



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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



INDUSTRIAL PROPERTY FOR LEASE

WAREHOUSE / DISTRIBUTION SPACE WITH OFFICE
5256 Front St , Stedman, NC 28391

for more information

GREG SPEARS

Broker

O: 910.829.1617 x213

C: 910.987.3242

greg@grantmurrayre.com



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	10,400 SF
Lease Rate:	Negotiable
Sale Price:	\$ 695,000
Lot Size:	2.35 Acres
Year Built:	2003
Building Size:	10,400
Zoning:	Warehouse / Distribution
Market:	Steadman

PROPERTY OVERVIEW

The property consists of approximately 5,600 Square feet of warehouse space and two story office space of approximately 4,800 SF. The downstairs office space includes 2 large offices, reception area, storage rooms, restrooms, and storage/copy room. The upstairs office includes 5 large offices, 2 restrooms, and equipment room. The warehouse space includes 2 overhead doors, 3 loading docs, finished office and kitchen. The entire space has a fire sprinkler system. . Easy truck turnaround. The site boasts high ceilings.

PROPERTY HIGHLIGHTS

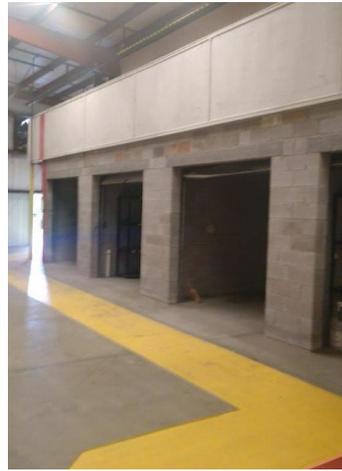
- Located off HWY 24 in Steadman
- Warehouse and 2 story office space
- Sprinkled
- High ceilings
- Parking

for more information

GREG SPEARS
 Broker
 O: 910.829.1617 x213
 C: 910.987.3242
greg@grantmurrayre.com



ADDITIONAL PHOTOS



for more information

GREG SPEARS

Broker

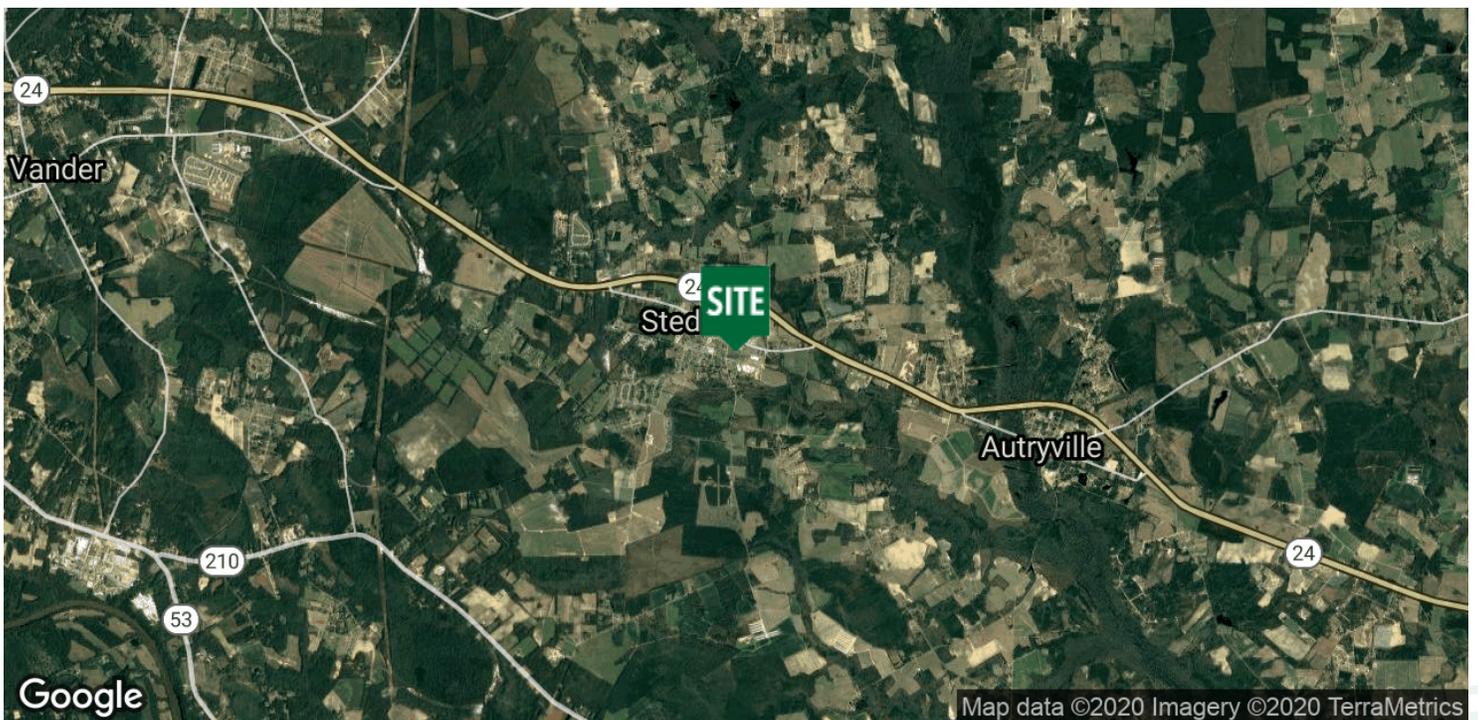
O: 910.829.1617 x213

C: 910.987.3242

greg@grantmurrayre.com



LOCATION MAPS

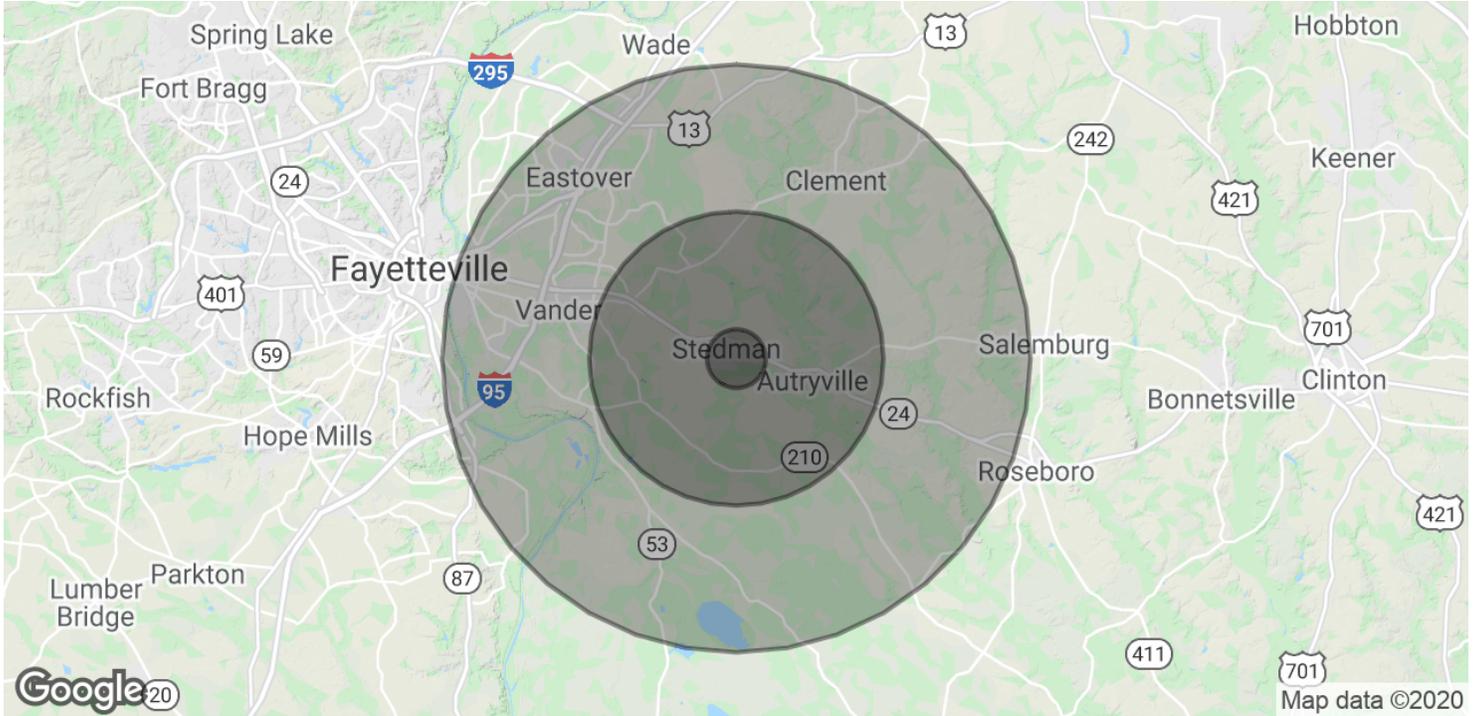


for more information

GREG SPEARS
Broker
O: 910.829.1617 x213
C: 910.987.3242
greg@grantmurrayre.com



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	465	9,206	30,966
Average age	40.2	39.7	39.3
Average age (Male)	37.5	36.9	36.1
Average age (Female)	41.3	41.1	41.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	173	3,420	11,686
# of persons per HH	2.7	2.7	2.6
Average HH income	\$55,787	\$56,175	\$55,526
Average house value	\$134,999	\$127,968	\$114,031

* Demographic data derived from 2010 US Census

for more information

GREG SPEARS
 Broker
 O: 910.829.1617 x213
 C: 910.987.3242
 greg@grantmurrayre.com