FOR SALE OR LEASE: ±7,527 SF Turnkey Brewery

Former Edward Teach Brewery | Brooklyn Arts District

604 N 4th Street, Wilmington, NC

CapeFear Commercial



CONTACTS

Lindsey Hess, SIOR
SENIOR VICE PRESIDENT

910.344.1016 DIRECT
lindsey@capefearcommercial.com

Patrick Riley
SENIOR VICE PRESIDENT

910.344.1018 DIRECT
patrick@capefearcommercial.com

CapeFear Commercial

102 Autumn Hall Drive, Suite 210
Wilmington, North Carolina 28403
910.344.1000 Phone
910.344.1020 Fax
capefearcommercial.com



SUMMARY

A rare opportunity to purchase or lease one of Wilmington's most recognizable brewery locations in the heart of the Brooklyn Arts District.

Located at 604 N. 4th Street, this historic property was most recently home to the highly popular Edward Teach Brewery, a destination taproom that helped anchor the neighborhood's vibrant brewery and entertainment scene.

Originally constructed in 1907 as a fire engine house, the building features distinctive historic architecture, exposed brick, and open industrial character—making it an ideal setting for a brewery, taproom, distillery, or hospitality concept seeking a unique and authentic space.

Property Highlights

- Turnkey brewery / Taproom opportunity with flexible layout and high ceilings
- Former home of Edward Teach Brewery with established brand recognition
- Located in the Brookly Arts District, Wilmington's premier brewery & arts destination
- Historic 1907 firehouse with unique architectural character designed by H. L. Bonitz

ADDRESS:	604 N 4th Street Wilmington, NC 28401 New Hanover County
PARCEL ID:	R04813-014-014-000
BUILDING SIZE:	±7,527 SF
LAND SIZE:	±0.15 Acres
ZONING:	CBD - City of Wilmington
WEBSITE:	HTTPS://WILMINGTONBREWERYFORSALE.COM/
SALE PRICE:	$2,295,000
LEASE RATE:	$20.00 PSF NNN

BROOKLYN ARTS "SOCIAL DISTRICT"

Designed to boost foot traffic in the area, The social district will run along Fourth Street from Walnut to North Front streets, covering 10 blocks. The footprint for the social district runs from Flytrap Brewing and The Eagle's Dare north to Pizzeria Don Luca. A social district designation allows for adults 21 years or older to exit licensed establishments with open containers, meaning that attendees will be able to walk around from business to business with their drinks.















BREWING ASSETS

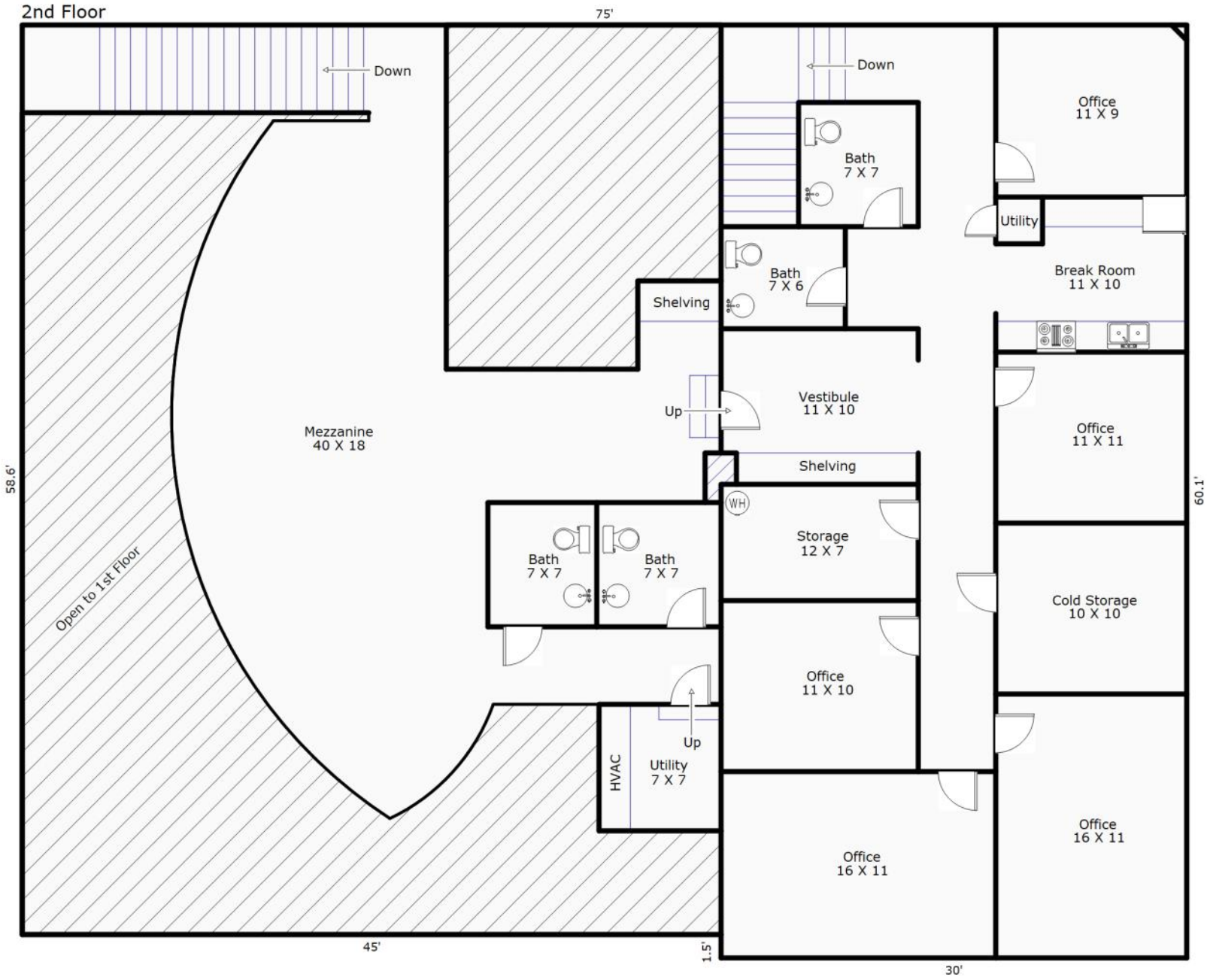
Built out with premier, heavy-duty commercial equipment engineered by Ripley Stainless Ltd., this facility offers a complete, professional-grade production footprint designed for rapid scaling. The asset deployment includes a highly efficient steam-heated configuration capable of handling consistent regional distribution volume.

- **Brewhouse Setup:** Complete 20 BBL (2) Vessel Brewhouse System (Steam Heated) upgraded with a separate Brew Kettle/Whirlpool and an upgraded platform layout. Includes a knife gate on the Lauter Tun and a high-level probe set-up.
- **Fermentation Cellar Assets:**
  - (4) 20 BBL Professional Fermentation Tanks
  - (2) 40 BBL Professional Fermentation Tanks
  - **Finishing & Brite Tanks:**
  - (1) 20 BBL Brite Beer Tank (Includes 8" x 1.5" Carbonation Stone assembly)
  - (1) 40 BBL Brite Beer Tank (Includes 8" x 1.5" Carbonation Stone assembly)
  - **Liquor & Cellar Utilities:**
  - (1) 40 BBL Hot Liquor Tank paired with a dedicated hot liquor pump and automatic water blender.
  - (1) 40 BBL Cold Liquor Tank.
  - (1) 200 Liters Yeast Propagation Tank.
  - **System Controls & Support:** Dual Cellar Temperature Control Panels managing up to (6) Fermentation Tanks simultaneously (includes panel boxes, controllers, and RTDs). Complete with a portable 3hp VFD stainless steel pump cart and a semi-automated 2-keg commercial washing system.
  - **Chiller Infrastructure:** Heavy-duty 15-20 BBL Glycol Chiller Unit featuring an indoor 20 HP condensing unit with scroll compressor, a stainless steel brazed plate glycol heat exchanger, and dual loop glycol pumps (2 HP and 4 HP).
  - **Boiler Utilities:** Natural Gas Fired Atmospheric Steam Boiler system (rated up to 2,000,000 BTU input) complete with an integrated water treatment system and chemical treatment configuration to maximize operational lifespan.

FLOORPLAN—FIRST FLOOR



FLOORPLAN—SECOND FLOOR



PHOTOS









PHOTOS





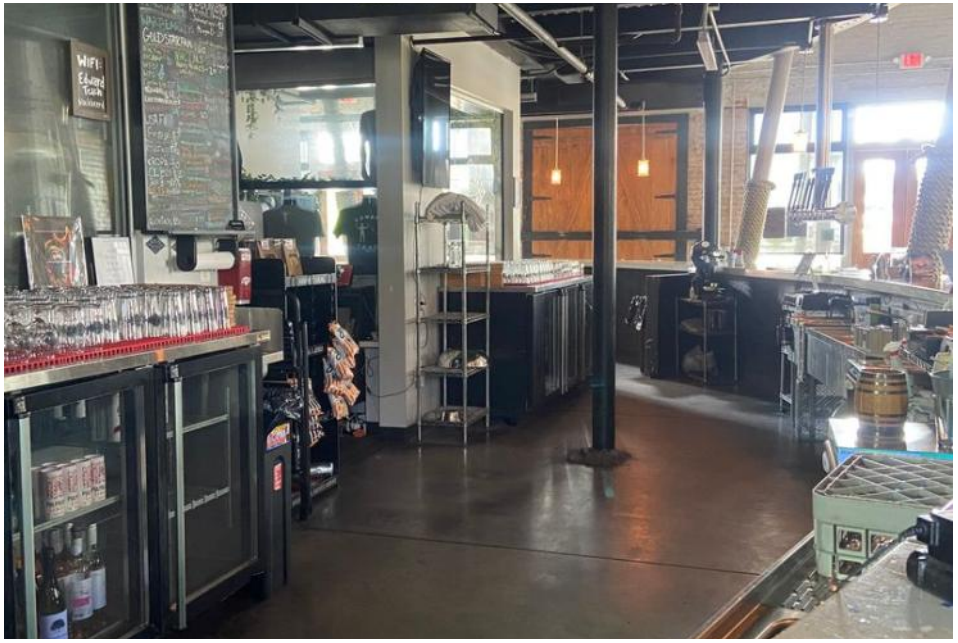




PHOTOS











DEMOGRAPHICS

103,613

POPULATION
WITHIN A 5-MILE RADIUS

$98,873

AVERAGE HOUSEHOLD INCOME
WITHIN A 1-MILE RADIUS

1.56%

EXPECTED POPULATION GROWTH BY 2030
WITHIN A 5-MILE RADIUS

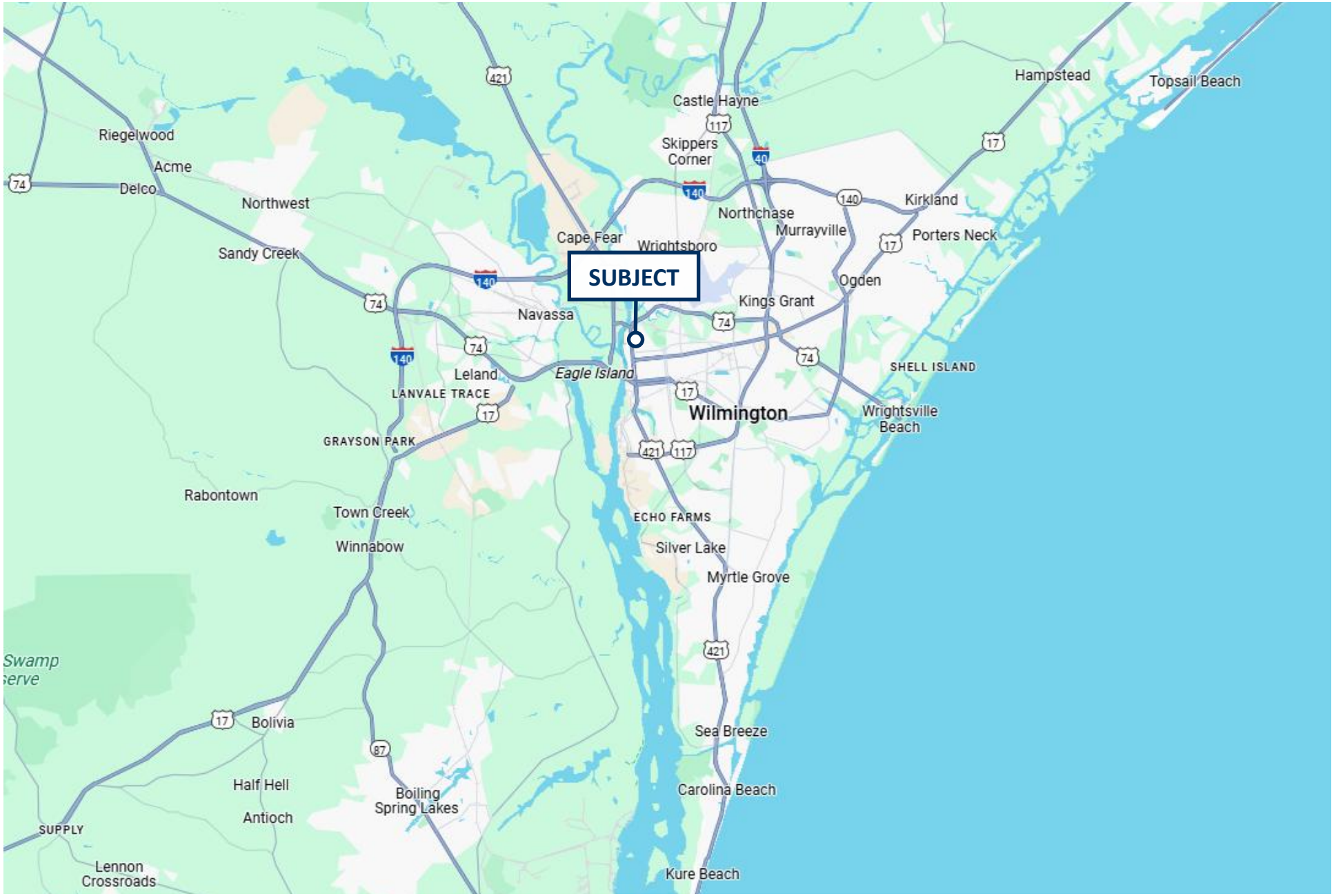
GIS AERIAL



MARKET AERIAL



LOCATION MAP





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