

INDUSTRIAL LAND FOR LEASE

107 BACK SWAMP ROAD, LUMBERTON, NC 28360



FENCED & GRAVELED

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COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

PROPERTY SUMMARY

PROPERTY DESCRIPTION

Approximately 4 acres of fenced and graveled industrial land available for lease along Old Highway 74, just west of I-95 at the Back Swamp Road interchange. Ideal for outside storage of vehicles, equipment, materials, trucks, and trailers.

Strategically located just north of the I-74/Back Swamp Road exit, the property offers excellent access to both I-95 and I-74, providing convenient north-south and east-west connectivity for a wide range of industrial users

PROPERTY HIGHLIGHTS

- » ±4 acres of fenced land for storage and truck parking
- » Located close to I-95 and I-74
- » Flat site with a large Distribution facility next door
- » Easy access to I-74 exit on Back Swamp Road
- » Great opportunity to have storage close to Wilmington, Lumberton, Dillon, SC intermodal facility and Fayetteville
- » Land is zoned industrial

LEASE RATE

- » \$1,295/acre per month



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A map of South Carolina showing major highways and distances from Laurinburg. The map includes labels for Fayetteville, Laurinburg, Columbia, Myrtle Beach, and Wilmington. A red pin marks Laurinburg. A table in the top right corner lists distances to major cities.

INTERSTATE 95	1.7 MILES
LUMBERTON	8.2 MILES
FAYETTEVILLE	38.9 MILES
WILMINGTON	84.5 MILES
RALEIGH	102 MILES
CHARLOTTE	120 MILES