

INDUSTRIAL PROPERTY FOR LEASE

443 Franklin St

Fayetteville, NC 28301



for more information

VISHAL NANDWANI

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Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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

443 Franklin St
FAYETTEVILLE, NC 28301

PROPERTY DETAILS & HIGHLIGHTS

Property Type	Industrial
Property Subtype	Flex Space
APN	0437-44-4313
Building Size	7,488 SF
Lot Size	13,009 SF
Year Built	1945
Number of Floors	1
Number of Buildings	0

This expansive warehouse opportunity at 443 Franklin Street offers over 7,400 square feet of versatile space in the heart of downtown Fayetteville. The open layout provides a highly adaptable footprint, well-suited for distribution, storage, light manufacturing, or creative redevelopment. Wide interior spans allow for efficient operations, while the property's downtown address offers visibility and accessibility rarely found with this scale of space. Delivered under a NNN lease structure at \$5,000 per month plus fees, tenants gain the flexibility to tailor the property to their operational needs while maintaining long-term cost predictability.

In addition to the warehouse, a 1,500 SF retail space is also available for lease at \$2,000 per month plus NNN fees. This smaller space offers excellent visibility and walkability, making it well-suited for boutique retail, service-based concepts, or a customer-facing office. The combination of warehouse and retail options provides an opportunity for tenants to establish both operational and consumer-facing functions in a single downtown location.



- 7,400+ SF warehouse space
- \$5,000/month + NNN fees
- 1,500 SF retail space available
- \$2,000/month + NNN fees
- Minutes from Segra Stadium
- Surrounded by downtown amenities

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ADDITIONAL PHOTOS



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It turns out, you don't have any Site Plans!

(be sure to tag an image "Site Plan" in the [Media Tab](#))

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,500 - 7,400 SF	Lease Rate:	\$2,000.00 - \$5,000.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
443 Franklin St	Available	7,400 SF	NNN	\$5,000 per month	-
444 W Russell	Available	1,500 SF	NNN	\$2,000 per month	-

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