

# INDUSTRIAL INVESTMENT FOR SALE

299 OSTERNECK ROBETEX DRIVE, LUMBERTON, NC 28358



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**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
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# PROPERTY SUMMARY

## PROPERTY DESCRIPTION

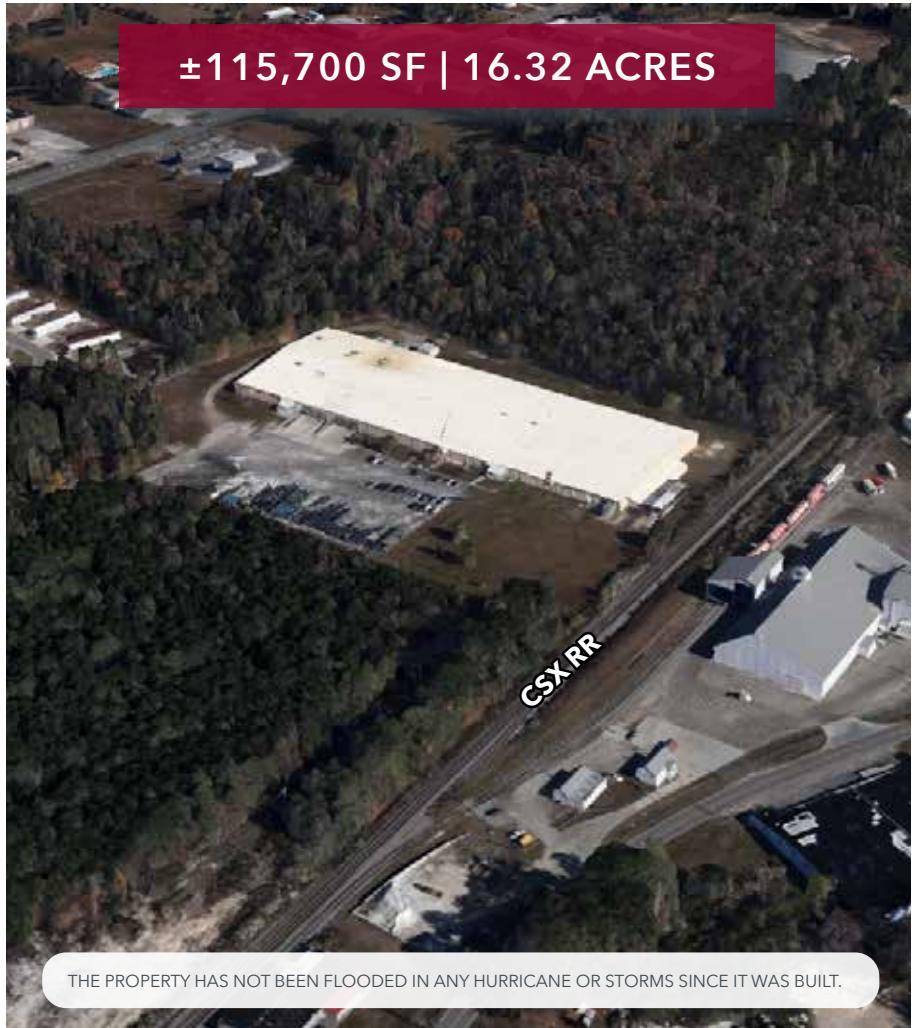
The property features a ±115,700 SF manufacturing facility situated on approximately ±16.32 acres. The site is served by municipal water, sewer, and natural gas, with connectivity provided by AT&T Fiber. The property offers excellent regional access with close proximity to Hwy. 72, I-74, I-95, and Hwy. 211. Located off Hwy. 72 South in Lumberton, just south of the Hwy. 211 intersection, the site sits at the end of Osterneck-Robetex Drive and is adjacent to the CSX Railway line.

## PROPERTY HIGHLIGHTS

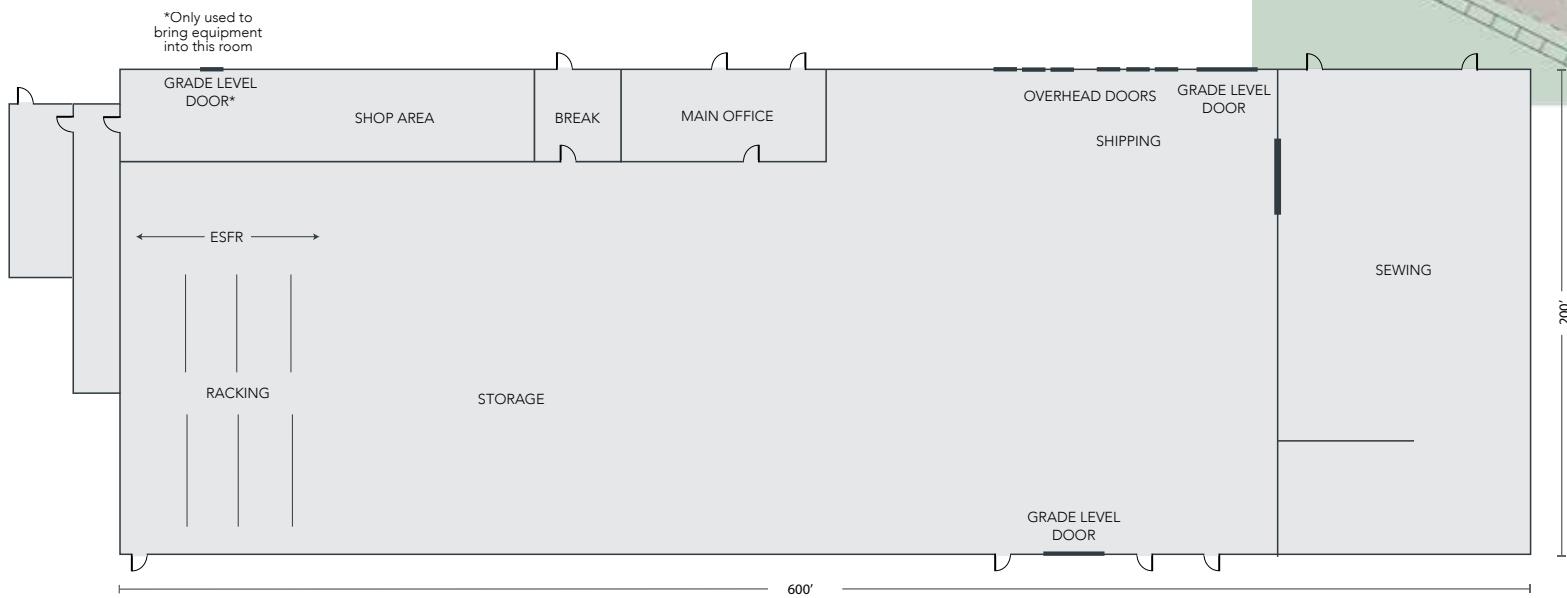
- » ±115,700 SF (not including any outside structures)
- » ±16.32 Acres
- » Ceiling height: 14' at eaves and 21' at center
- » Column spacing: 25' x 40'
- » ±3,600 SF Office
- » LED lights in warehouse
- » Warehouse is heated
- » Natural gas, 6" main
- » 1,600 AMP, 480V, 3-phase power
- » 8" City water line
- » 4" City sanitary sewer
- » AT&T fiber optic
- » ESFR sprinkler in ±30,000 SF storage area, balance wet sprinklered
- » Possible CSX railroad spur
- » Dock doors (8' x 10')
- » Dock levelers: 4 automatic, 2 manual
- » 2 Grade-level doors (8' x 10')
- » Rear grade level access door
- » Fenced across the front and along a portion of the sides
- » Boiler room off the rear of the building
- » Call broker for lease/investment details

## SALE PRICE

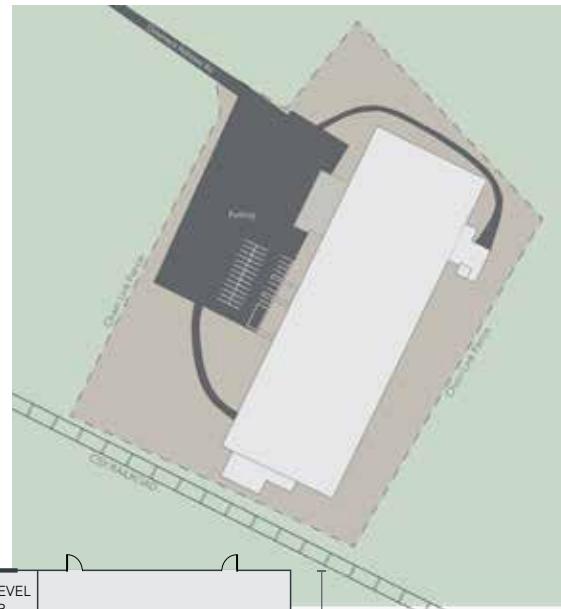
- » \$2,280,000



# FLOOR PLAN & SITE PLAN



Floor plan scale and door locations are approximate and for illustrative purposes only.



# EXTERIOR PHOTOS

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# INTERIOR PHOTOS



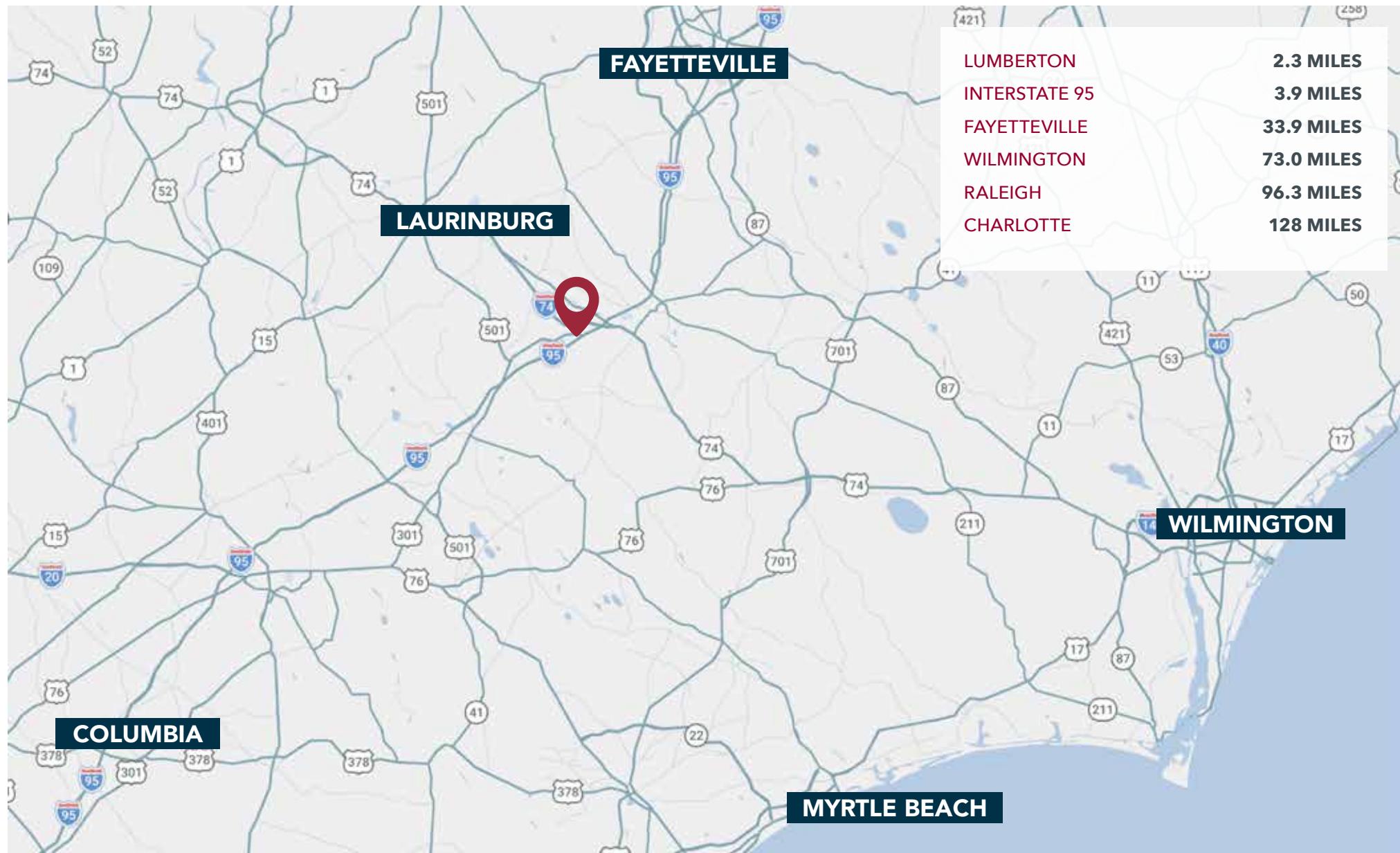
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# INTERIOR PHOTOS

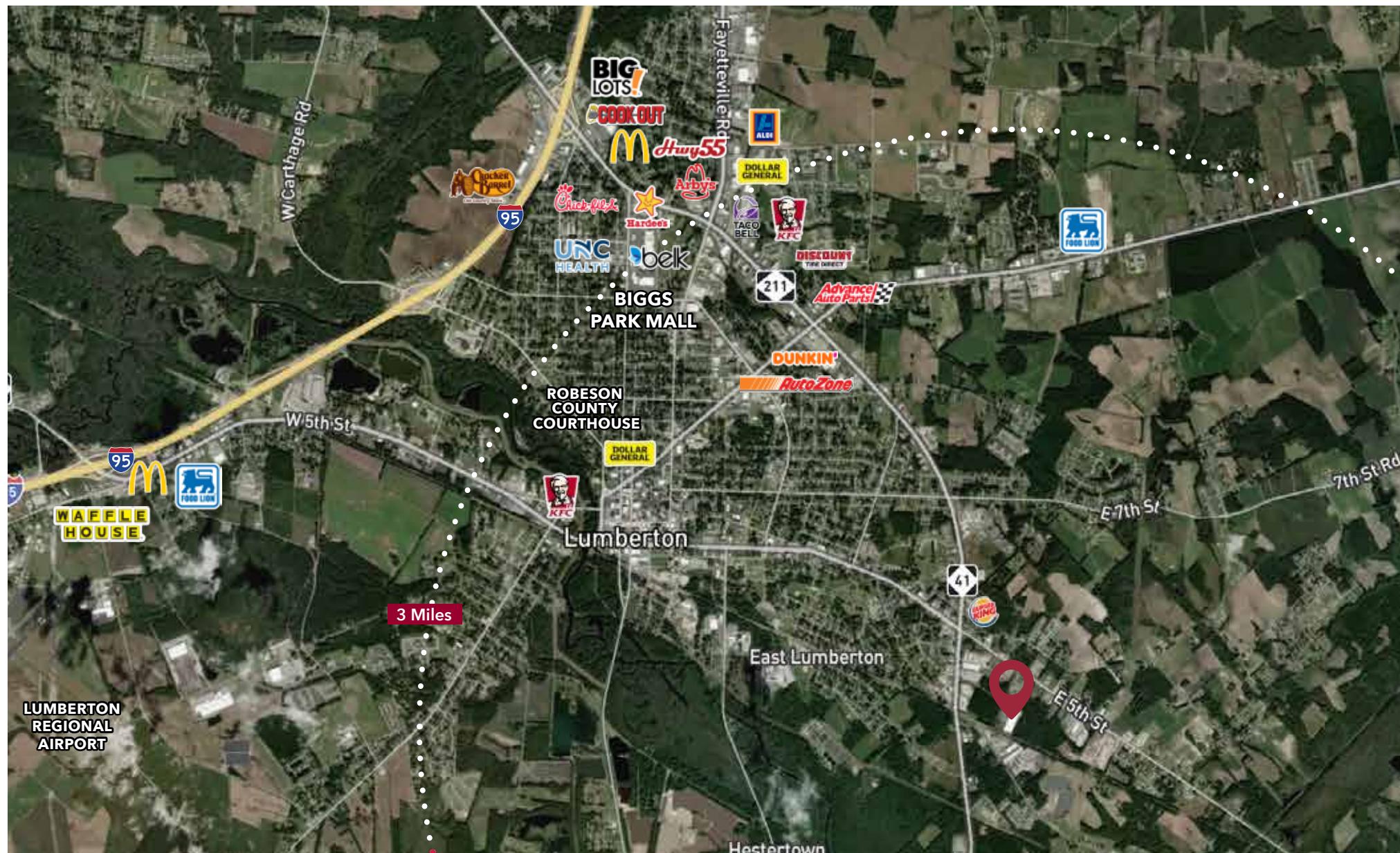


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# REGIONAL OVERVIEW



# AREA OVERVIEW



# DEMOGRAPHICS

|                          | 1 MILE    | 3 MILES  | 5 MILES  |
|--------------------------|-----------|----------|----------|
| Population (2025)        | 3,185     | 16,516   | 27,757   |
| Daytime Population       | 3,110     | 18,554   | 34,507   |
| Total Businesses         | 119       | 1,020    | 1,737    |
| Total Employees          | 1,106     | 9,377    | 19,276   |
| Average Household Income | \$49,5151 | \$54,161 | \$67,528 |

## ABOUT ROBESON COUNTY, NC

- » Located in Robeson County, Lumberton serves as a key regional hub in southeastern NC with access to major transportation corridors and a strong industrial presence.
- » Lumberton is strategically positioned at the intersection of I-95 and Highway 74, providing efficient north-south access along the East Coast and east-west connectivity across the state.
- » Ongoing infrastructure investments along the I-95 and Hwy 74 corridors continue to enhance regional mobility and support industrial and logistics growth.
- » Lumberton offers convenient access to major markets, located approximately 30 miles south of Fayetteville and within driving distance of Wilmington, Raleigh, and Charlotte.
- » The area supports a diverse base of industrial, distribution, and manufacturing users, making it well suited for a range of commercial and industrial development opportunities.

