

FOR SUBLEASE

173 Hankison Street

Newport, NC 28570



30,719 SF

AVAILABLE FOR SUBLEASE



100% Warehouse
Space Located in
Newport, NC

PROPERTY OVERVIEW



This industrial property consisting of 30,719 RSF situated at **173 Hankison Drive, Newport, NC**, offering exceptional access to Hwy 24, a key transportation artery connecting Morehead City, Jacksonville, and the greater Carteret County area. Ideal for businesses seeking efficient logistics and excellent regional connectivity.

PROPERTY HIGHLIGHTS

NO. OF ACRES	5.2	BUILDING DIMENSIONS	200 ft. L x 120 ft. W
ZONING	Industrial, suitable for a variety of uses	COLUMN SPACING	25 ft. x 30 ft.
YEAR BUILT	1978	SPRINKLERS	None
DATE AVAILABLE	Immediately	LOADING	1 Drive-in Door 4 Dock Doors
MASTER LEASE EXP.	8/31/2025	PARKING	Ample on-site parking for employees and deliveries
LEASE RATE & TICAM	Call for pricing	EXTERIOR WALL MATERIAL	Metal
AVAILABLE SF	30,719 SF		
CLEAR HEIGHT	18' - 24'		

PROPERTY PHOTOGRAPHY



LOCATION & ACCESS



INTERSTATE 40
within 85 miles

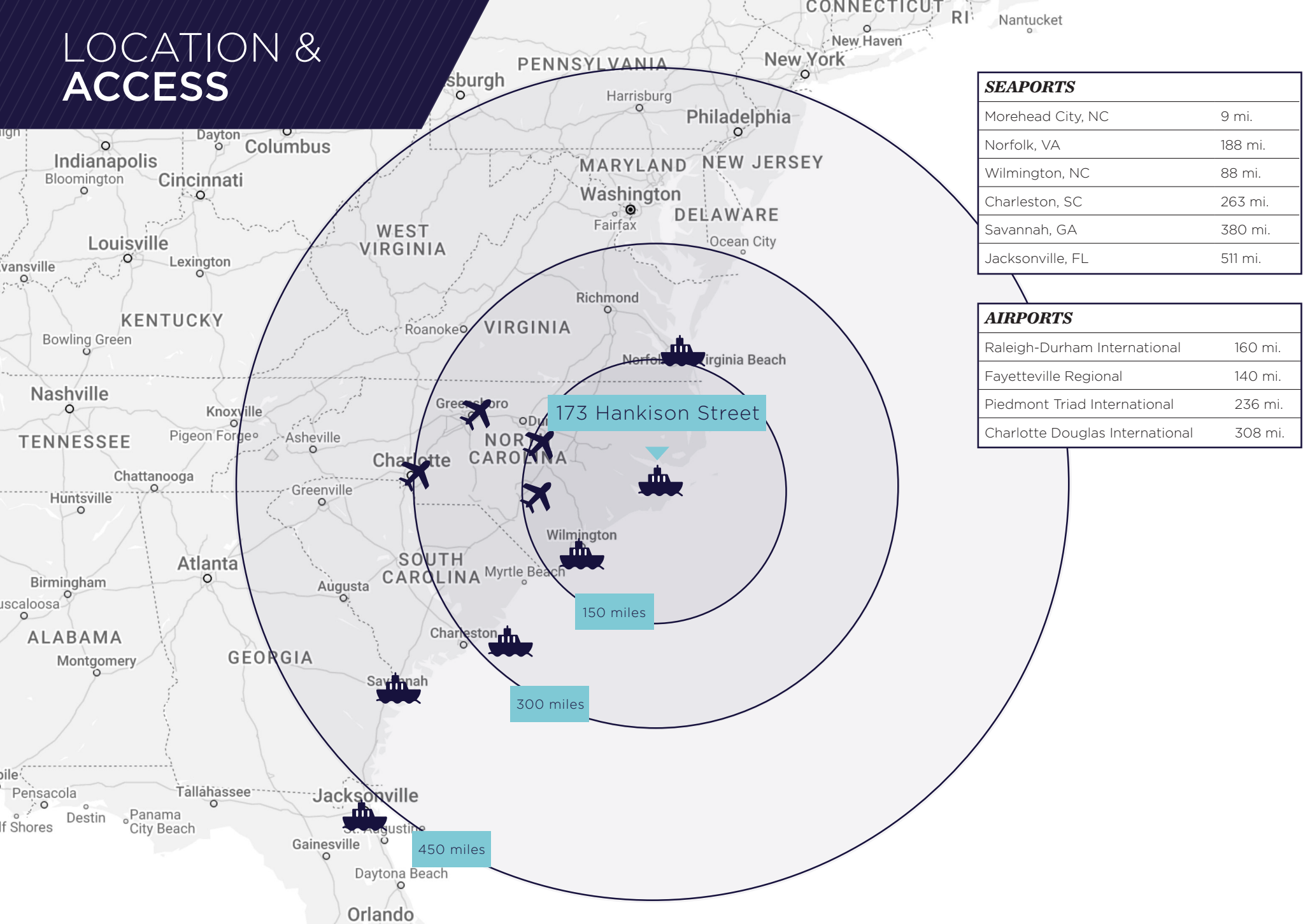


US HIGHWAY 70
within 5 miles



US HIGHWAY 24
within >1 mile

LOCATION & ACCESS



Less than 20 minutes from Port of Morehead City,
a vital hub for regional and international trade.



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