



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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



INDUSTRIAL PROPERTY FOR SALE

INDUSTRIAL / FLEX SPACE INVESTMENT OPPORTUNITY
584 S Reilly Rd, Fayetteville, NC 28314

for more information

NEIL GRANT

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



OFFERING SUMMARY

Sale Price:	\$1,850,000
Lease Price:	Fully Leased
Lot Size:	2.33 Acres
Year Built:	2001
Building Size:	20,000
Renovated:	2019
Zoning:	PND-
Market:	Fayetteville MSA
Submarket:	Fort Bragg & West Fayetteville MSA
Price / SF:	\$92.50

PROPERTY OVERVIEW

584 S Reilly Rd is a 2.33± acre corner parcel with a 20,000± SF metal building and value-add development opportunity for sale at \$1,850,000.00 or for lease at \$8.25/sf NNN. Currently in use as a fitness business, the building is well insulated with a metal roof. The entire building is sprinkled, fully HVACed, 3-phase power, and is in excellent condition.

There are 2 dock-high doors for loading located near the rear of the building. There is a large pylon sign on the corner of the parcel at the signalized intersection of Reilly & Glen Allen St. Clear ceiling heights range from 14' low to 22' high. The building was previously used by a defense contractor, who installed security doors & windows and a fire alarm system.

There is approximately 0.79± acres of level land primed for development presenting a value-add opportunity on one of Fayetteville's main corridors leading to Fort Bragg military base. Reilly Rd has long served as one of the main base gates leading into Fort Bragg military base with public & civilian access. 41,500+ AADT

LOCATION OVERVIEW

Conveniently located at the signalized intersection of S Reilly Rd & Glen Allen St, this site is approximately half a mile from the Reilly Rd & Cliffdale Rd intersection heading north towards Fort Bragg.

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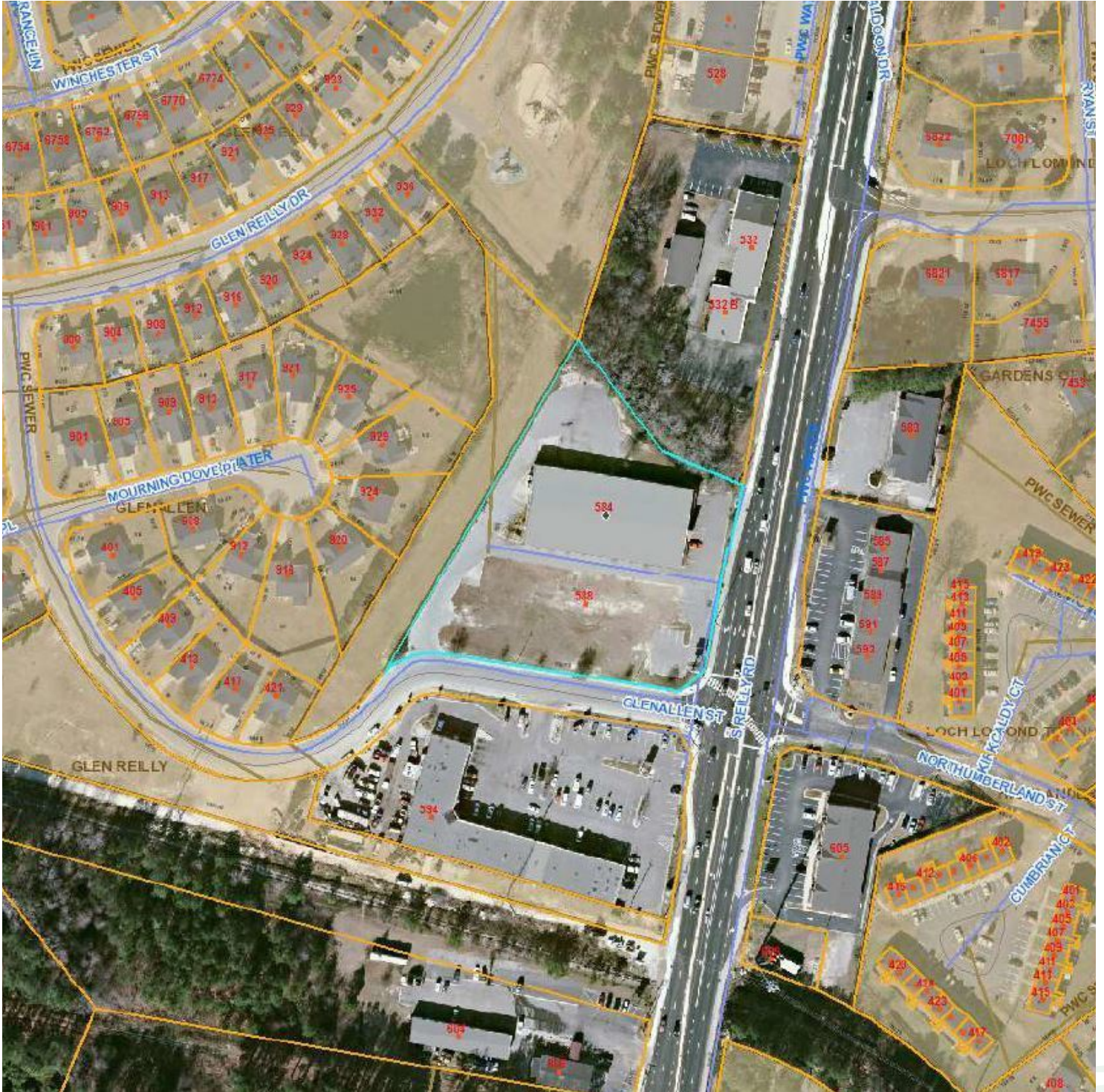


ADDITIONAL PHOTOS



for more information

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LOCATION MAPS



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RETAILER MAP



Google

Map data ©2020 Imagery ©2020 , Maxar Technologies, USDA Farm Service Agency

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