

Available for Lease

202 Raleigh Street | Wilmington, NC 28412

Significant interior upgrades completed in 2017.



Property Highlights

This 68-acre, heavy manufacturing facility in Wilmington, N.C. includes 22 cranes, internal rail and direct rail service. Most recently, millions of dollars were invested into the facility which provided improved infrastructure, internal rail, and an upgraded paint shop. Former manufacturing included Terex Cranes and Vertex Rail. The location is ideal, minutes from the North Carolina State Port and 10 minutes south of U.S. 74 and I-40. The Wilmington Commercial Airport is also approximately 15 minutes north of the building.

Total Space	Available Space	Buildings	Clear Height	Column Spacing
502,427 SF (5) Buildings	502,427 SF (5) Buildings	Main Building: 368,144 sq. ft. Warehouse: 52,668 sq. ft. Crawler Assembly: 70,400 sq. ft. Office: 2,975 sq. ft. Paint shop / storage: 8,240 sq. ft.	Main Building: 32'4" - 52" Warehouse: 20' - 24' Crawler Assembly: 62'	Main Building: (2) bays - 75' wide (1) bay - 100' wide Columns east to west are spaced 25' apart.



IRG

Industrial Realty Group, LLC

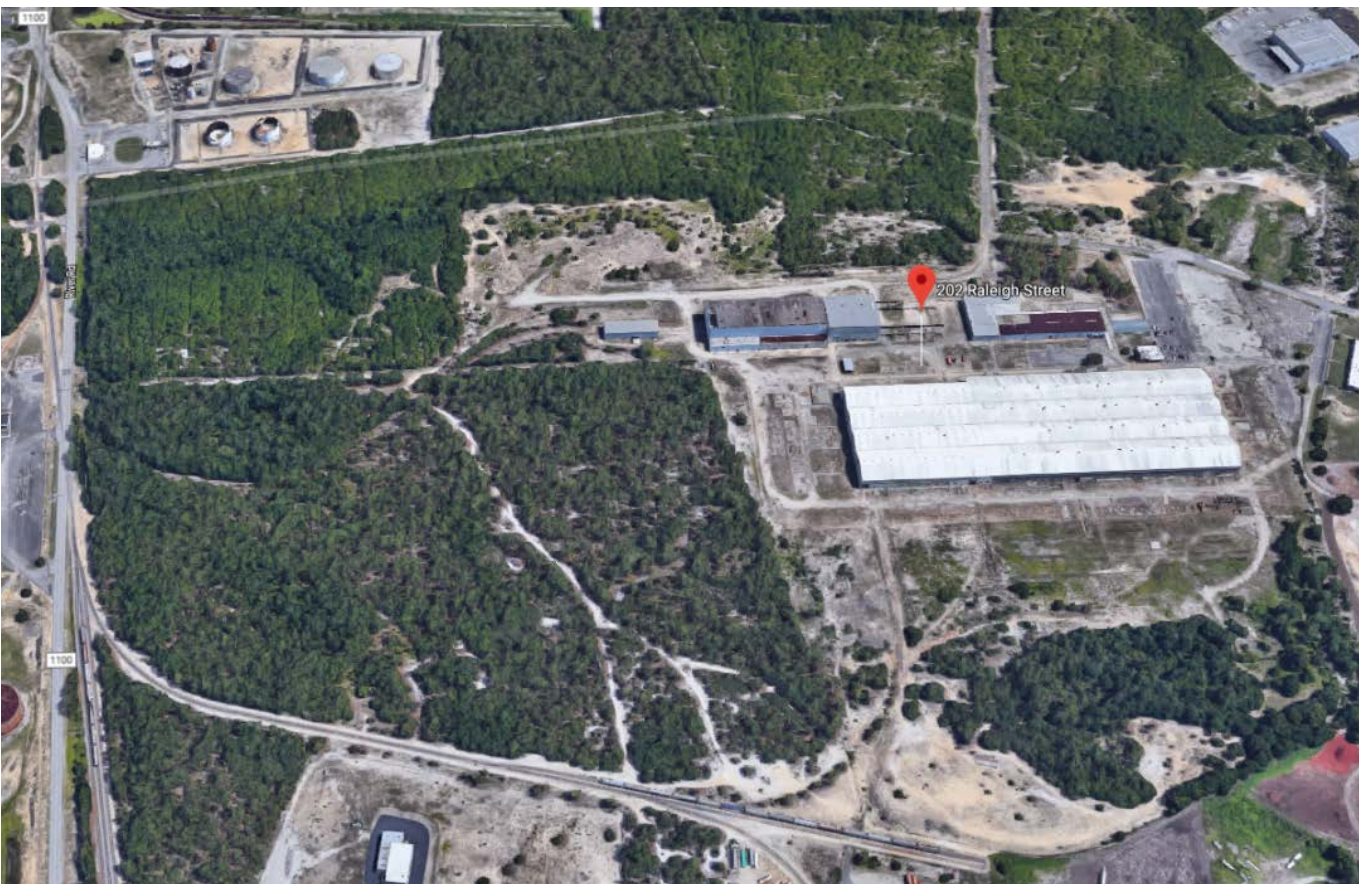
INDUSTRIAL

LEASE

202 Raleigh Street | Wilmington, NC 28412



IRG
Industrial Realty Group, LLC



INDUSTRIAL

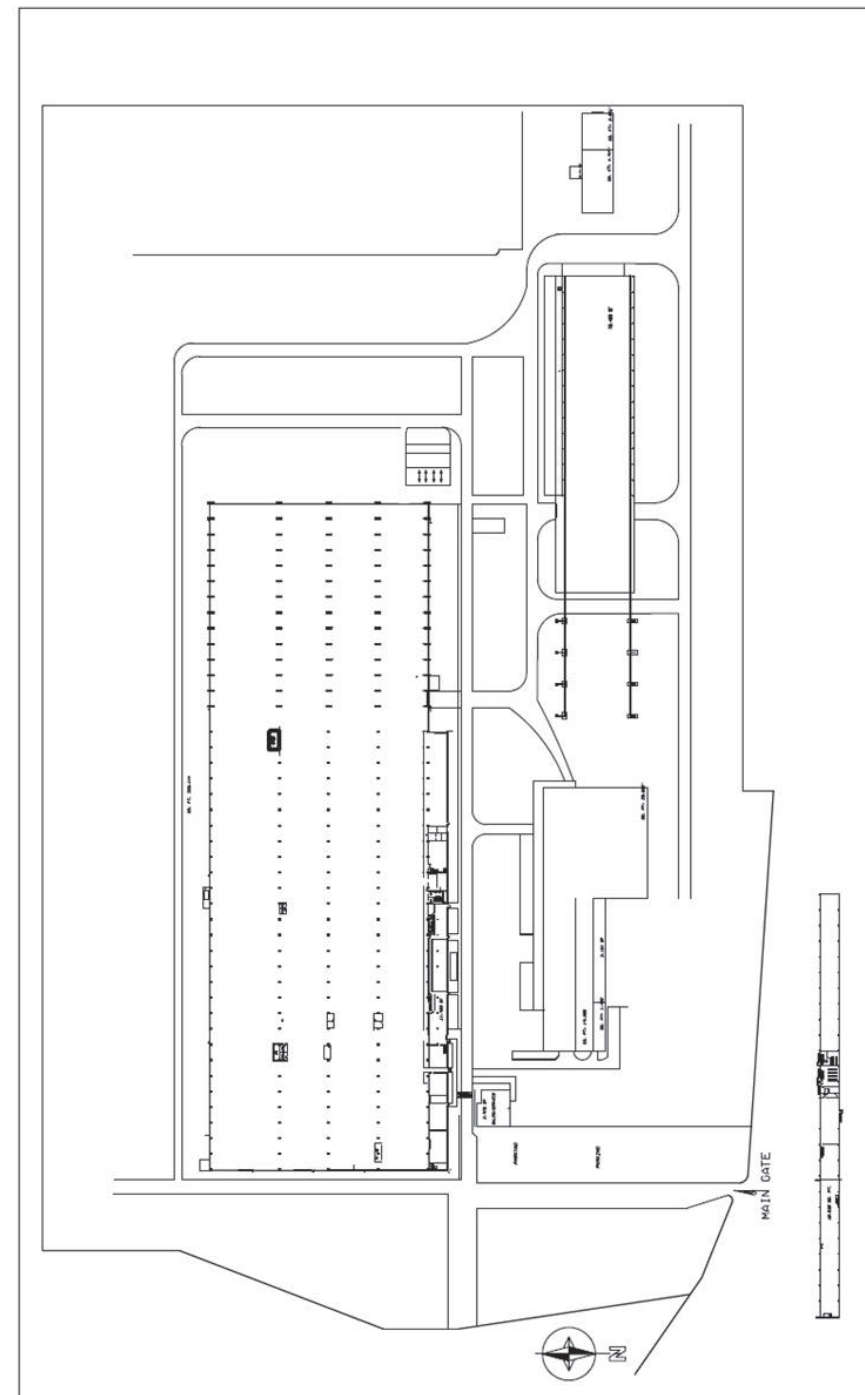
LEASE

202 Raleigh Street | Wilmington, NC 28412



IRG
Industrial Realty Group, LLC

SITE PLAN



LEASE

202 Raleigh Street | Wilmington, NC 28412



IRG
Industrial Realty Group, LLC

Construction Details

Construction:	1942 -1985
Floor:	6" – 8" reinforced concrete
Walls:	Pre-engineered metal (Main Building)
Columns:	Steel
Roof:	Varies
Lighting:	T5, metal halide and sodium vapor
Sprinkler System:	All office areas and the free-standing warehouse are sprinkled.
Compressed Air:	(2) 100 HP Gardner Denver compressors with air lines throughout production area.

Truck Loading

Multiple oversized drive in doors in the main building and the crawler assembly facility:

- Main Building - Tailgate height access to the main plant is provided by an exterior elevated ramp (can accommodate five trucks) with (2) edge of dock levelers and (1) full levelers.
- Warehouse - (3) dock high loading doors, plus an exterior pad that will accommodate two trucks at dock height.

Cranes

All cranes are pendant or remote controlled. The bridges are in good condition and most trolleys have been recently upgraded.

Main Building

- (9) 15-ton, bridge cranes with approximately 75' span and 24' clear under hook.
- (4) 10-ton bridge cranes with approximately 5' span and 24' clear under hook.
- (1) 5-ton bridge crane with approximately 75' span and 24' clear under hook.
- (1) 2-ton (16' clear under hook) and (1) 30-ton, bridge crane (24' clear under hook) with approximately 75' span.

Crawler Assembly Facility

- (1) 65-ton, bridge crane with approximately 100' span and approximately 44' clear under hook. Originally accommodated a 150-ton crane.
- (4) 10-ton, 100' span bridge cranes with approximately 29' under hook

Warehouse

- (2) 5-ton cranes