Parcel 9
2.5 acres
Initial building and flex space,
10,000 sf footprint w/85 spaces
Proposed pedestrian connection and community greenbelt
Parcel 14
5.3 ac
Hotel site with potential conference facility
120 parking spaces
Hewett Drive
CSX Railroad
VA Outpatient Clinic
Parcel 11
1.8 acres
Parcel 12
1.4 acres
Parcel 13
2.6 acres
Parcel 15
2.7 acres
Parcel 16
2.8 acres
Building
10,000 sf
Parcel 10
2.5 acres
Hotel
Gardner Drive
Parcel 7
2.3 acres
Parcel 8
2.3 acres
Future roadway improvements
Roundabout and community and focal point
Pedestrian greenbelt
Airport blvd.
Potential park node
1.4 acres
Park
Right in/Right out traffic devise
exist. entry signage
sign
Main entry to Airport
Parcel 1
2.1 acres
Parcel 3
2.7 acres
Parcel 5
3.2 acres
Parcel 6
4 acres
Parcel 2
3.0 acres
Parcel 4
2.6 acres
Stormwater pond
Stormwater pond
North 23rd St.
New entry monument and signage
Preliminary Conceptual
Land Use Master Plan
Business Park
Wilmington
International Airport
Wilmington, North Carolina
Date: 20.September.2012
Scale: 1" =100 ft
North
0 50 100 200
ILM
This site plan is a graphic representation and should be utilized for discussion purposes only. This site plan approximates existing conditions relating to structures, wetlands and property boundaries. Plan components may change based upon regulatory and municipal regulations and requirements at the time of approval and/or development activity.
PARAMOUNTE
WILMINGTON, NC FAYETTEVILLE, NC
5911 Oleander Drive, Suite 201
Wilmington, North Carolina 28403
(910) 793-6707 (O) (910) 791-6760 (F)
NC License #: C-2846

REVISIONS:

CLIENT INFORMATION

WILMINGTON INTERNATIONAL AIRPORT
1740 AIRPORT BLVD.
WILMINGTON, NC 28405

PARAMOUNTE ENGINEERING
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5911 Oleander Drive, Suite 201
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NC License #: C-2846

CONCEPTUAL LAYOUT

BUSINESS PARK - PHASE I
WILMINGTON INTERNATIONAL AIRPORT
NEW HANOVER COUNTY, NC

PROJECT STATUS

DRAWING INFORMATION

PEI JOB#: 12118.PC

Airport Service District
Concept B

Parcel A	20.9 AC
Parcel B	18.7 AC
Parcel C	16.5 AC
Parcel D	25 AC

Note: Acreages are approximate and based upon concept sketches

Strategic Economic Development Services

REEL CIVIL CONSULTING PC

NORTH

300' 0 300'

1 INCH = 300'

ILM Business Park

1740 Airport Blvd., Suite 12

Wilmington, NC 28405

www.flyilm.com

Contact: Carol LeTellier, Business Development Director

Phone: (910) 202-9390

Email: cletellier@flyilm.com

ILM Business Park
Wilmington International Airport (ILM)
Wilmington, NC

Quick Data Sheet

Size & Location:	140 acres located at the Wilmington International Airport in Southeastern North Carolina
Access & Transportation:	Easy access to air, rail, and major interstates. I-40 (4 miles), I-95 (North 98 miles & South 83 miles) & Hwy 74-76, 421 and 17 Rail on site (CSX) Airport with taxiway access (ILM) US Customs (ILM and NC State seaport) Wilmington Deep-Water Seaport (7 miles)
Parcel Sizes:	Parcel dimensions are flexible (See attached drawing)
Parcel Type:	Long-term lease
Zoning & Designations:	Airport Industrial (A-I) Foreign Trade Zone #214 FTZ Magnet Site status
Utilities:	Duke Energy provides power, Cape Fear Public Utility Authority provides water/sewer (225,000 gdp new sewer flow available), Piedmont Natural Gas provides gas (limited sites)
Taxes:	New Hanover County Property Tax No City Taxes (Land excluded from all taxes)
Contact:	**Carol LeTellier** –Business Development Director Direct: 910-202-9390 Email: cletellier@flyilm.com

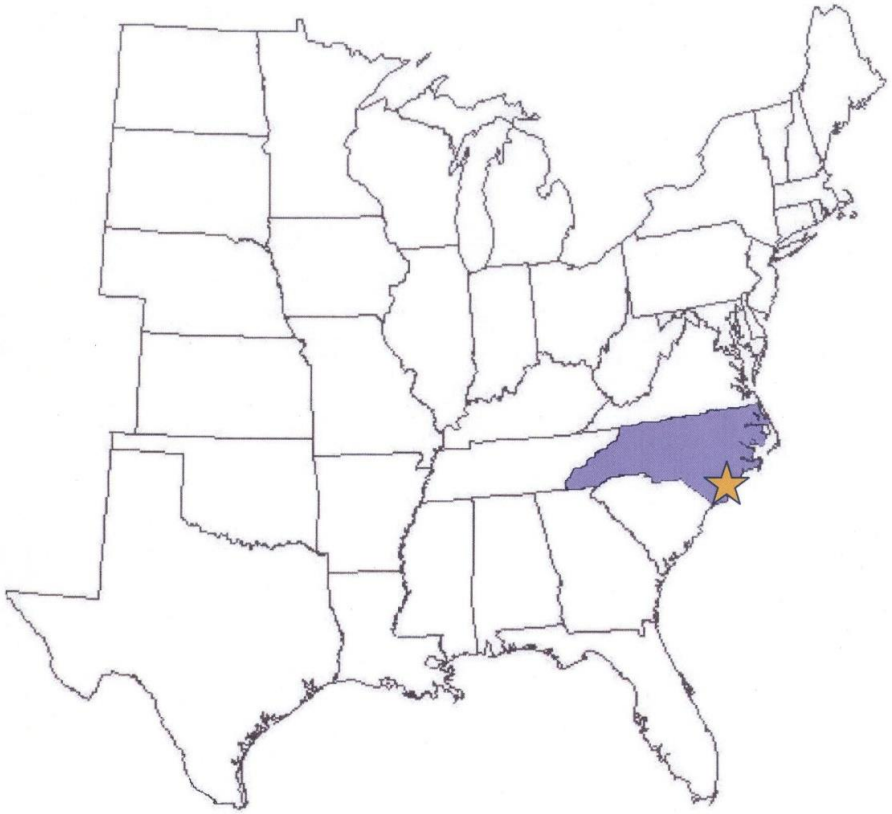
Property Location: ILM Business Park is located in Southeastern NC, centered on the U.S. East Coast between New York and Miami. The property has easy access to major roads like I-40, Hwy 74-76, Hwy 421 and Hwy 17. The ILM Business Park is conveniently situated approximately 4 miles from downtown Wilmington and 8 miles from Wrightsville Beach. The deep-water Seaport of Wilmington is located approximately 7 miles from the ILM Business Park by road. Wilmington International Airport (ILM) with two airline carriers is located on-site, making domestic and international travel extremely convenient.

Property Description: ILM Business Park is situated on the campus of Wilmington International Airport (ILM) and composed of approximately 140 acres of land with available power, water and sewer, with some sites having additional access to natural gas. Several sites have the ability to drain storm water off-site to a dry retention pond allowing greater land development. Many acres have access to an active railroad operated by CSX. All parcels are zoned Airport Industrial (A-I) and have the flexibility to be resized in order to accommodate your particular project. ILM Business Park can accommodate most business types, to include Class A office buildings, warehousing, distribution and light industrial. Sites are available for taxiway access for airfreight or aerospace industries. Please see the attached layout for a general idea of parcel sizes, sewer, water, natural gas, railroad, taxiway, runways and road locations.

Financial: Sites within the ILM Business Park are offered as a lease arrangement, allowing flexible term lengths. Under the leasing arrangement existing clients have experienced successful financing through banks and other financial institutions. Leasing offers clients an advantage of a smaller financial outlay annually for land lease, compared to an initial very large financial commitment to purchase land. Leasing also eliminates the annual property tax burden on the land. Locating your business within the ILM Business Park allows close proximity to downtown and convenience to surrounding business districts without the financial burden of Wilmington City taxes.

Current Clients: 84 Lumber, Veterans Administration (VA) Outpatient Clinic, National Weather Service, Battle House, Toshiba Business Solutions, KBT of Keller Williams, Scratch on 23rd cafe, and Wilmington Business Development.

Quality of Life: Wilmington is located on the Southeastern coast of North Carolina between the Atlantic Ocean and the Cape Fear River and offers an extremely high quality of life. Within an hour's drive, you will find 50 high quality golf courses, 30 marinas and miles of pristine beaches. Families will spend time in the historic downtown area, strolling along the river walk or taking in a show at one of the many theater houses. In the Wilmington area, you will find everything from boating, sailing, surfing, fishing, hunting, paddle boarding and competitive sports, to a flourishing arts community or a simple walk on the beach.

Wilmington provides impressive educational opportunities for continued education or work force training from such schools as Cape Fear Community College and University of North Carolina-Wilmington. New Hanover Regional Medical Center offers premier state of the art healthcare to the region.

Next time you are looking to relocate to the southeastern part of the United States, consider ILM Business Park in Wilmington, NC for shovel-ready sites with easy access and an excellent quality of life.