

INDUSTRIAL INVESTMENT FOR SALE

299 OSTERNECK ROBETEX DRIVE, LUMBERTON, NC 28358

OSTERNECK ROBETEX DRIVE

EAST 5TH STREET

±115,700 SF

CSX RR

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

PROPERTY SUMMARY

PROPERTY DESCRIPTION

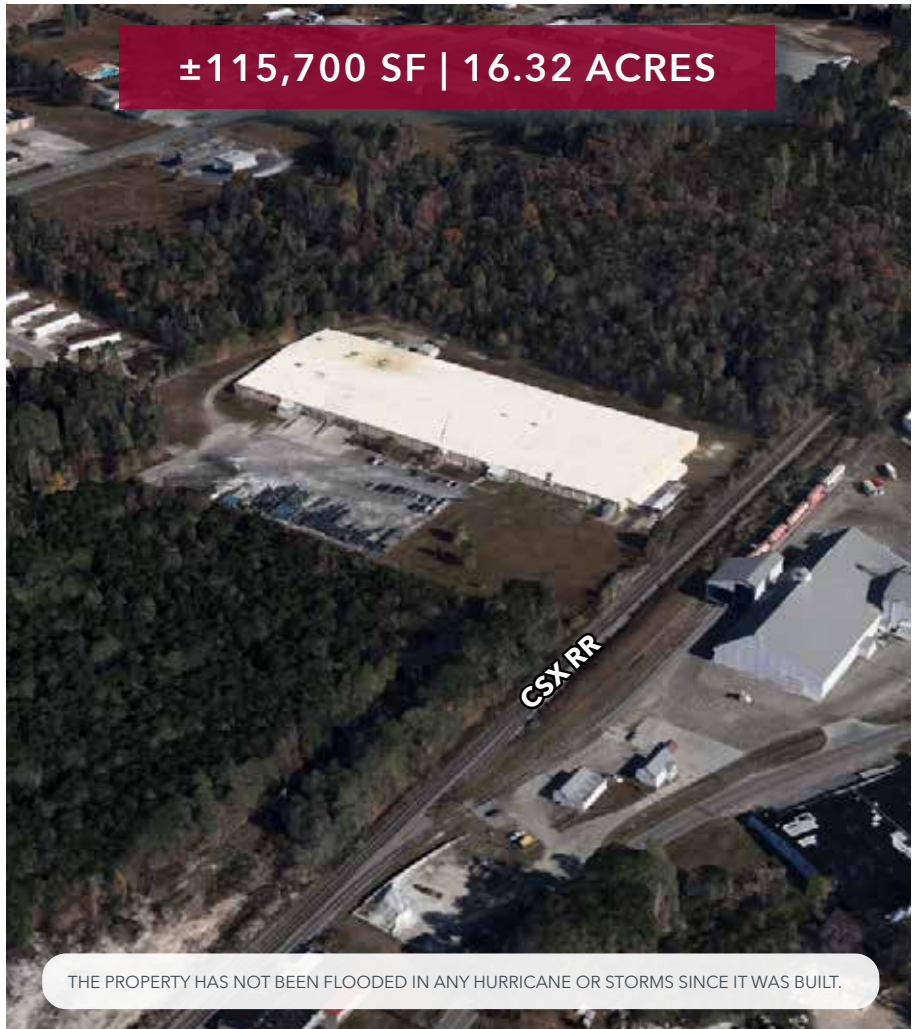
The property features a $\pm 115,700$ SF manufacturing facility situated on approximately ± 16.32 acres. The site is served by municipal water, sewer, and natural gas, with connectivity provided by AT&T Fiber. The property offers excellent regional access with close proximity to Hwy. 72, I-74, I-95, 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

- » $\pm 115,700$ SF (not including any outside structures)
- » ± 16.32 Acres
- » Ceiling height: 14' at eaves and 21' at center
- » Column spacing: 25' x 40'
- » $\pm 3,600$ 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 $\pm 30,000$ 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

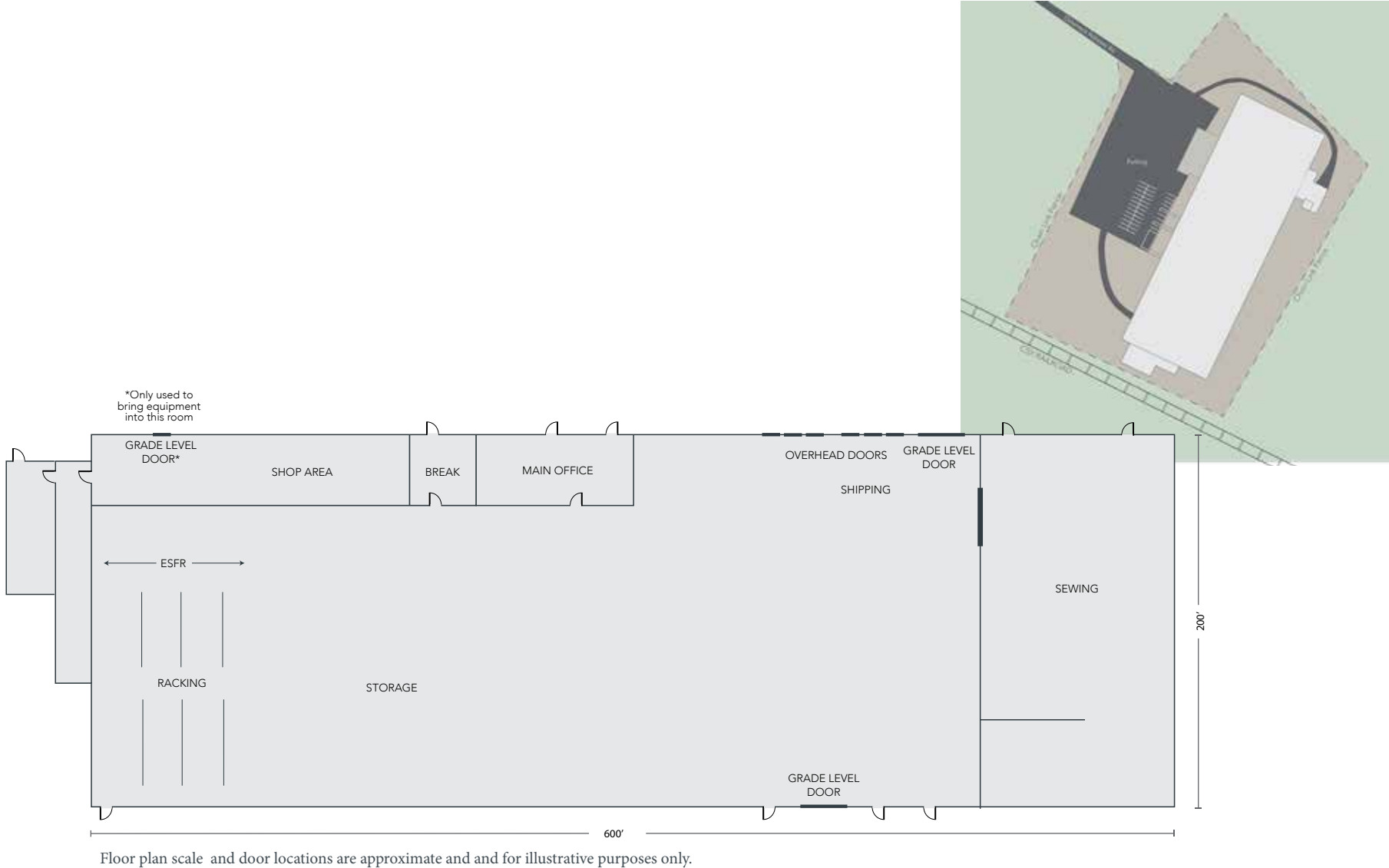
- » \$2,280,000



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FLOOR PLAN & SITE PLAN

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EXTERIOR PHOTOS



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INTERIOR PHOTOS



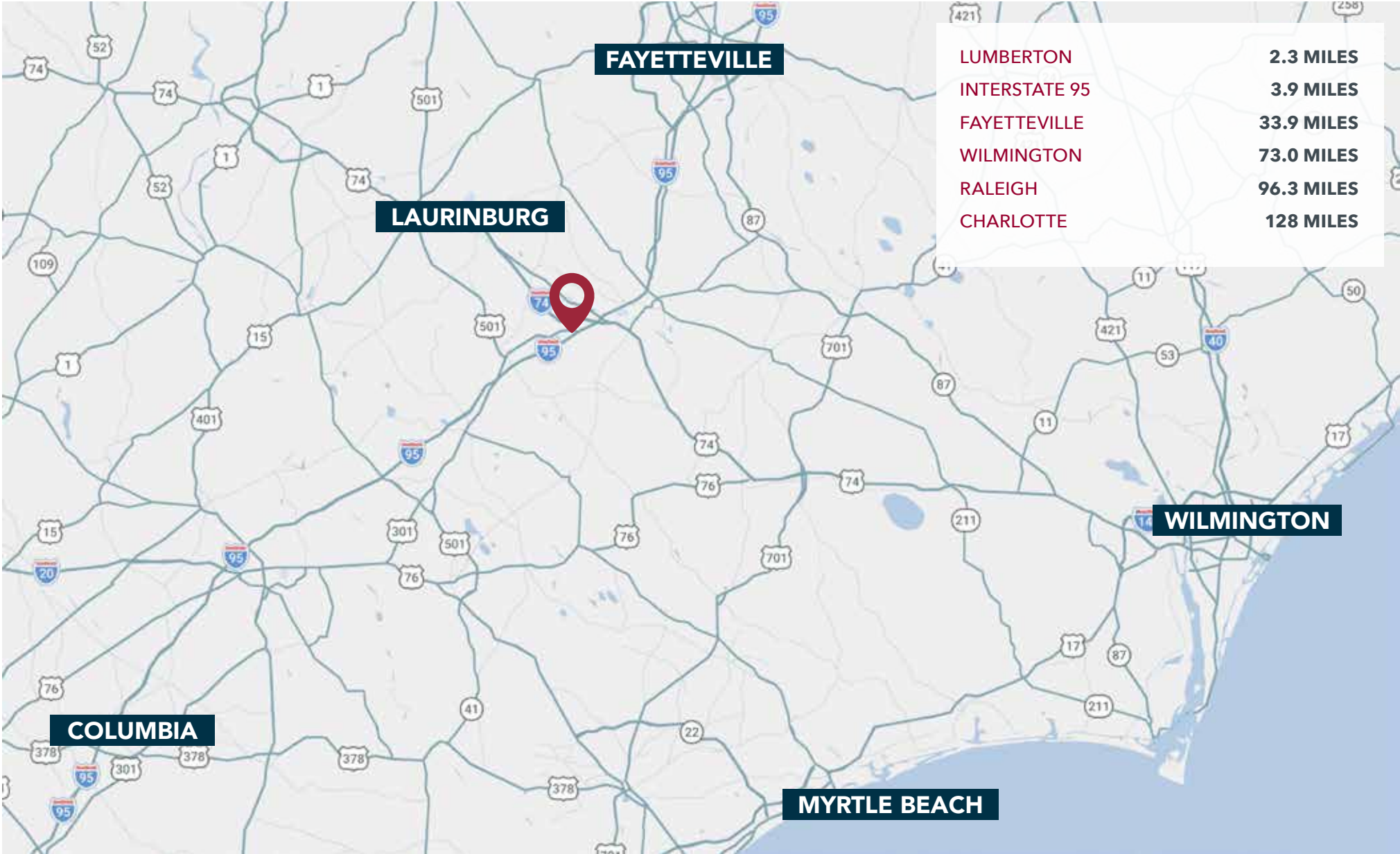
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INTERIOR PHOTOS

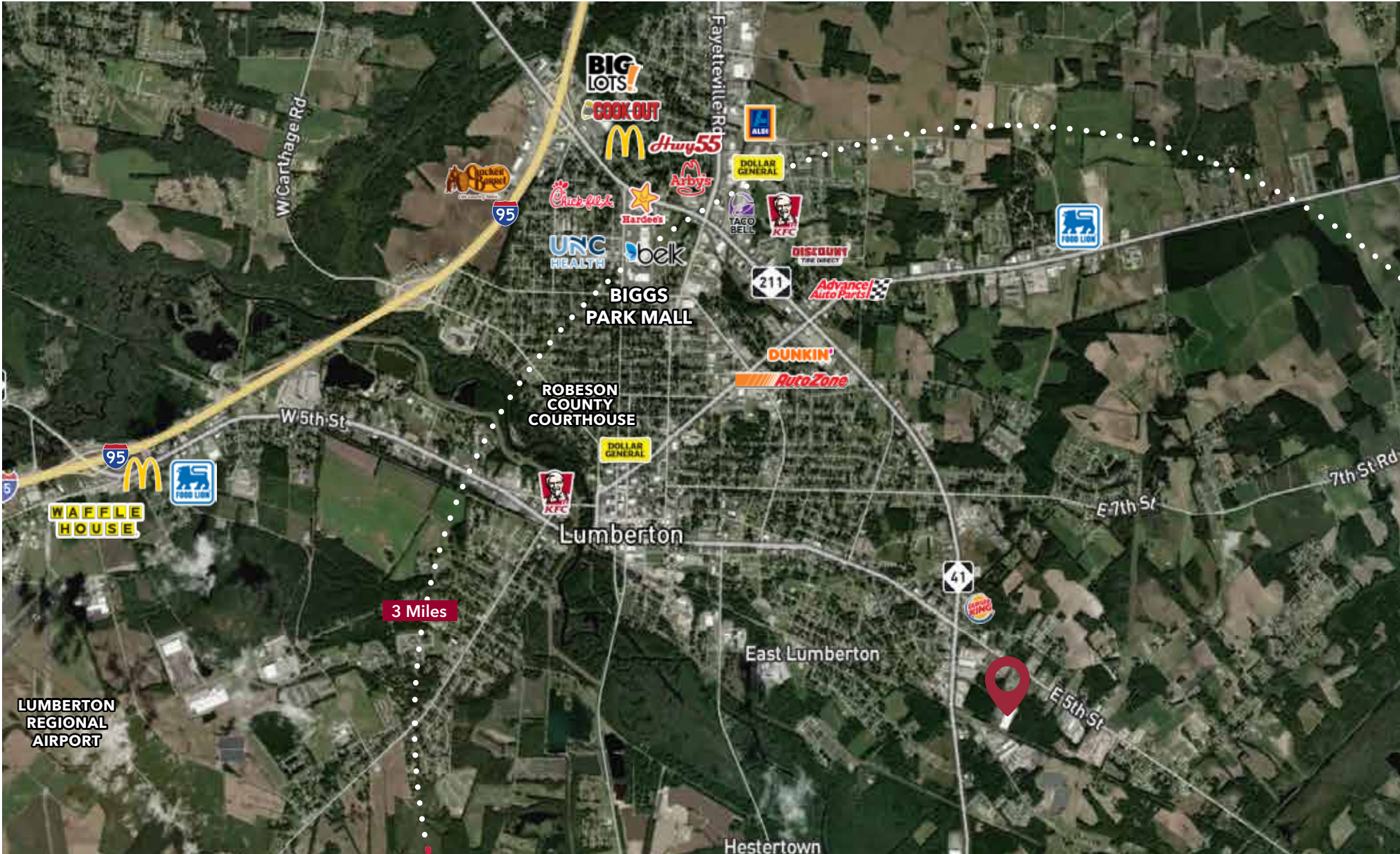


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REGIONAL OVERVIEW



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	\$49,515	\$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.



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