



UPTO 185,000 SF AVAILABLE



INDUSTRIAL PROPERTY FOR LEASE

FAYETTEVILLE BUSINESS PARK

3036 Gillespie St, Fayetteville, NC 28306

for more information

NEIL GRANT

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	183,639 SF
Lease Rate:	\$2.95 SF/yr (NNN)
Lot Size:	20.0 Acres
Year Built:	1978
Building Size:	183,639
Zoning:	Industrial

PROPERTY OVERVIEW

This property features 183,639 SF of industrial/manufacturing/ flex space located on 59 acres of land. The available space can be subdivided. The owner is willing to provide upfit per the needs of the tenant. This space is centrally located in Cumberland County's industrial zone. This space has 40' x 40' column spacing, 2 drive in doors, 19 dock high doors and 15-24' ceilings. 100% of the space is sprinkled.

The property is located near the Fayetteville Regional Airport and has easy access to I-95 and business I-95. This property also features plenty of parking and a laydown yard. Office space is available as well.

PROPERTY HIGHLIGHTS

- 183,639 SF Available
- Owner will subdivide
- Owner will do up-fits
- 15-24" Ceilings
- 2 Drive- in doors
- 100 % Sprinkled

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ADDITIONAL PHOTOS



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LOCATION MAPS



for more information

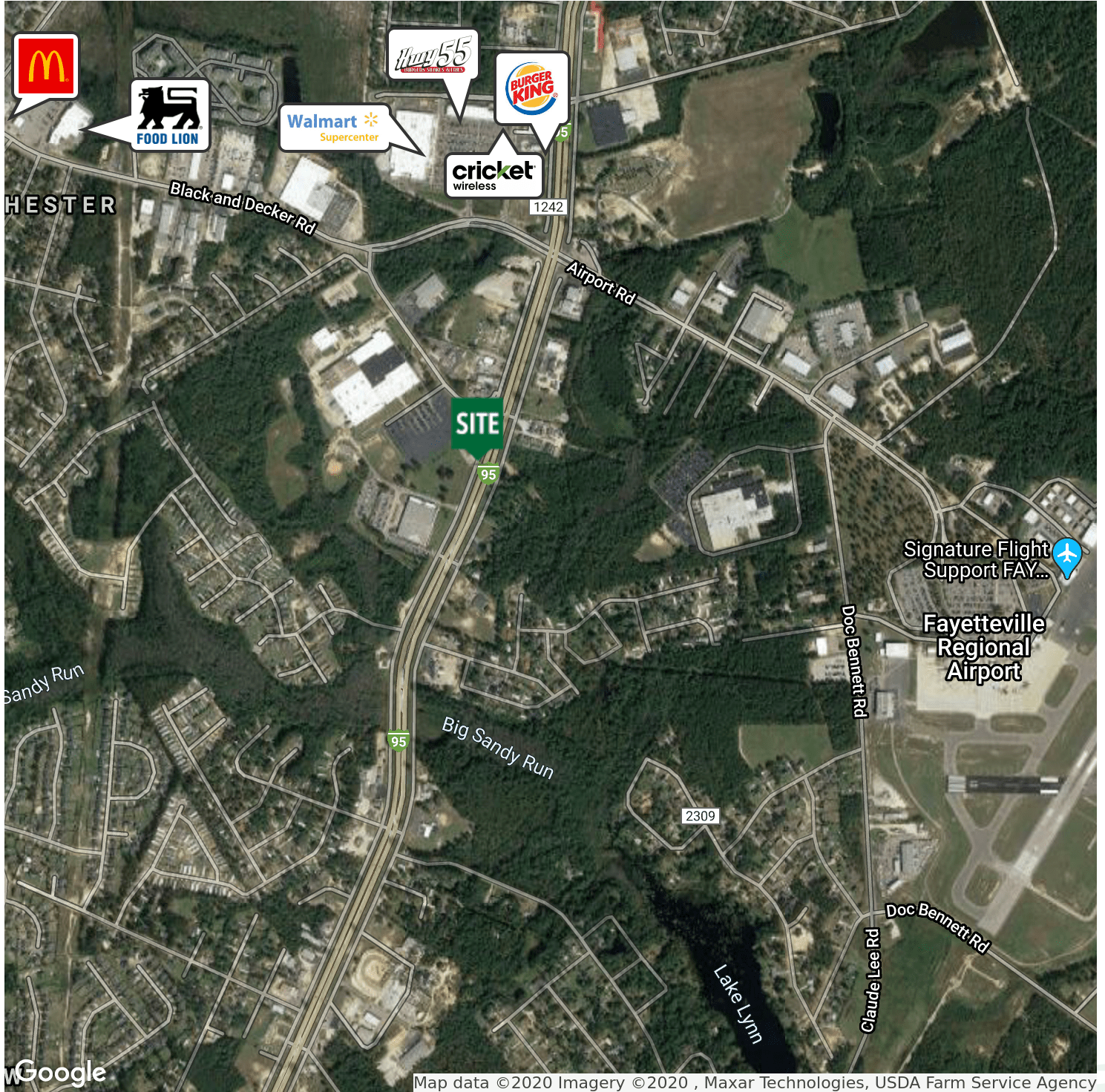
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RETAILER MAP



Google

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

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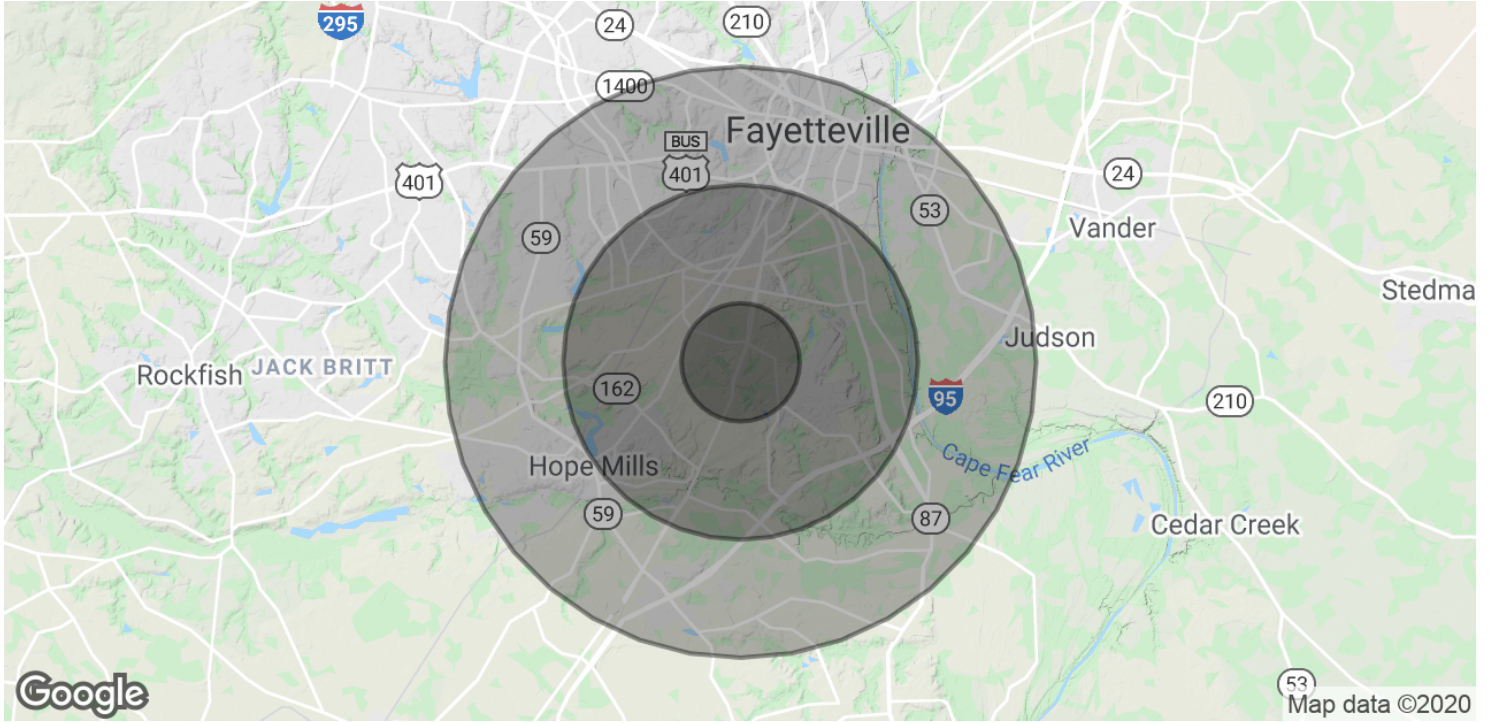
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,182	29,648	79,979
Average age	29.7	33.7	35.2
Average age (Male)	28.1	33.2	34.4
Average age (Female)	31.7	34.2	35.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,476	11,618	32,519
# of persons per HH	2.8	2.6	2.5
Average HH income	\$49,537	\$50,793	\$55,409
Average house value	\$116,261	\$110,683	\$107,051

** Demographic data derived from 2010 US Census*

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