



Option to Split Space

Opportunity

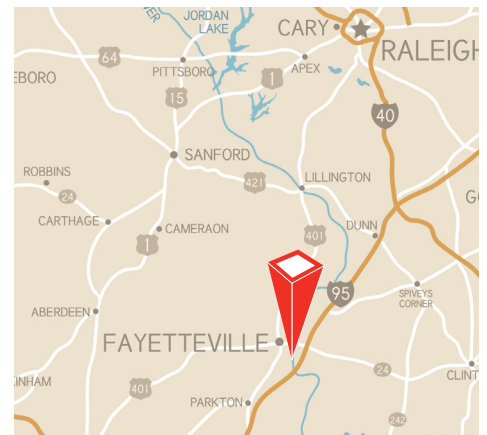
- Free-standing industrial building for lease
- 8,880 sf available with option to lease half of building (70' x60')
- 20'6" ceiling height, fully sprinklered
- Two oversized, 12'x12' grade-level doors
- Space features two new restrooms
- Gas heat and municipal utilities
- Outside storage
- Heavy Industrial zoning

Rental Rate

- \$2,500/month (Full building)
- \$1,250/month (Half building)

Location

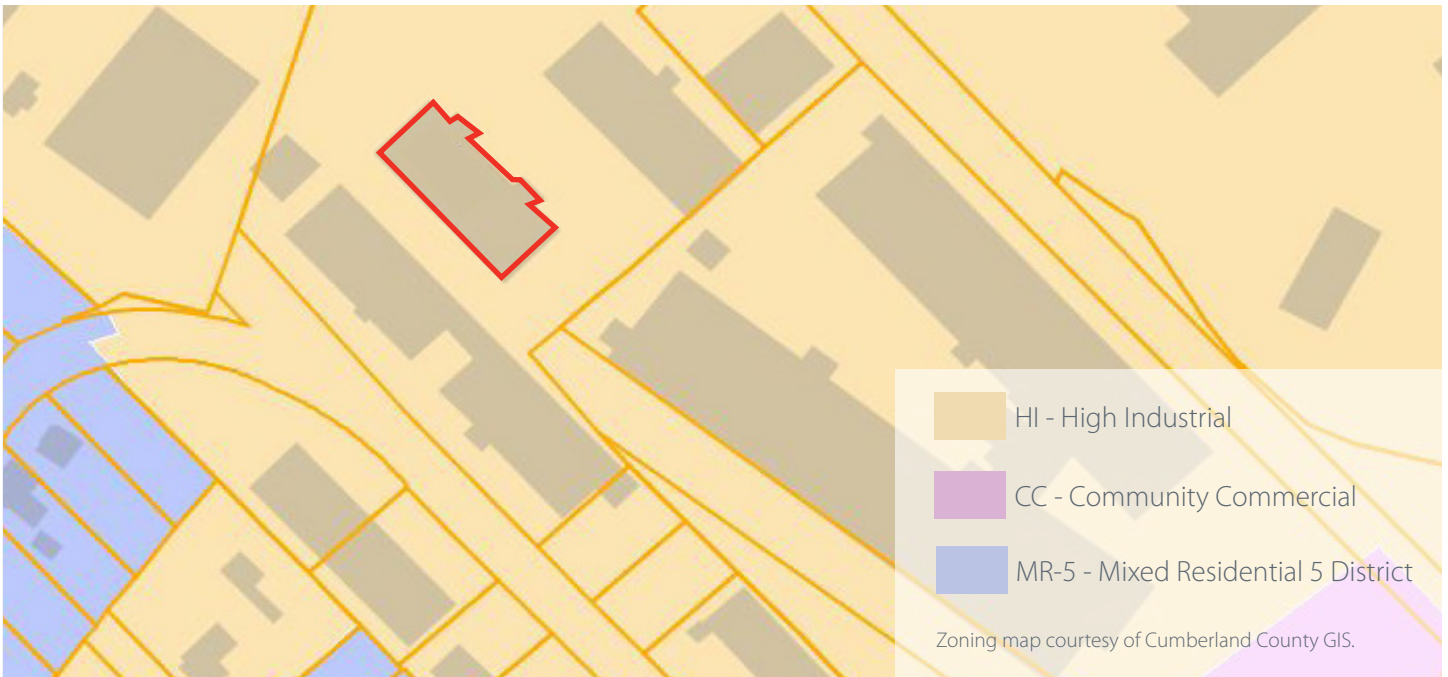
- Located in Fayetteville, NC within Cumberland county
- Sits within Downtown Fayetteville submarket
- Less than one mile from I-95 and less than five miles from Fayetteville Regional Airport/Grannis Field



For more information, please contact:

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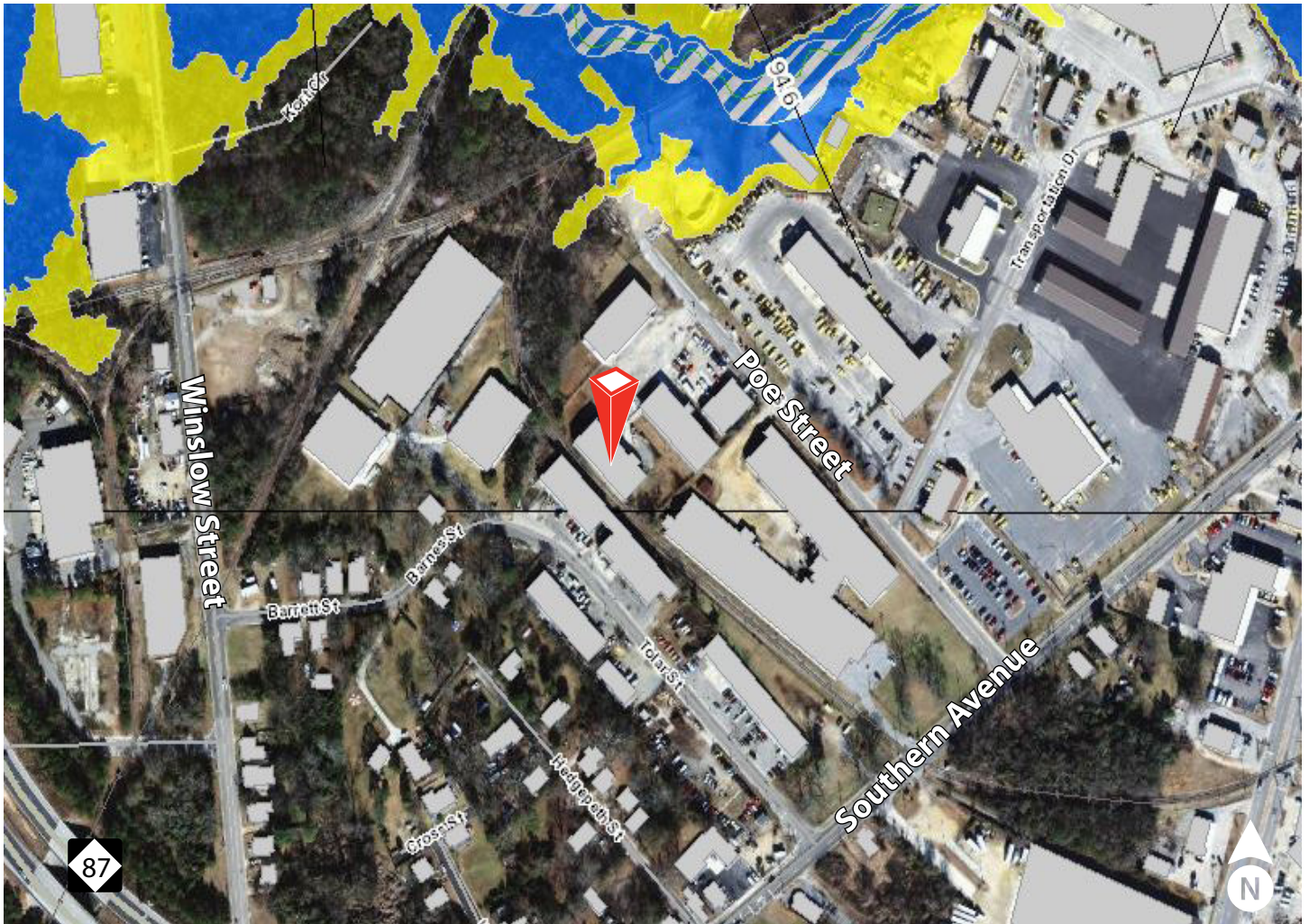
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Flood Map



 1% annual chance of flood

 0.2% chance OR 1% (future conditions)

Flood map courtesy of North Carolina Flood Risk Information System.



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Half Building Option

Landlord will consider the split below of approximately half the building.

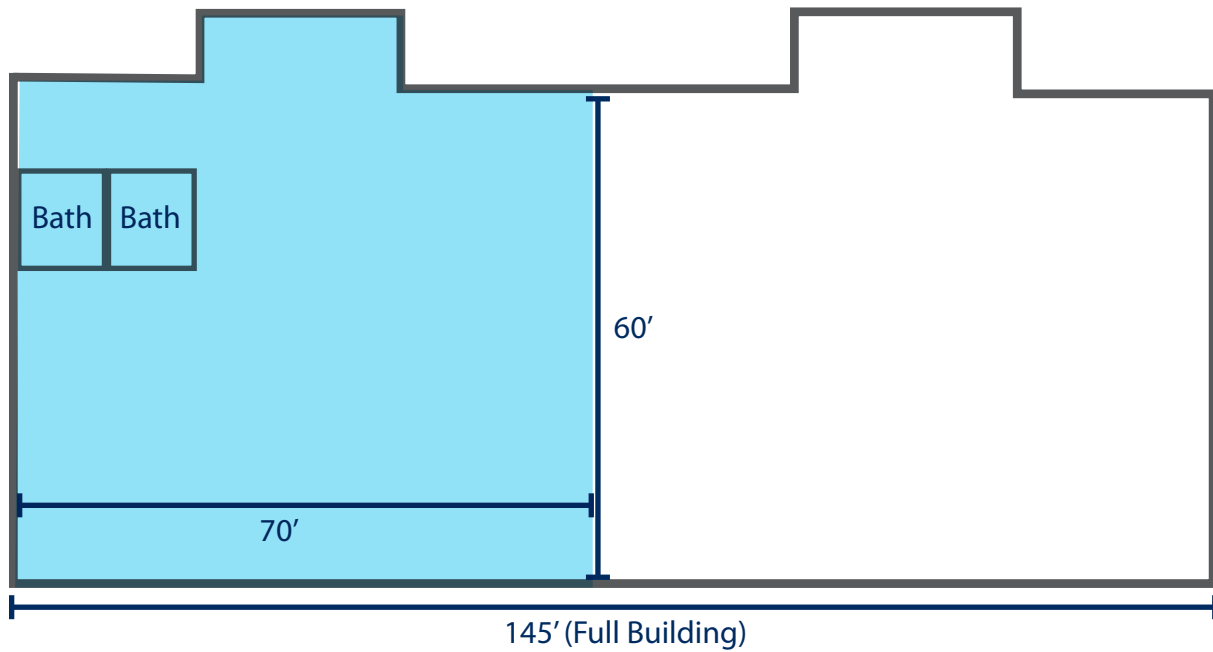


Image not to scale



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