



ESTD

2023

# FAYETTEVILLE

BUSINESS PARK

DUNN ROAD | FAYETTEVILLE, NORTH CAROLINA

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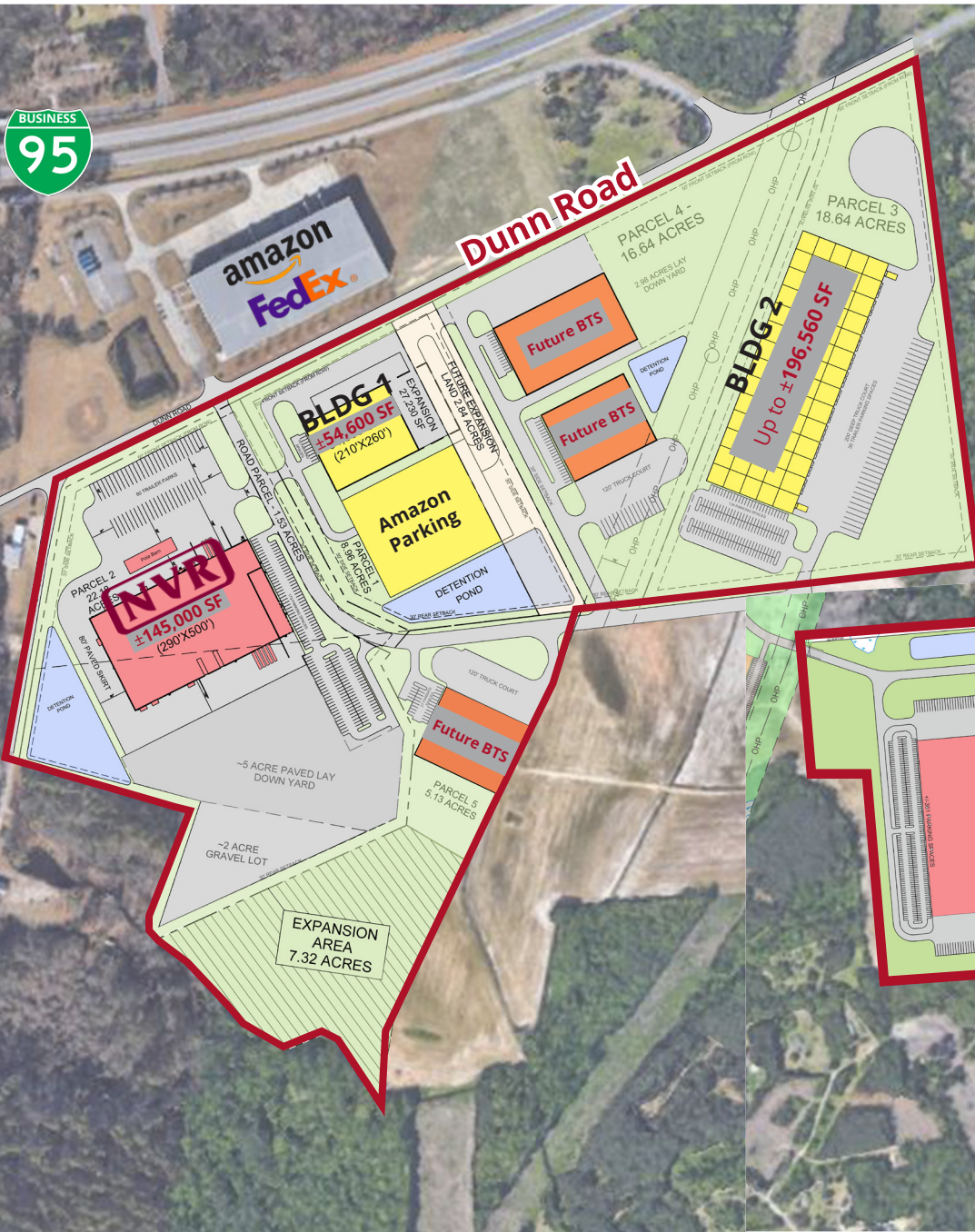
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# Phase One

# Phase Two



The site plans presented are for visual purposes only and are not to accurate scale or location.



# PHASE ONE

	<b>BUILDING 1</b>	<b>BUILDING 2</b>
<b>BUILDING SIZE</b>	54,600 SF	196,560 SF
<b>OFFICE AREA</b>	1,500 SF	1,500 SF
<b>BUILDING DIMENSIONS</b>	210' x 260'	260'x756'
<b>COLUMN SPACING</b>	52' x 52.6' Typical	54' x 50' Typical 54' x 60' Speed Bay
<b>CLEAR HEIGHT</b>	32'	36'
<b>LOADING DOCKS</b>	4 - 9' x 10' 10 - 9' x 10' knockouts	24 - 9' x 10' 12 - 9' x 10' knockouts
<b>DRIVE-IN DOORS</b>	3 - 14' x 16' ramped	2 - 14' x 14' ramped
<b>DOCK EQUIPMENT</b>	Seals, bumpers and 40,000 lbs. levelers	
<b>AUTO PARKING</b>	±10 spaces expandable to 50	±138 spaces
<b>TRAILER PARKING</b>	TBD	±39 stalls
<b>ROOF</b>	0.45 mil TPO with R-20 insulation	
<b>FLOOR</b>	6" Unreinforced 4,000 PSI concrete	
<b>TRUCK COURT</b>	130'	200'
<b>HVAC</b>	Gas fired unit heaters air rotations by fans and louvers	
<b>LIGHTING</b>	Monitor sensor LED	
<b>SPRINKLERS</b>	ESFR	ESFR
<b>LAND BAY 1</b>	83.24 Acres	
<b>DELIVERY</b>	Q2 2024	



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# PHASE TWO

## LAND BAY 3

1 buildings up to  $\pm 974,160$  SF

## LAND BAY 4

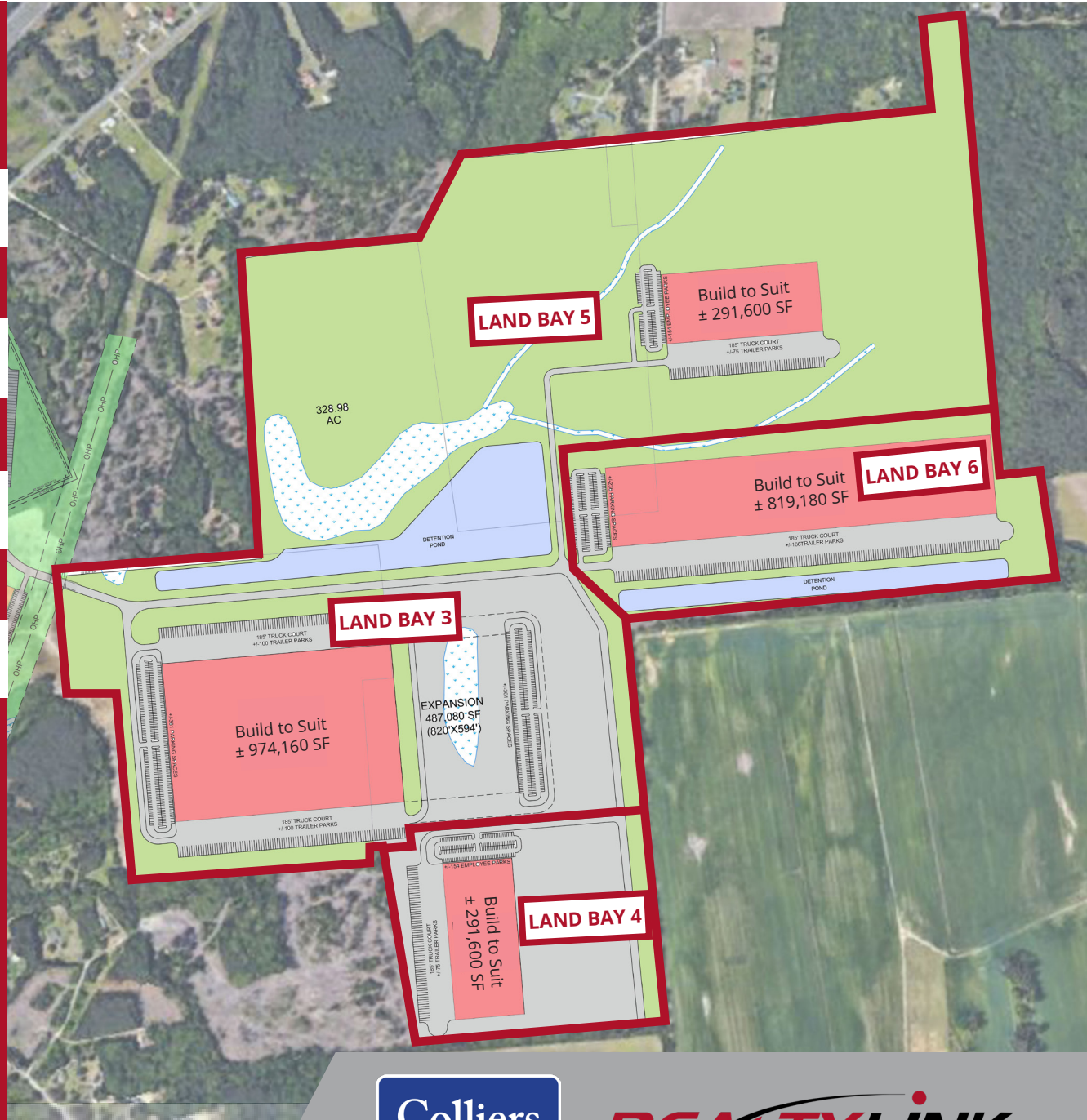
1 buildings up to  $\pm 291,600$  SF

## LAND BAY 5

1 buildings up to  $\pm 291,600$  SF

## LAND BAY 6

1 buildings up to  $\pm 819,180$  SF



# AERIAL MAP



Total AC  
465.39

Phase II

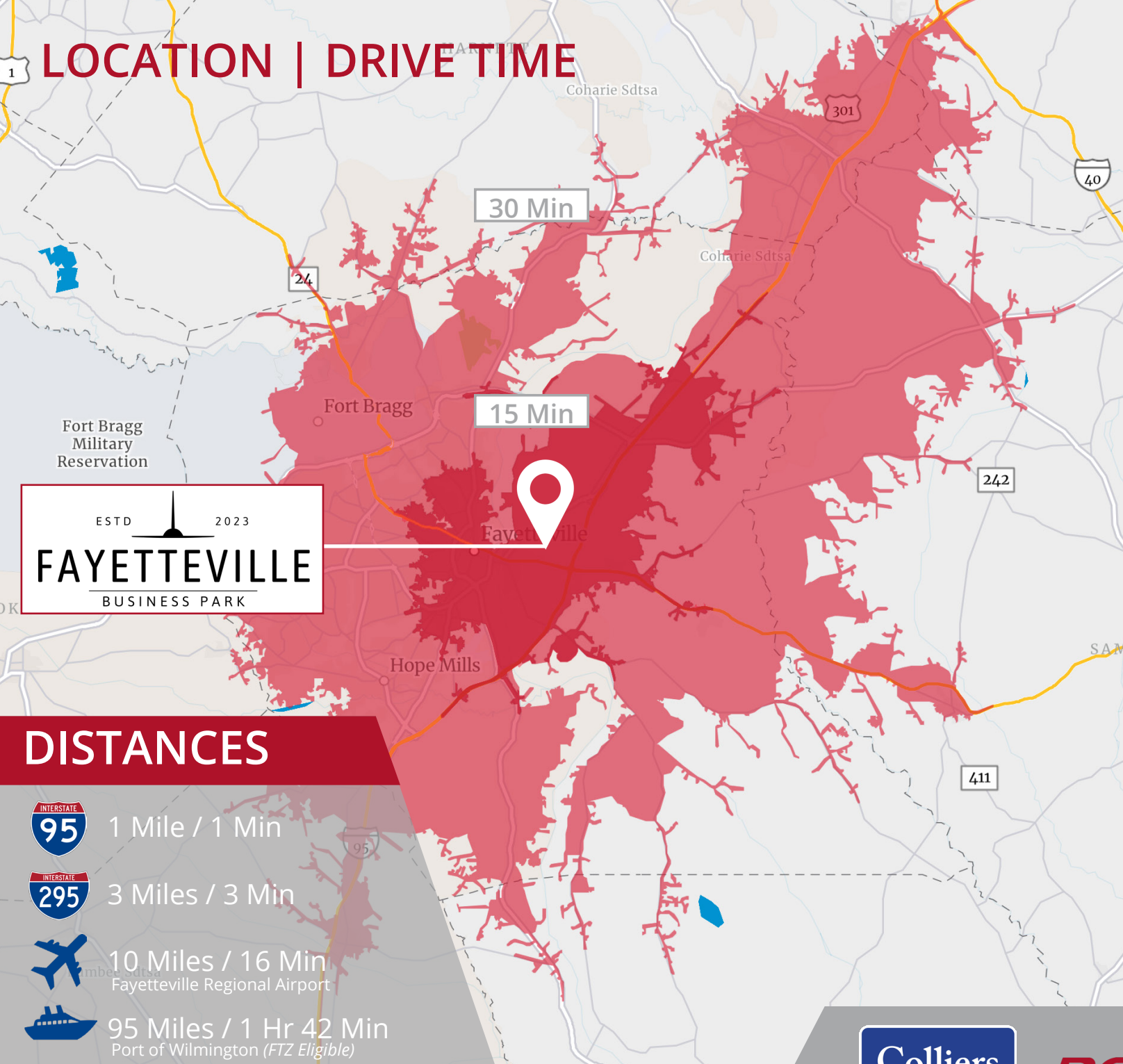
Phase III

Proposed Road Extension & New  
Signalized Intersection to HWY 24

## CORPORATE NEIGHBORS







# LOCATION | DRIVE TIME



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## DISTANCES

-  1 Mile / 1 Min
-  3 Miles / 3 Min
-  10 Miles / 16 Min  
Fayetteville Regional Airport
-  95 Miles / 1 Hr 42 Min  
Port of Wilmington (FTZ Eligible)



### POPULATION

15 Min | 64,108  
30 Min | 379,969



### LABOR FORCE

15 Min | 25,910  
30 Min | 148,881



### AVG. INCOME

15 Min | \$67,788  
30 Min | \$68,492

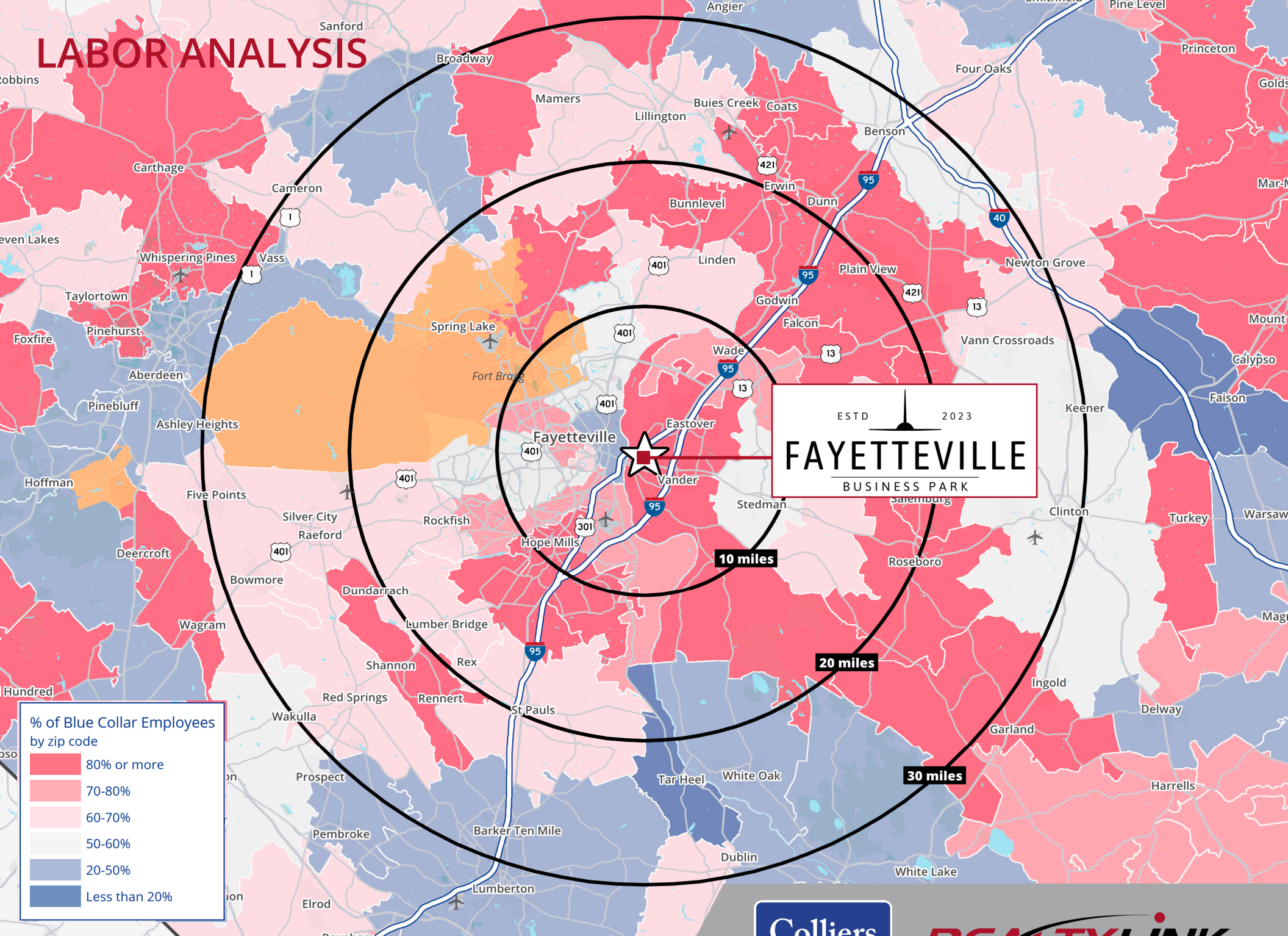


### EST. HOUSEHOLDS

15 Min | 26,104  
30 Min | 147,626



# LABOR ANALYSIS



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10 miles

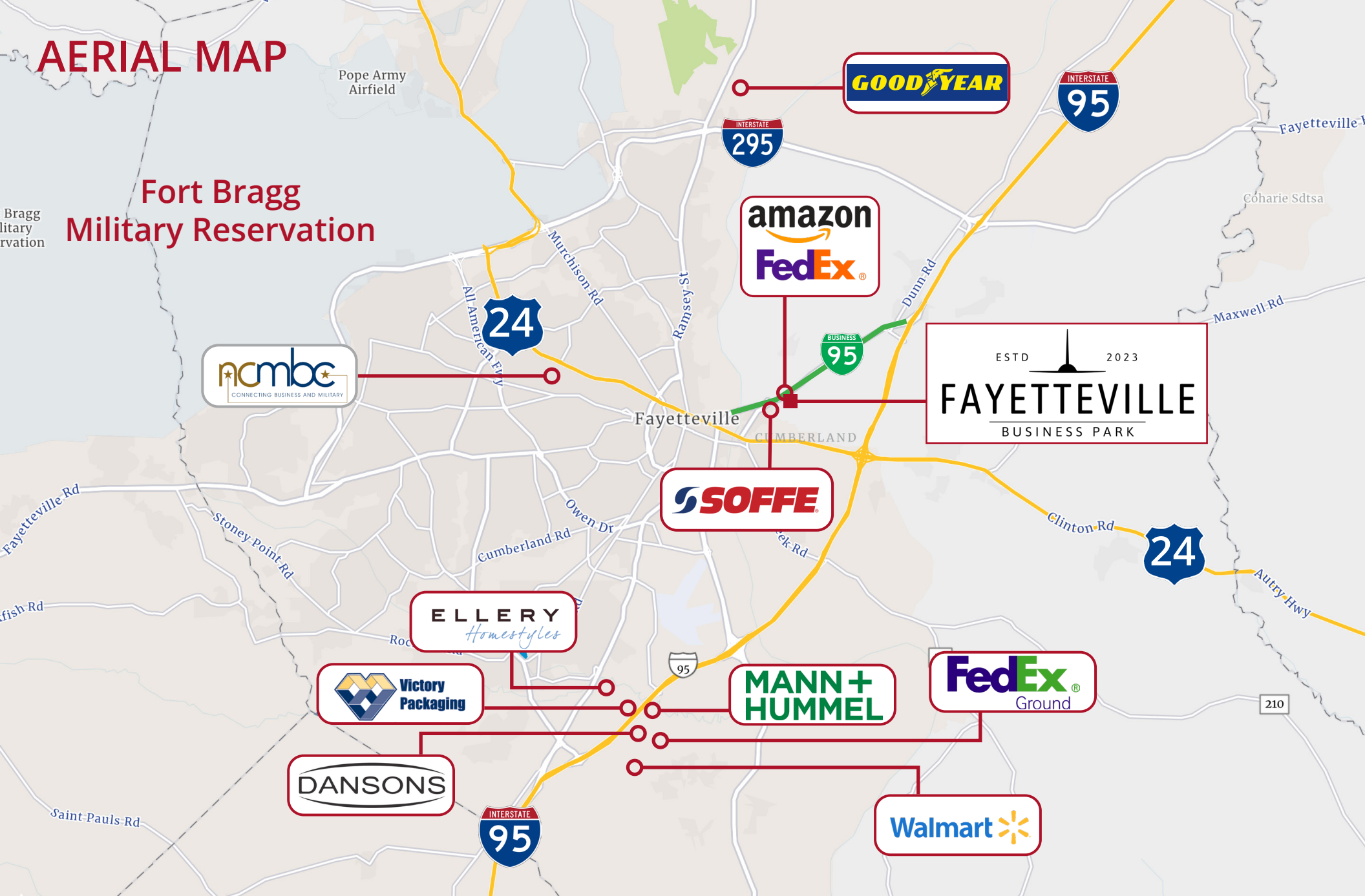
20 miles

30 miles



# AERIAL MAP

Fort Bragg  
Military Reservation

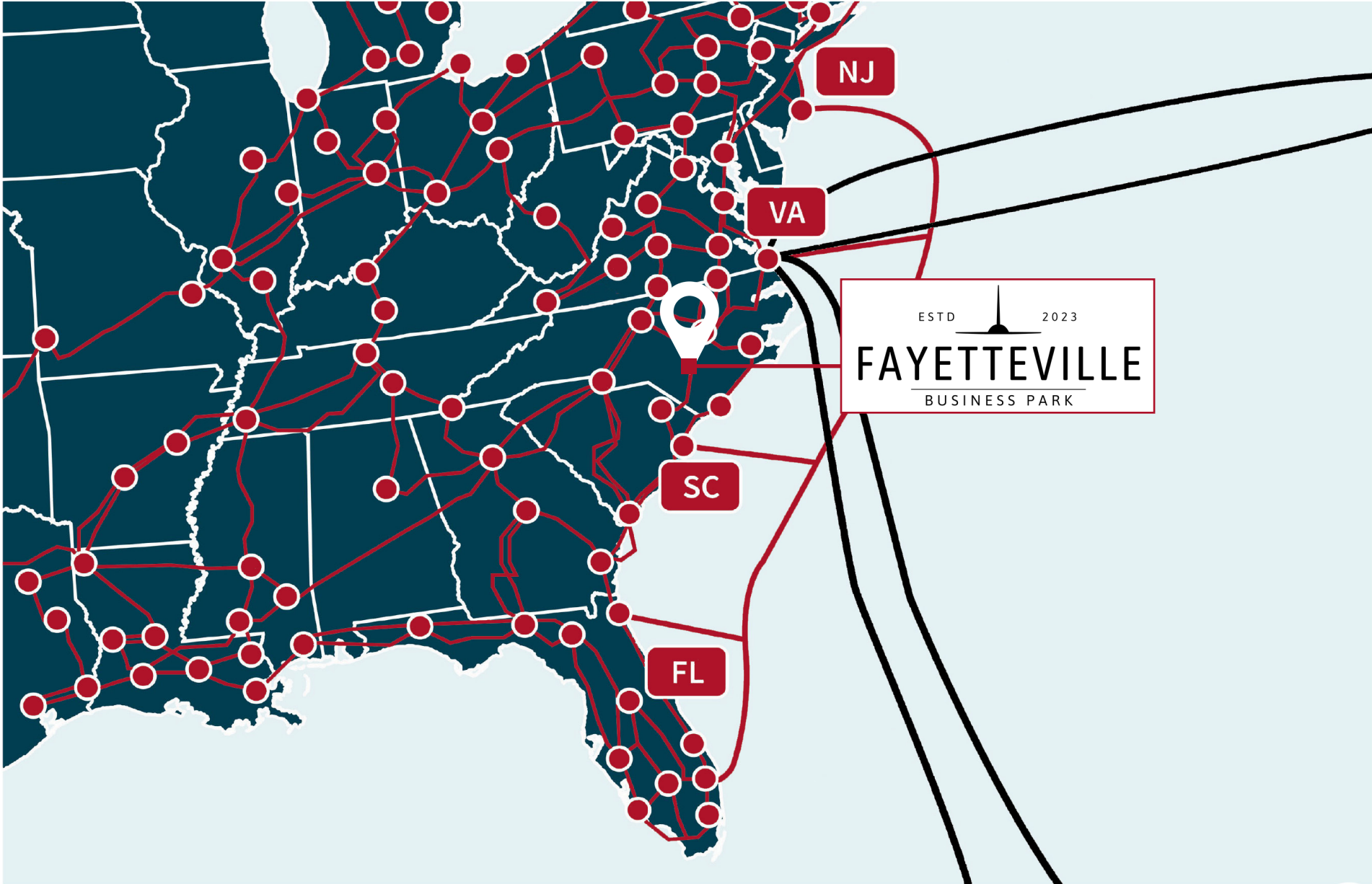


# CORPORATE NEIGHBORS





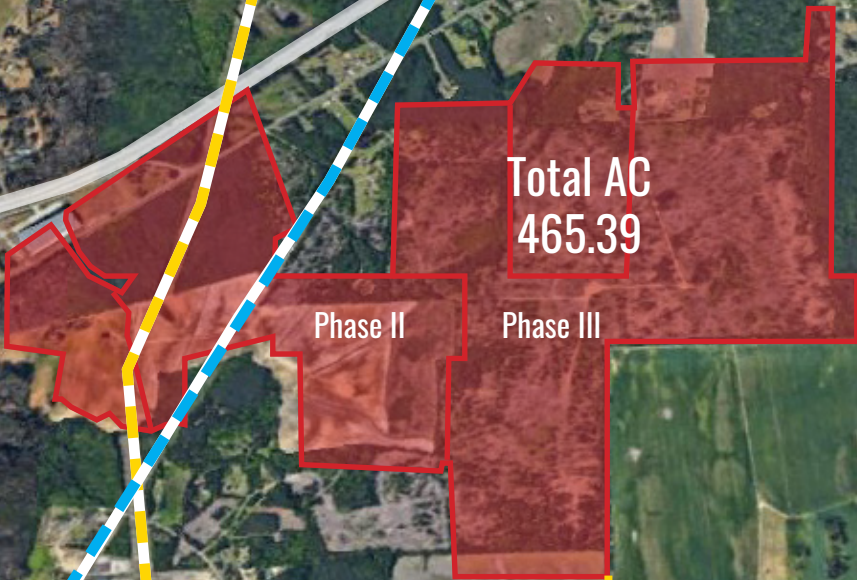
# LONG HAUL FIBER MAP



# DUKE POWER TRANSMISSION LINES

 **230 KV**  
Transmission Line

 **115 KV**  
Transmission Line



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