



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd
Fayetteville, NC 28303
www.grantmurrayre.com



INDUSTRIAL PROPERTY FOR SALE

17,000+ SF INDUSTRIAL/RETAIL/FLEX FOR SALE
10265 Fayetteville Rd, Raeford, NC 28376

for more information

NEIL GRANT

Principal / Broker
O: 910.829.1617 x206
C: 910.818.3252
neil@grantmurrayre.com



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,995,000
Lot Size:	2.94 Acres
Year Built:	2007
Building Size:	17,787
Renovated:	2017
Zoning:	HC - Highway Commercial
Market:	West Fayetteville MSA
Submarket:	Raeford MSA
Price / SF:	\$112.16

PROPERTY OVERVIEW

10265 Fayetteville Rd is a 2.94± acre parcel with a 17,787± SF building for sale at \$1,995,000.00. The parcel sits along busy US 401 heading out towards Raeford from Fayetteville just outside the Cumberland County line. There are 28,500+ vehicles per day in front of this parcel zoned Highway Commercial and with a slowdown turn-lane already installed. The location itself sits almost dead center between the town of Raeford to the west, Rockfish/Hope Mills to the south, Fayetteville to the east, and Fort Bragg Military Base to the north.

The building is uniquely set up as a retail salon in the front with office-warehouse in the rear. The two-story salon space has 11 booths, two hair drying stations, seven private rooms (some of which have soundproofing), a laundry room with lockers, two bathrooms, and is in superior condition. The ceiling height is about 17'5" and this area of the building comprises approximately 5,494± SF.

The office area has an executive office, three additional offices, a copy room, breakroom area, and 4 ADA bathrooms. The executive office connects directly to the warehouse and has a shower & bathroom. The warehouse area has clear ceiling heights that range from 14' low to 17'1" high. It is currently set up with various stations, a toolshed, and private parts area. There are two drive-in doors, one is 14' high and 20' wide, the second is 10' high and 12' wide. The first drive-in door is located on the side of the building, the second is located on the rear of the building in the fenced & gated backyard. There is one dock-high truck well with a leveler, 10' high and 8' wide on the side of the building. All the doors are automatic.

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10265 Fayetteville Rd, Raeford

Statistics

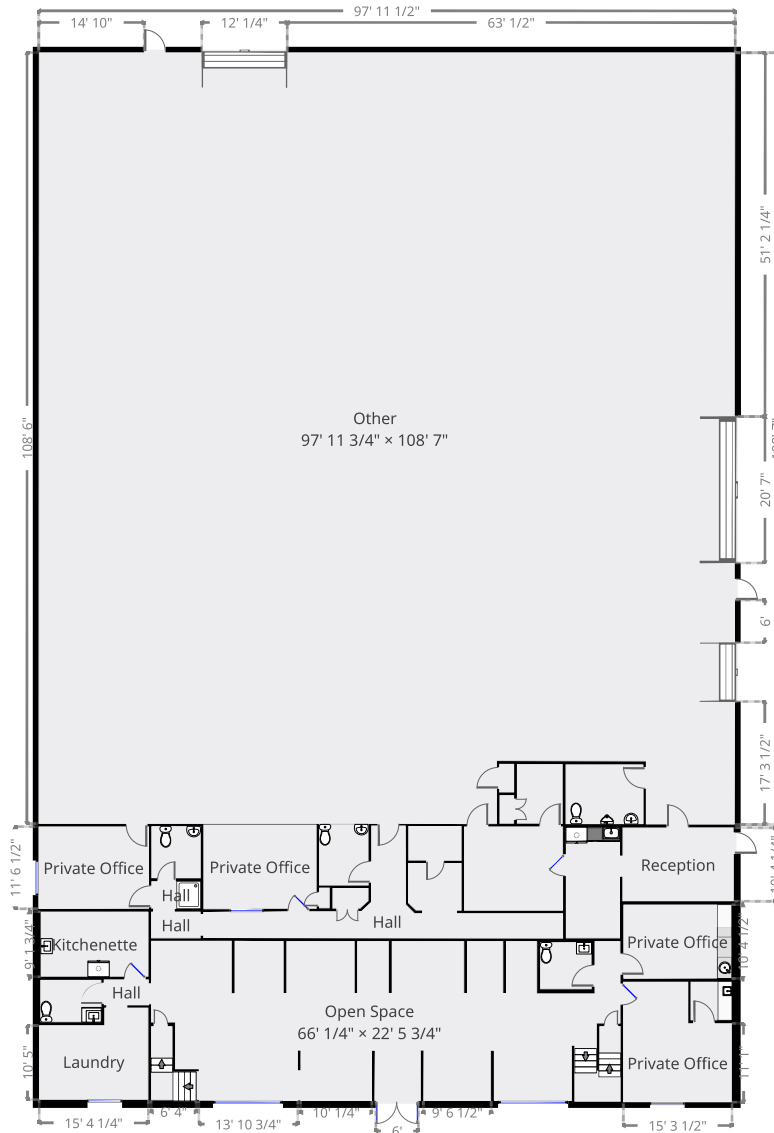
Area: 17787 sq ft

2 Floors

8 Offices

0 Conf. room

Ground Floor



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ADDITIONAL PHOTOS



for more information

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LOCATION MAPS

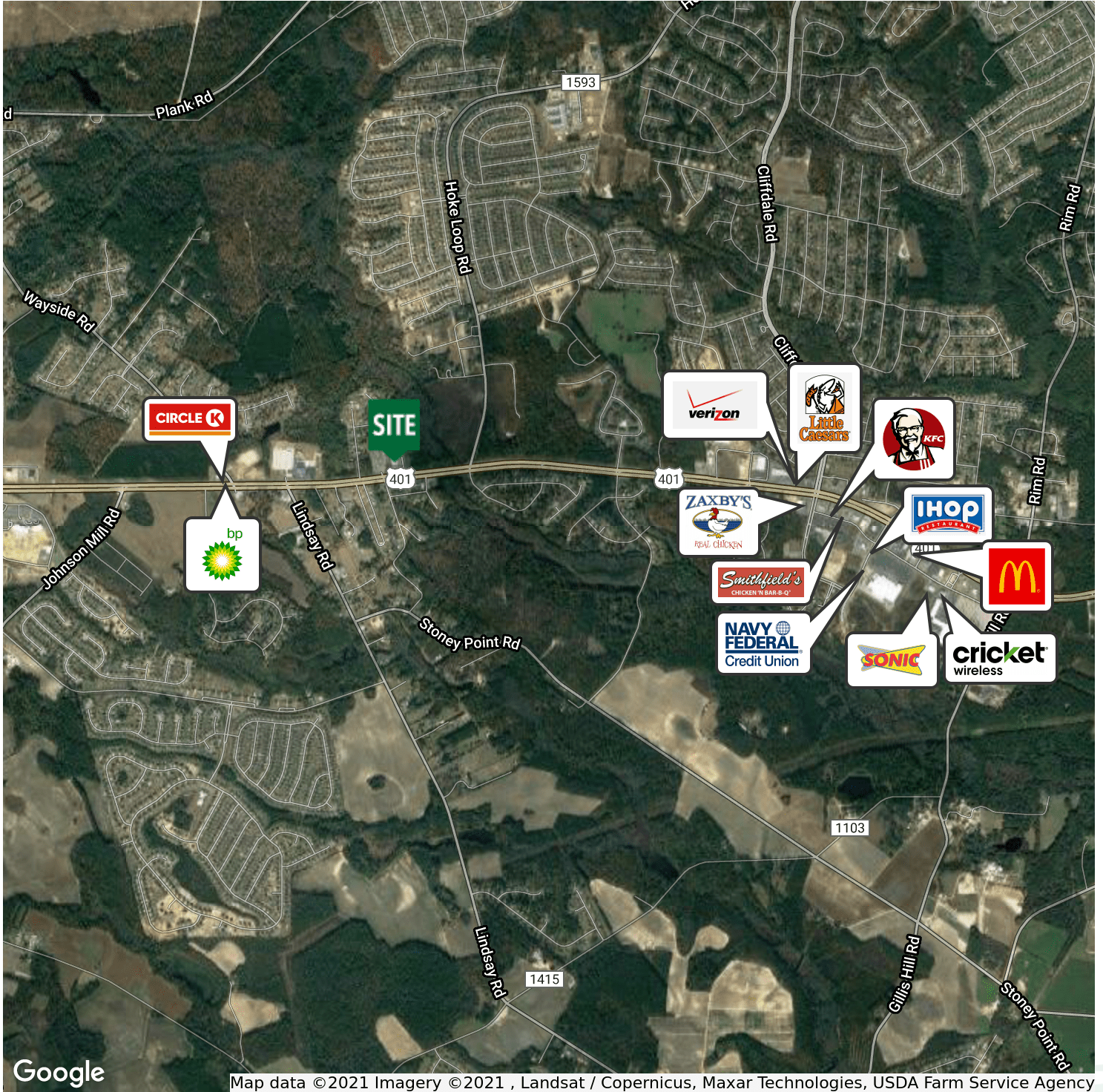


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RETAILER MAP



Google

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