

FOR LEASE



458 WHITFIELD STREET

Fayetteville, North Carolina

Henry Tyson

910.483.3696 (ext. 1004) | henry@tysoncommercial.com



PROPERTY OVERVIEW

458 Whitfield Street offers the opportunity to occupy an entire industrial property with seamless connections to nearby highways. This 164,380 square-foot facility provides entirely climatecontrolled industrial and office space featuring a mix of open floor plans and private executive offices. Available space can be leased to a single user or multiple tenants. Building specifications include a 16-25-foot clear height in the production area, 11 docks with dock plates, 1 leveler dock, 3 rail docks, and a 480-volt power service. 458 Whitfield Street features multiple private restrooms and shower facilities. Situated on 18 acres, ample parking is available on site.

Easily access the site from three points of ingress/egress with a dedicated truck entrance and three different dock areas. Located in Fayetteville within the Airport Overlay District, 458 Whitfield Street has convenient access to NC Highway 87, Highway 401, and Interstate 95. Interstate 95 delivers an unmatched north-south connection to the entire east coast. 458 Whitfield Street sits near multiple transportation nodes, including the Fayetteville Regional-Grannis Field Airport and railroad access within a ten-minute drive, along with the Port of Wilmington, reachable within two hours. Well maintained, with incredible accessibility, 458 Whitfield Street is primed to offer an ideal industrial opportunity.



LEASE RATE

\$3.95 /SF/YR



PROPERTY HIGHLIGHTS

- Climate-controlled industrial and office space, available for one to multiple tenants.
- Features a 16-25-foot clear height, 11 dock doors, one leveler, two rail docks, a 480-volt power supply, and multiple private restrooms.
- Easily access the site from three points of ingress/egress with a dedicated truck entrance and three different dock areas.
- Conveniently positioned ten minutes from the Fayetteville Regional-Grannis Field Airport and railroad access.
- Located within the Airport Overlay District with convenient access to NC Highway 87, Highway 401, and Interstate 95.



BASEMENT

Space Available:	39,830 SF
Rental Rate:	\$3.95 /SF/YR
Contiguous Area:	164,952 SF
Date Available:	August 1, 2026
Service Type:	Triple Net (NNN)
Space Type:	Relet
Space Use:	Industrial
Lease Term:	Negotiable

The basement area encompasses 39,830 SF of industrial space with clear heights ranging between 13 and 25 feet. The lower level warehouse features 3 Rail Docks and 2 Truck docks with dock plates. There is two freight elevators to move freight from the lower level to the main warehouse level. There is a small storage and shop area as well as one single office area. The basement has a full sprinkler system and is temperature controlled.

AVAILABLE SPACES



FIRST FLOOR

Space Available:	69,964 SF
Rental Rate:	\$3.95 /SF/YR
Contiguous Area:	164,952 SF
Date Available:	August 1, 2026
Service Type:	Triple Net (NNN)
Space Type:	Relet
Space Use:	Industrial
Lease Term:	Negotiable

Main Level Warehouse Space Featuring 2 Dock Areas With 8 Docks With Dock Plates, 1 Dock With Leveler, and 4 Truck Height Docks. The Space Features 2 Break Areas, Offices Spaces, Several Bathrooms (2 With Shower facilities), Is Fully Temperature Controlled, and Has A Full Sprinkler System. 480/3 Phase Heavy Industrial Power Is Available Onsite In The Warehouse Area. Building Features An Access Control System And A Site Camera Security System.

AVAILABLE SPACES

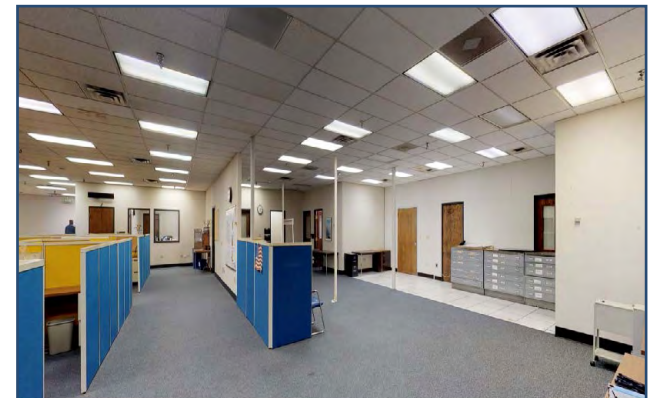
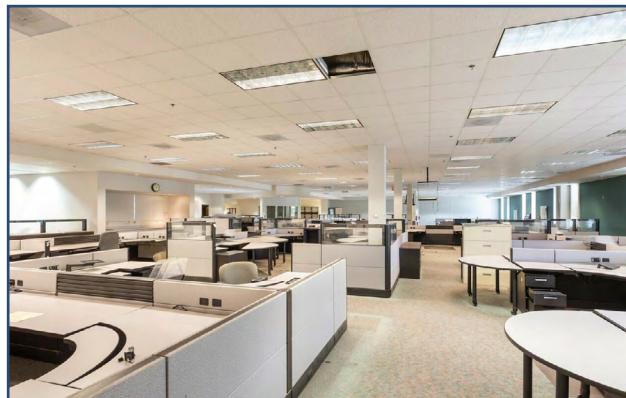
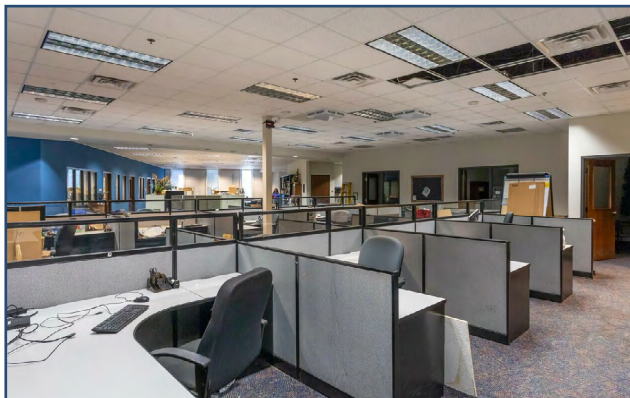


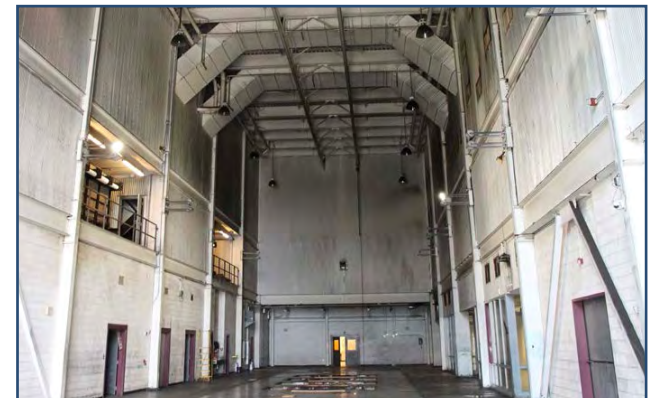
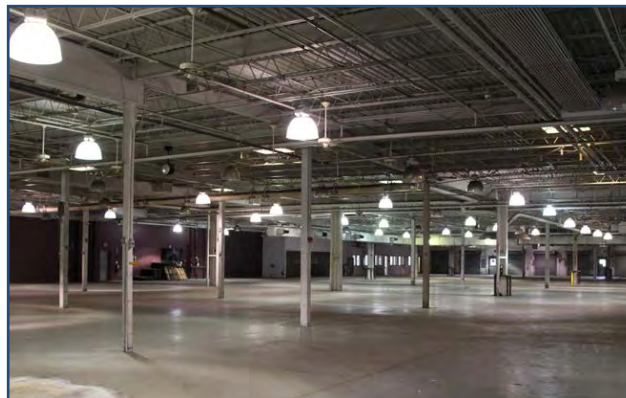
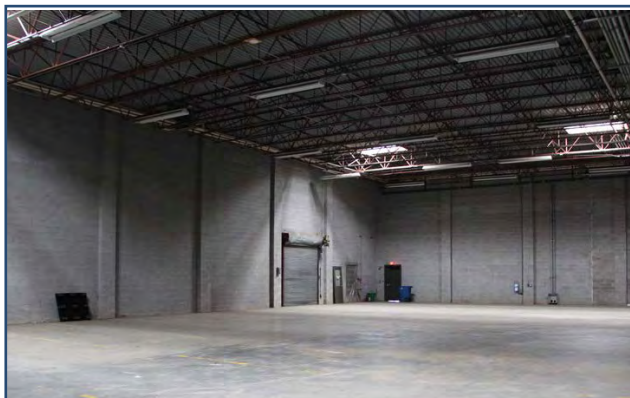
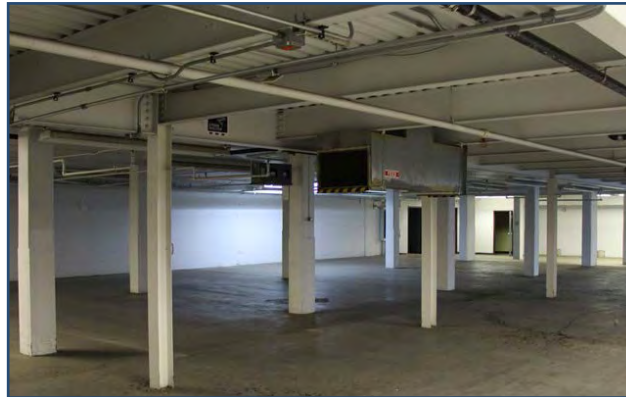
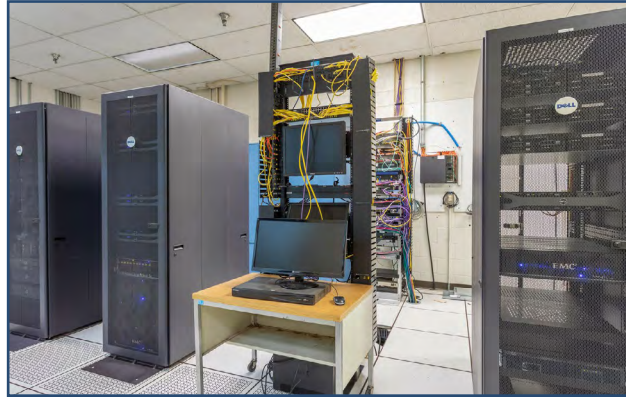
FIRST FLOOR

Space Available:	52,343 SF
Rental Rate:	\$3.95 /SF/YR
Contiguous Area:	164,952 SF
Date Available:	August 1, 2026
Service Type:	Triple Net (NNN)
Space Type:	Relet
Space Use:	Office/Flex
Lease Term:	Negotiable

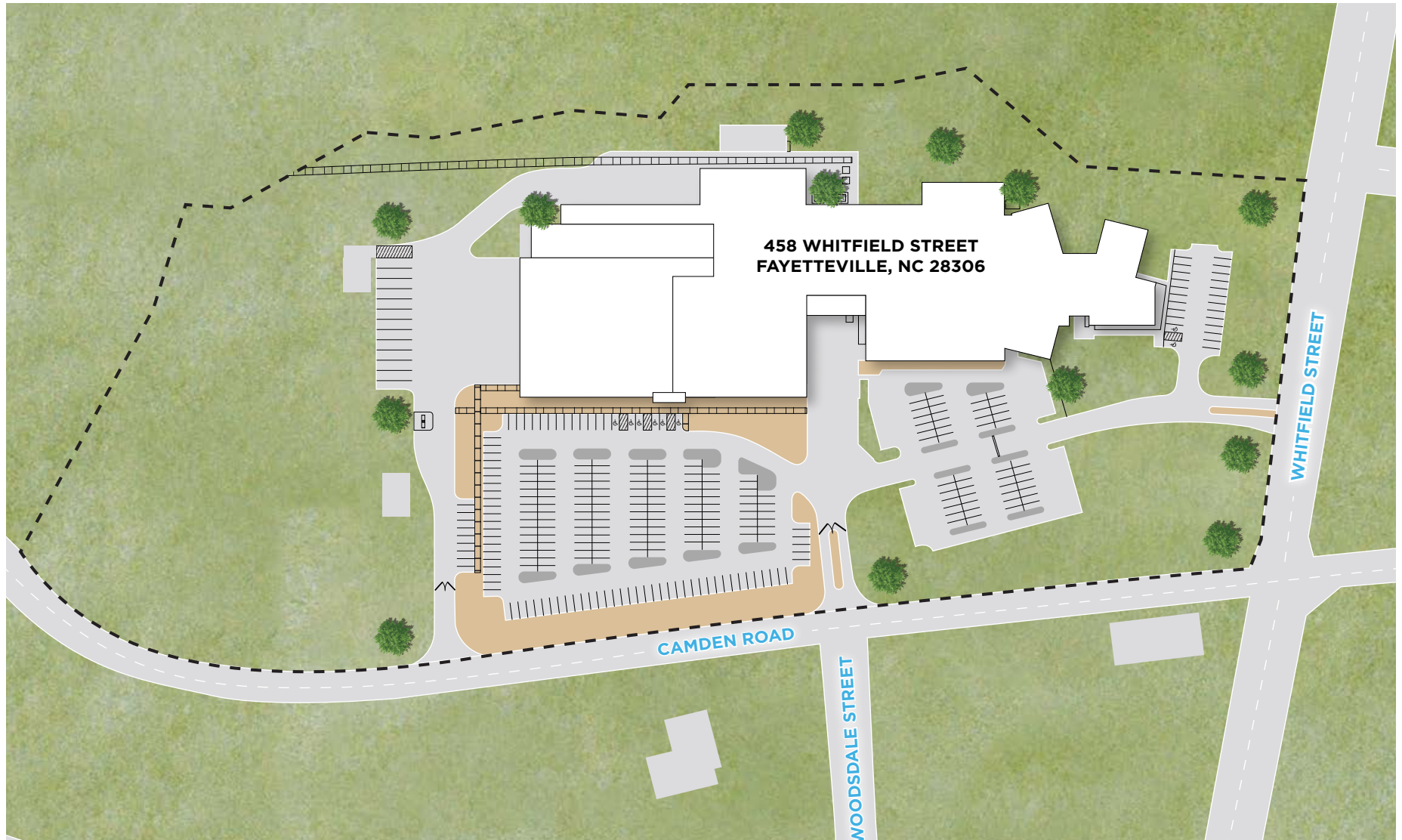
Large Office Mix Featuring Large Reception Space, Private Executive Offices, Open Cubicle Areas, Large Staff Canteen/Break Area, Plug In Play Furniture Option Available. The Office Space Features Two Separate IT Rooms With Raised Floors, Full Site Access Control System In Place. The Office Space Is Flexible and Has The Ability To Accommodate A Wide Range Of Uses/Environments.

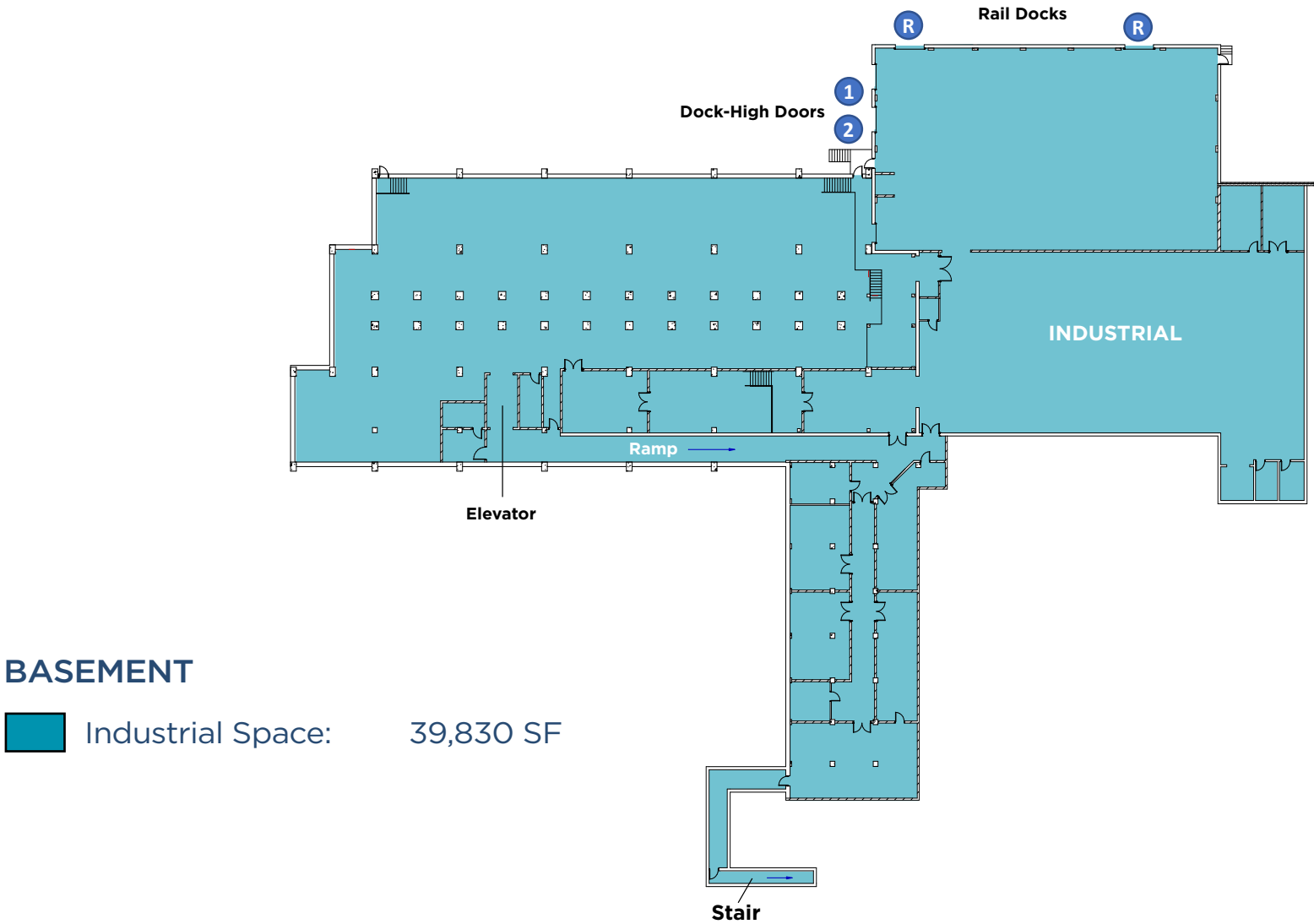






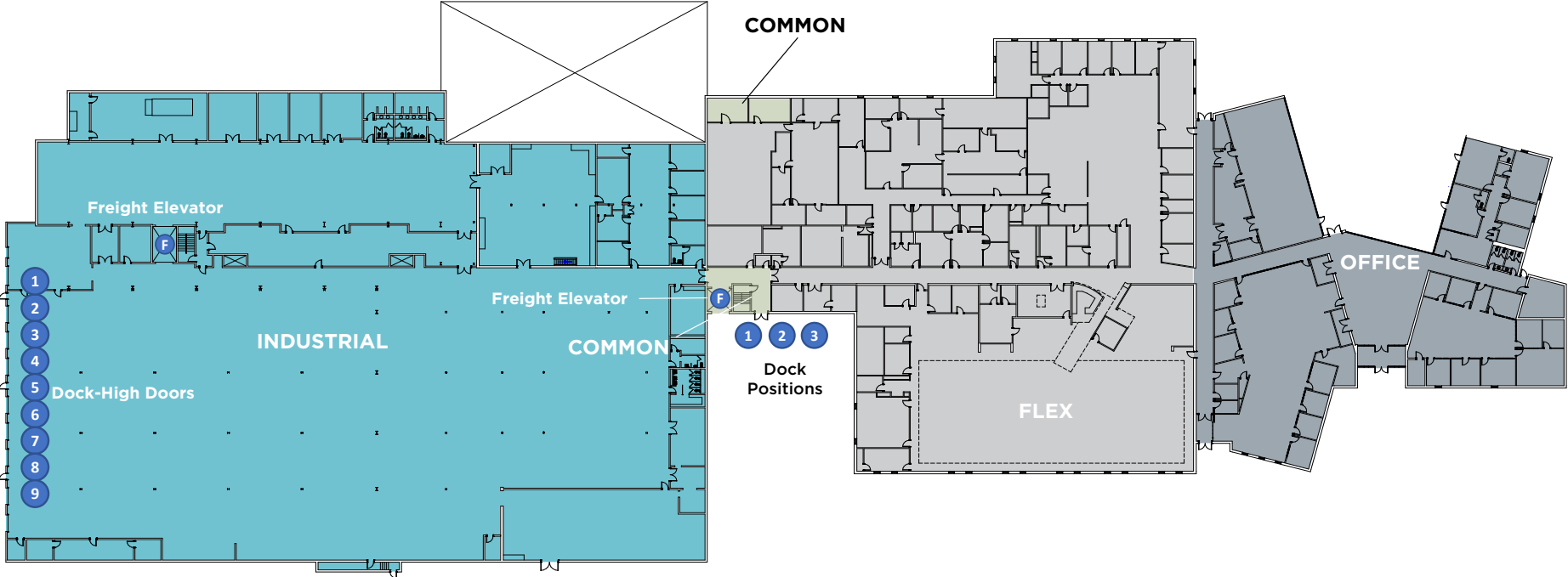
SITE PLAN





BASEMENT

 Industrial Space: 39,830 SF



FIRST FLOOR

	Industrial Space:	69,806 SF
	Office/Flex Space:	52,296 SF

LOCATION OVERVIEW

SITE AERIAL



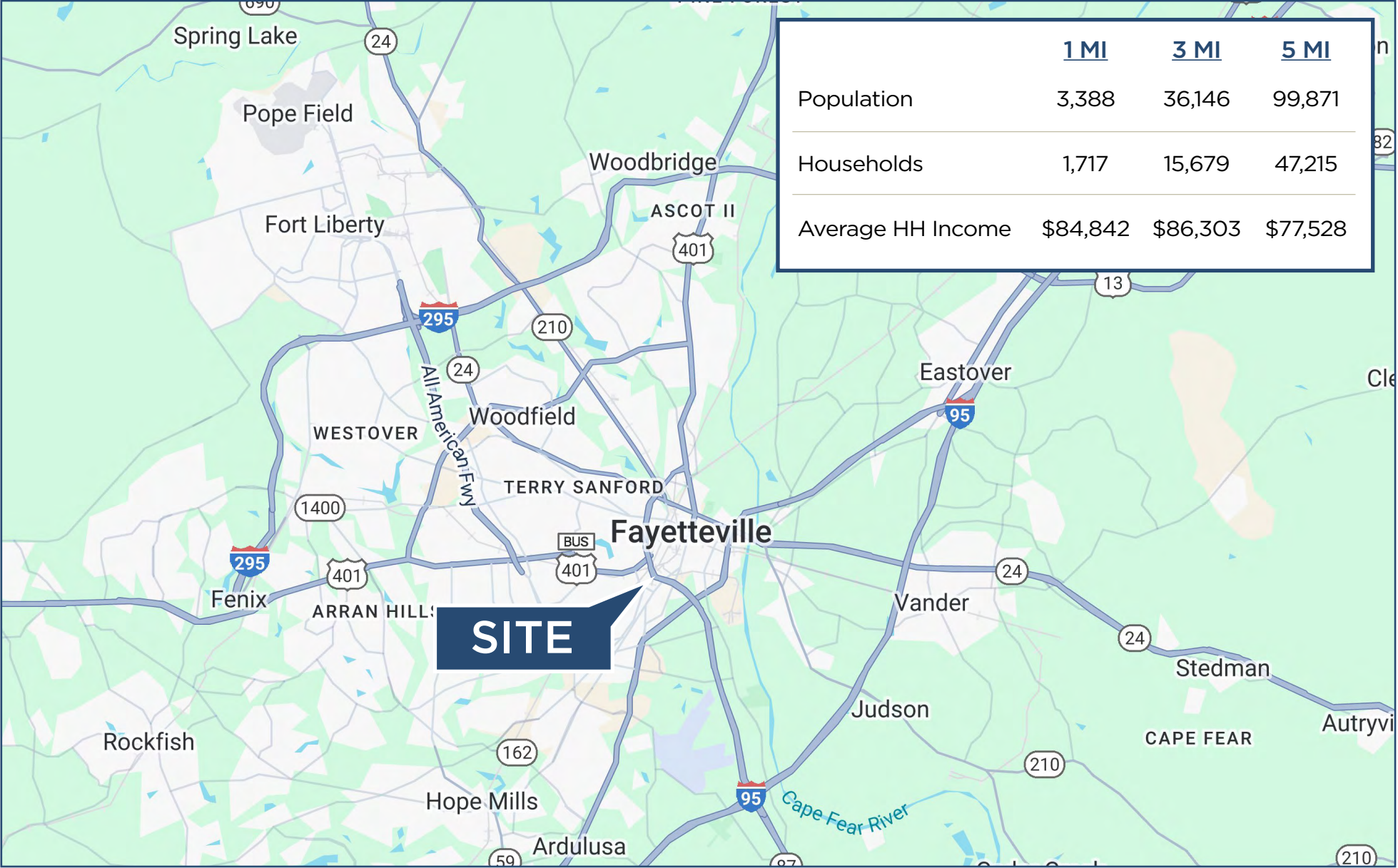
LOCATION OVERVIEW

AREA AERIAL



LOCATION OVERVIEW

AREA MAP



458 WHITFIELD STREET

Fayetteville, North Carolina

Henry Tyson

Commercial Broker

910.483.3696 (Ext. 1004) • henry@tysoncommercial.com



TYSON

COMMERCIAL REAL ESTATE

109 Hay Street, Suite 1004
Fayetteville, NC 28301

tysoncommercial.com