



Grant - Murray  
REAL ESTATE, LLC  
COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd  
Fayetteville, NC 28303  
[www.grantmurrayre.com](http://www.grantmurrayre.com)



INDUSTRIAL PROPERTY FOR LEASE

66,130± SF INDUSTRIAL FOR LEASE

3154 Camden Rd, Fayetteville, NC 28306

*for more information*

NEIL GRANT

Principal / Broker  
O: 910.829.1617 x206  
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**EXECUTIVE SUMMARY**



**OFFERING SUMMARY**

<b>Available SF:</b>	11,100 SF
<b>Lease Rate:</b>	\$3.75 SF/yr (NNN)
<b>Lot Size:</b>	7.59 Acres
<b>Year Built:</b>	1969
<b>Utilities</b>	PWC Electric & Water Septic System
<b>Renovated:</b>	2019
<b>Zoning:</b>	MP-
<b>Market:</b>	Fayetteville MSA
<b>Submarket:</b>	Buisness-95 Area

**PROPERTY OVERVIEW**

3154 Camden Rd is a 66,130± SF warehouse facility available for lease at a REDUCED PRICE of \$3.75/sf NNN. The property currently has 36,326 SF available. The spaces can be subdivided if less space is needed.

Previously used as a manufacturing and distribution facility for Restonic Mattress Facility. The lot is gated and fenced with ample paved parking and laydown yard for outdoor storage. There is a paved loop around the building giving superior accessibility for all types of vehicles and trucks.

The building is fully sprinkled with a wet system, 3-phase power and plenty of it, heat vents, and a fire alarm system that is checked on monthly. Clear ceiling heights in the building range from 13'7" low to 23' high. There are 15 loading doors, 10 of which are approximately 2± feet off the ground, 3 approximately 3± feet off the ground, and 2 dock-high with levelers. There is one drive-in door. There are seven offices, conference room, server/IT room.

**AVAILABLE SPACES**

SPACE	LEASE RATE	SIZE (SF)
3154 Camden Rd- Suite 2	\$3.75 SF/yr	11,100 SF

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AVAILABLE SPACES



**LEASE TYPE** NNN | **TOTAL SPACE** 11,100 SF | **LEASE TERM** NEGOTIABLE | **LEASE RATE** \$3.75 SF/YR

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3154 Camden Rd - Suite 1	-	25,226 SF	NNN	\$3.75 SF/yr	Suite 1 has an open space of approximately 22,046 Sf along with a 2,900 Sf office space, and a hallway of 282 Sf totaling 25,226 Sf.
3154 Camden Rd - Suite 2	Available	11,100 SF	NNN	\$3.75 SF/yr	Suite 2 has an open space of 9,964 Sf along with hallway spaces of 1,100 sf totaling approximately 11,100 Sf

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SITE LAYOUT

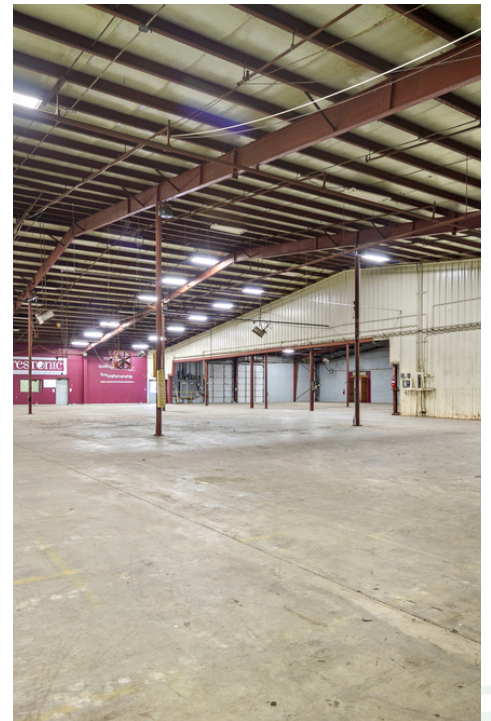
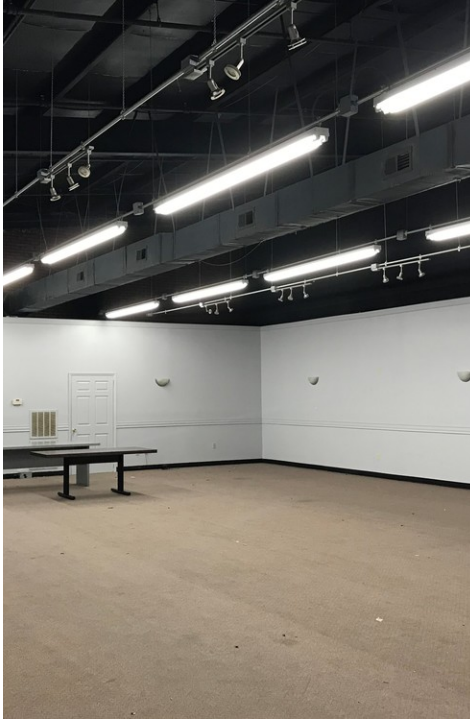


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GIS AERIAL

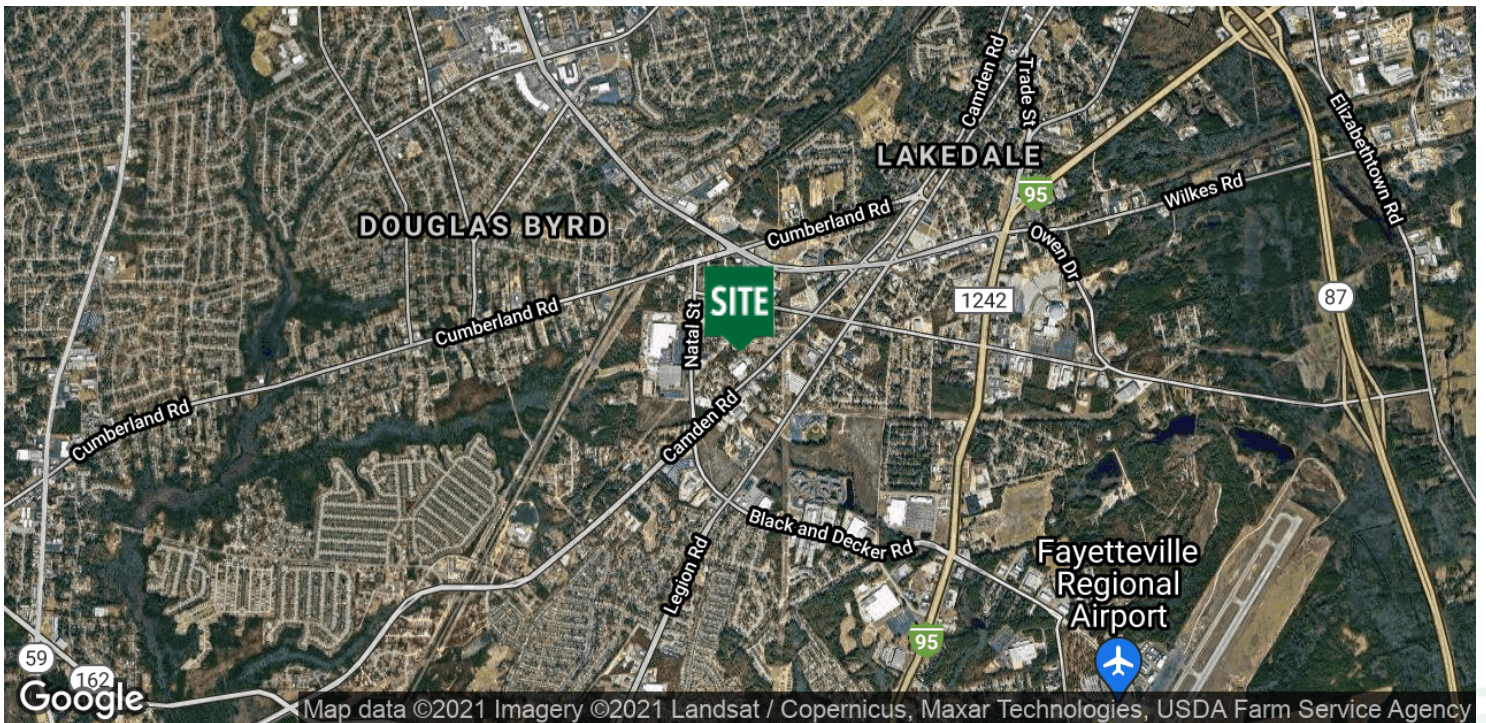


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LOCATION MAPS



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