



National Linen Building

1315 S 5th Ave, Wilmington, NC 28401



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REALTY CORPORATION



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National Linen Building

\$2,635,000

Exceptional commercial property development opportunity in the South End of Wilmington. This property is in an Opportunity Zone and is situated in a high-traffic area with excellent visibility. The parcel consists of 1.9 acres with warehouse structure that is almost 45,000 square feet in size. Property has 250 feet of frontage on S 5th Street and 330 feet of frontage on Martin Street.

The property is zoned UMX(Urban Mixed Use) which permits the operation and use of the of the property for commercial and residential uses, including offer, restaurants, medical offices and retail. This property is ideal for a wide range of commercial mixed uses. The existing structure could be repurposed for retail, office space, mixed use, multifamily or a combination of several uses. Ample parking is available on site on or on street. The surrounding area consists of a mix of residential neighborhoods, businesses, and amenities, making it a hub of activity and potential foot...

- Prime Development Site. Retail, Multifamily, Warehouse and Mixed Use



Price:	\$2,635,000
Property Type:	Industrial
Property Subtype:	Manufacturing
Building Class:	B
Sale Type:	Owner User
Lot Size:	2.58 AC
Rentable Building Area:	44,978 SF
Rentable Building Area:	44,841 SF
No. Stories:	1
Year Built:	1992
Tenancy:	Multiple
Parking Ratio:	0.45/1,000 SF
Clear Ceiling Height:	23 FT
No. Drive In / Grade-Level Doors:	5
Zoning Description:	UMX



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Property Photos



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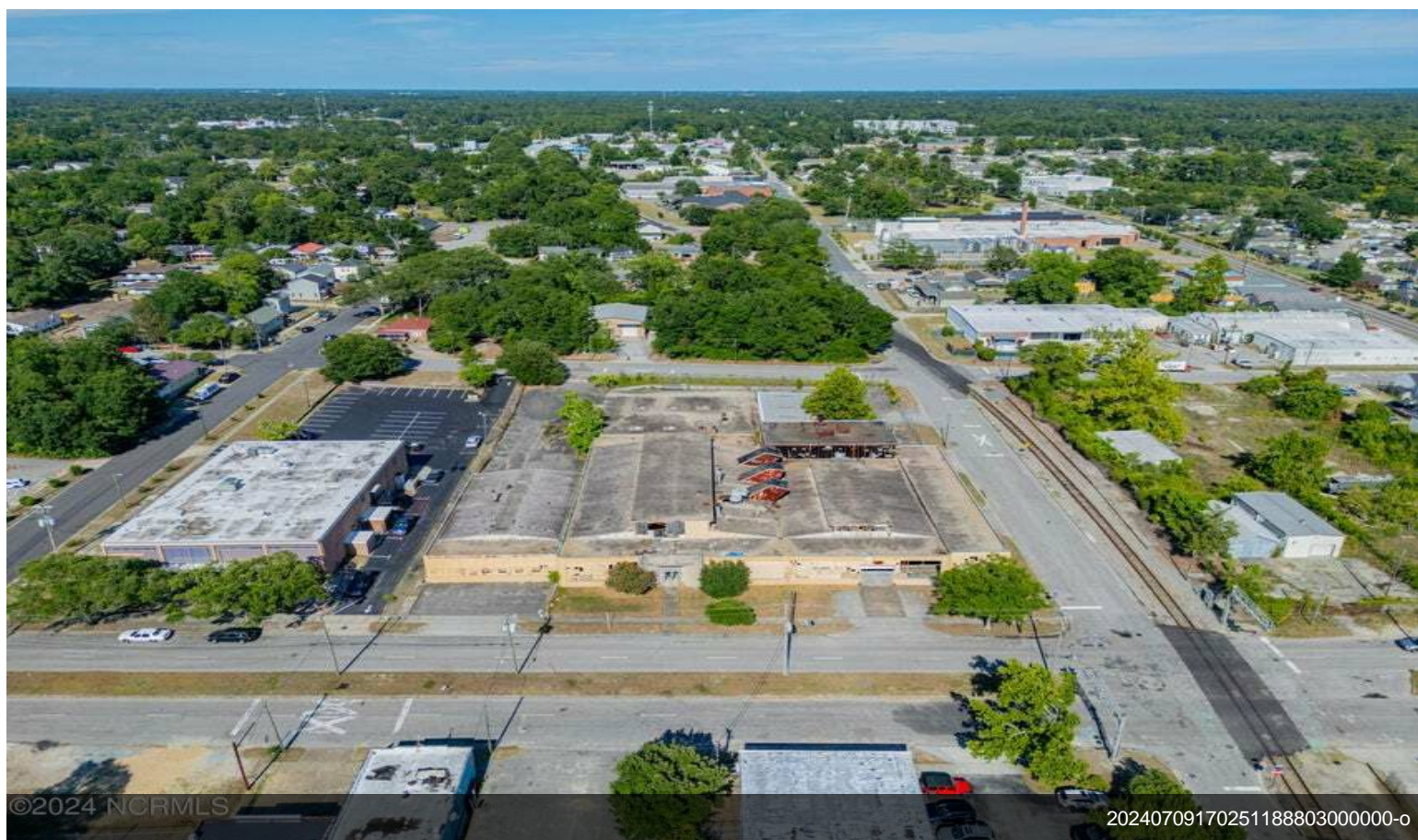
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Property Photos



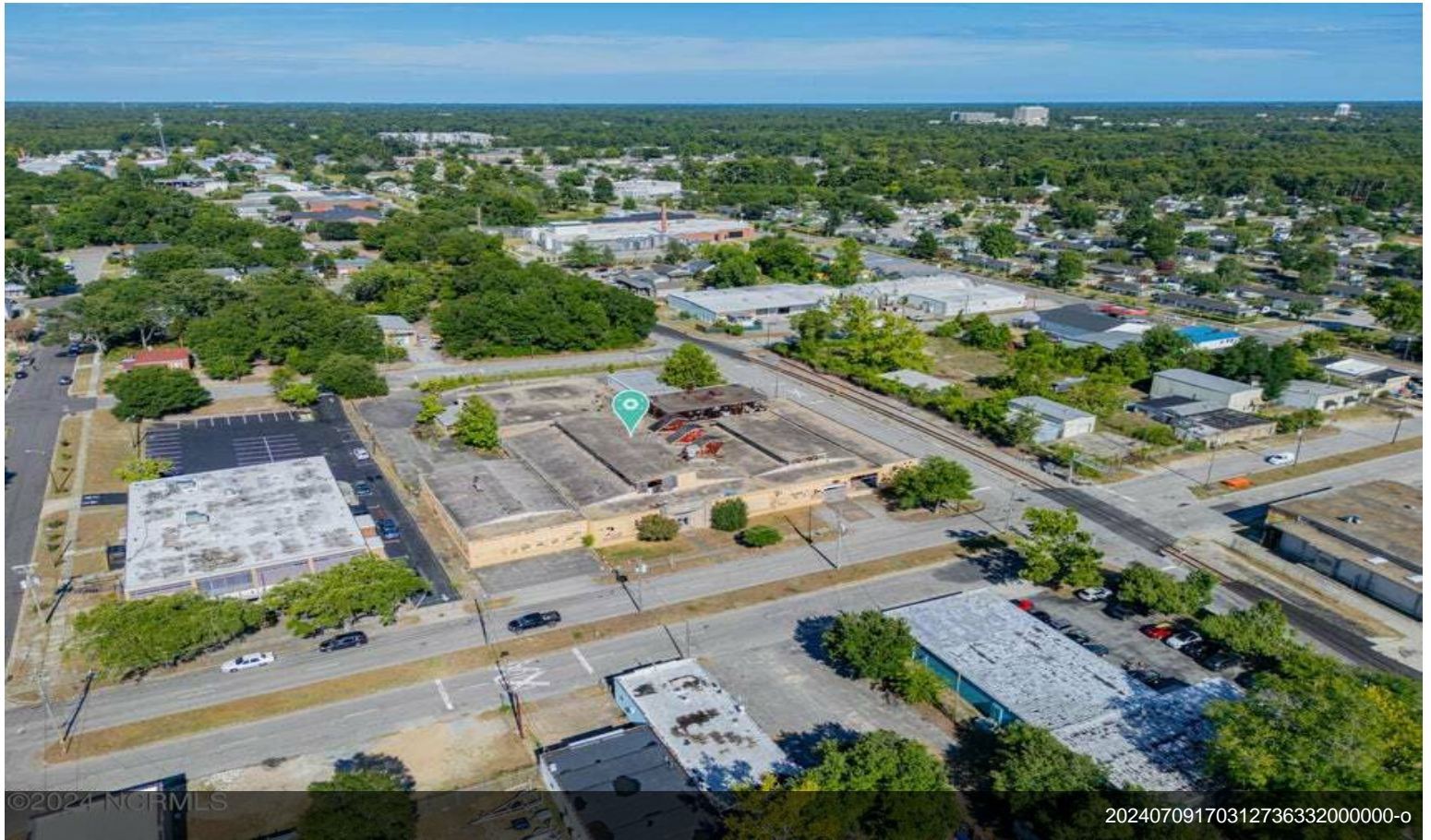
Property Photos



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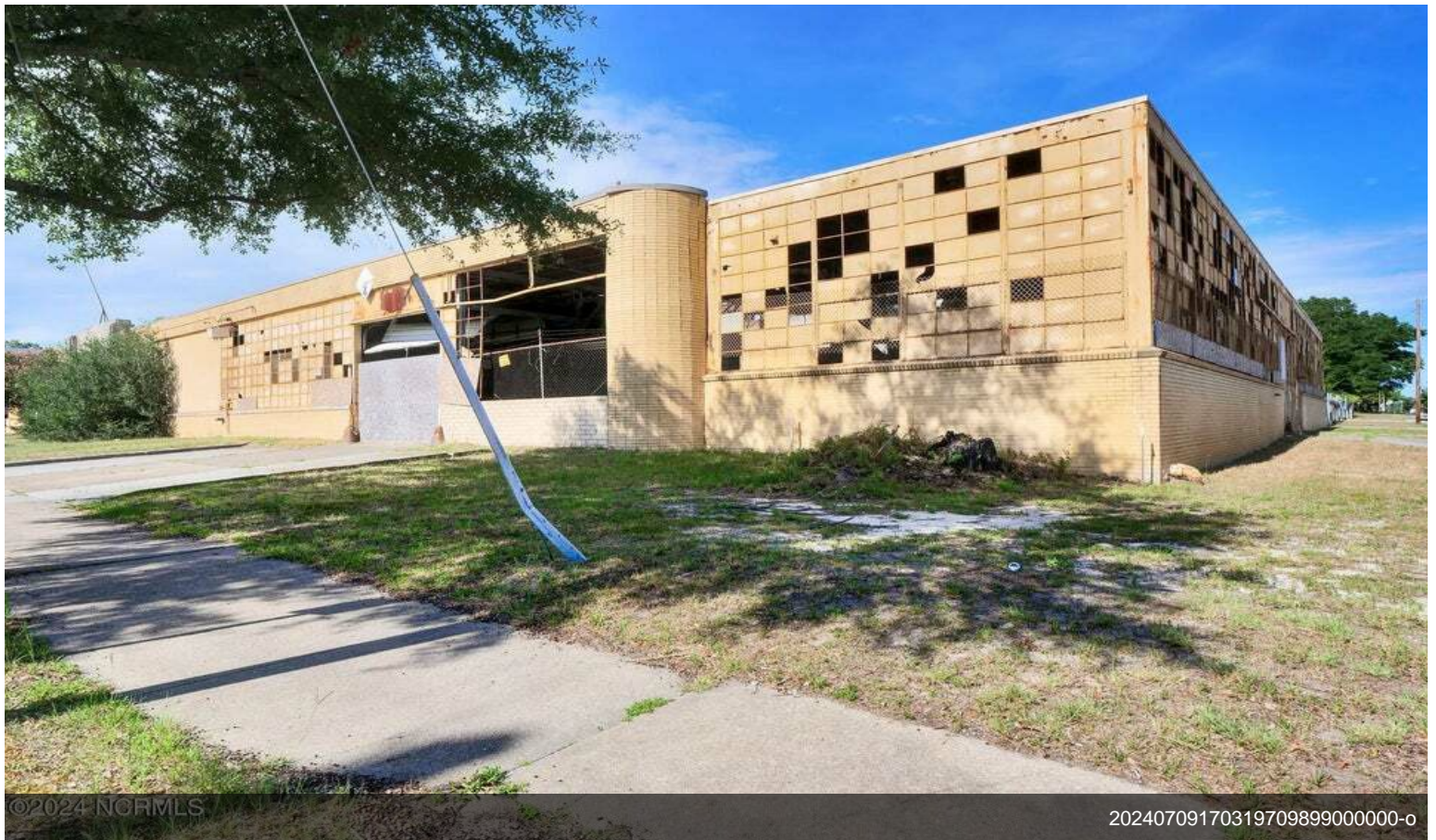


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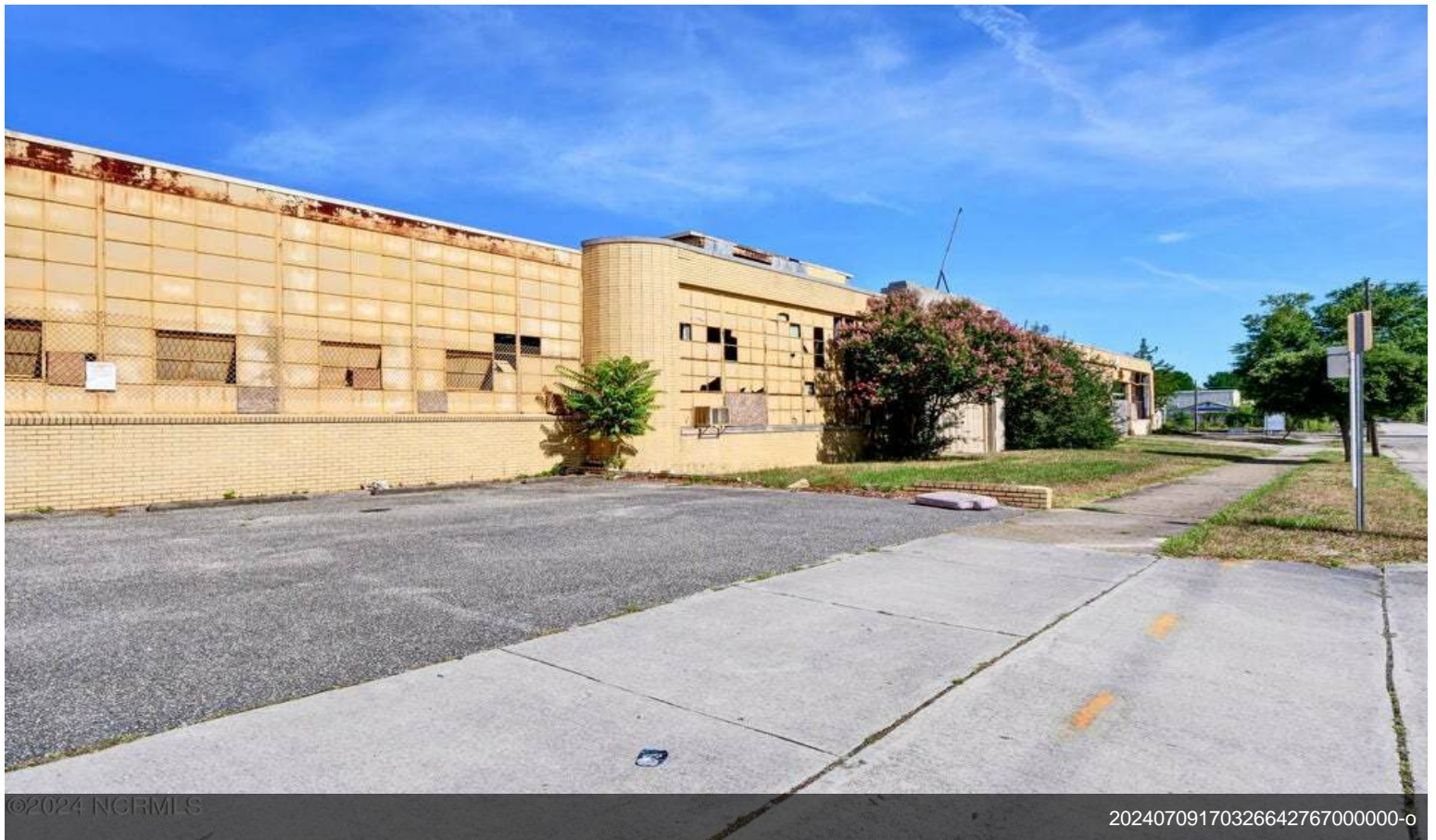
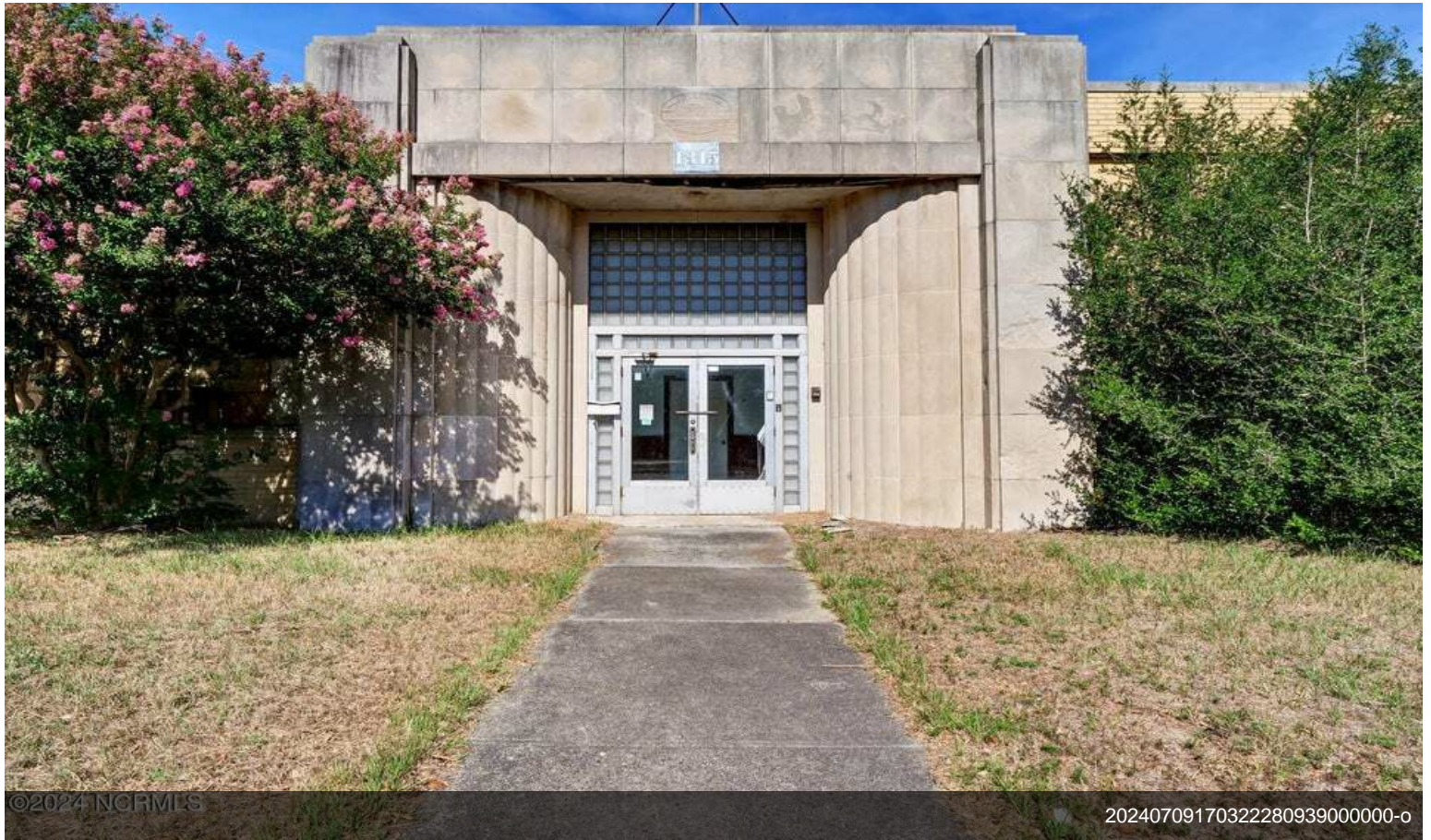
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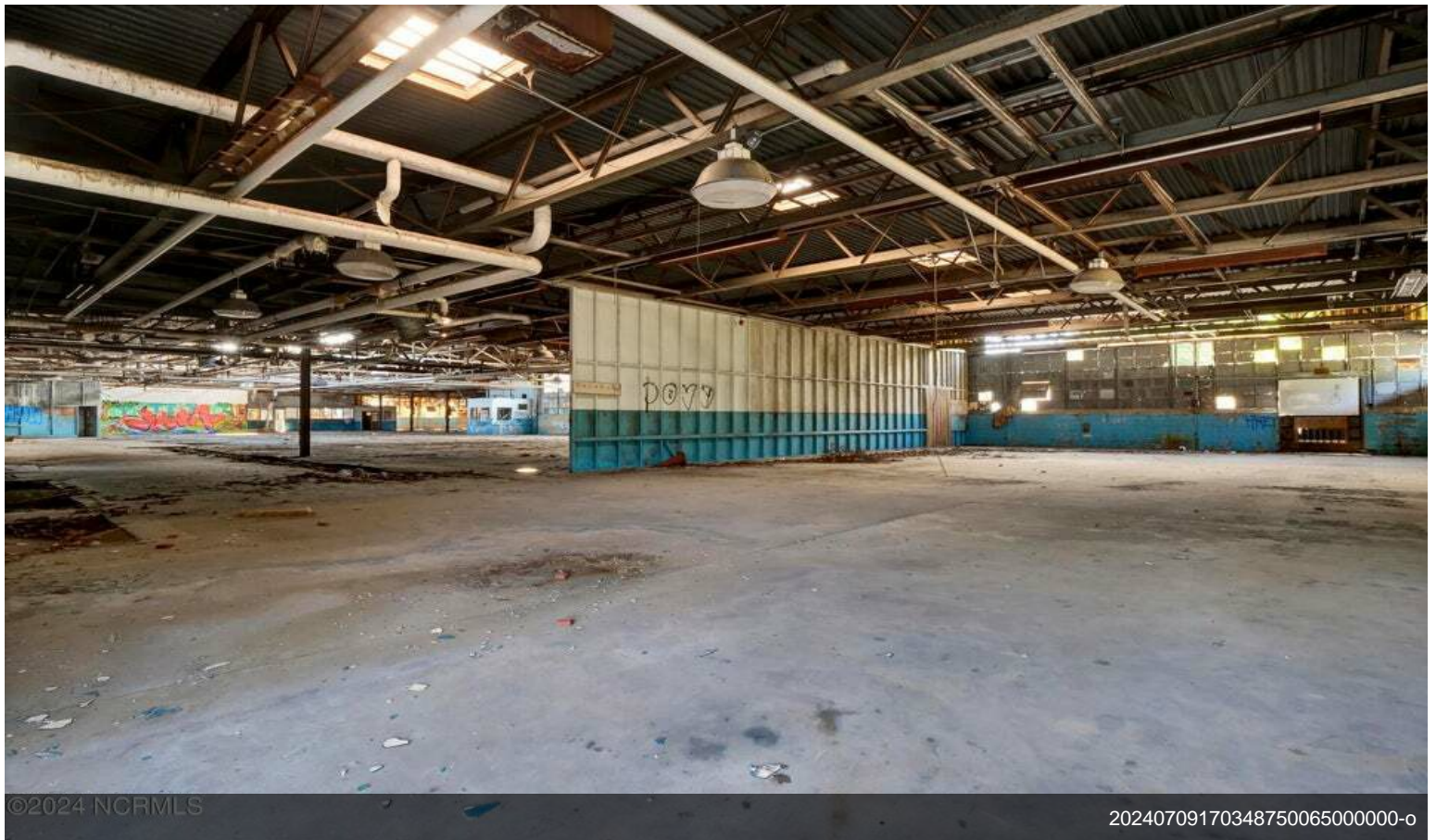
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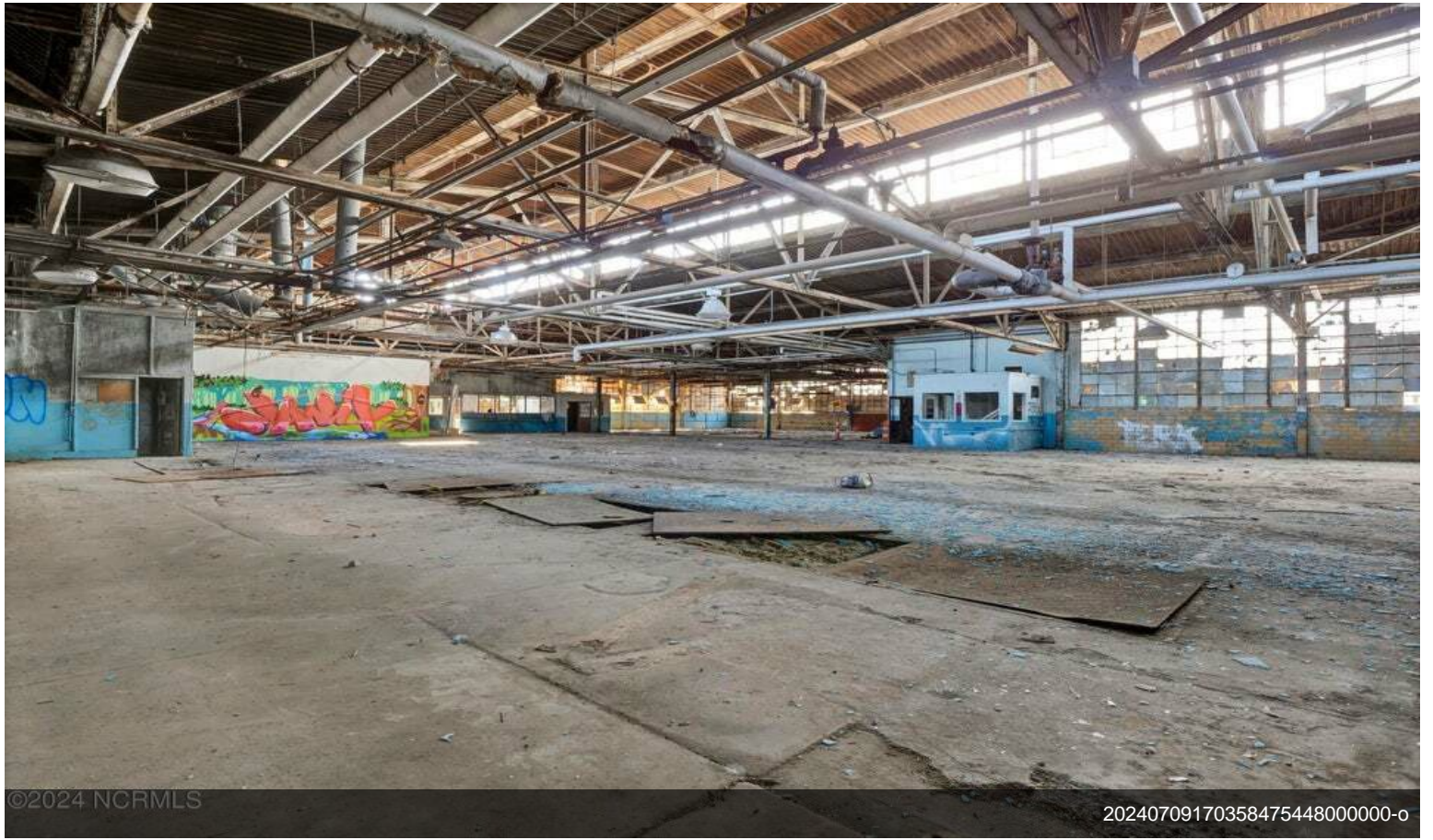
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