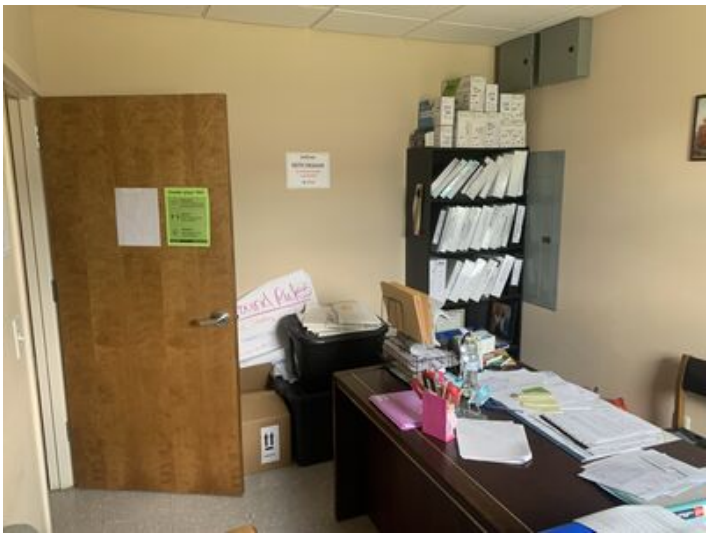
Office 8

Work Space

Break Room



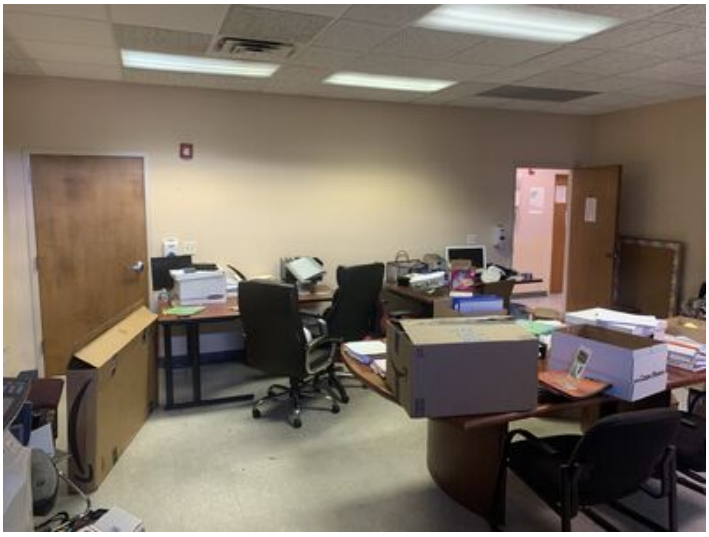
Work Space1



Office 9

Office 11

Office 12



Office1

Office2

Office5

Office3

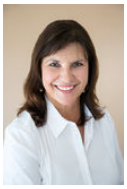
Office6

Office4

Office7

Reception 1

Property Contacts



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