

INDUSTRIAL PROPERTY FOR LEASE

New 20,000 SF Flex Building

3456 Black and Decker Rd, Hope Mills, NC 28348



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

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Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | www.grantmurrayre.com



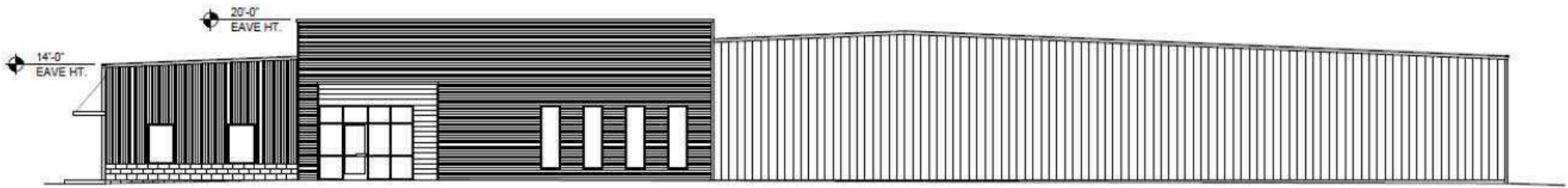
PROPERTY OVERVIEW

Available SF:	20,000 SF
Lease Rate:	\$15.00 SF/yr (NNN)
Lot Size:	4.47 Acres
Year Built:	Proposed-2025
Zoning:	MP (Airport Overlay)

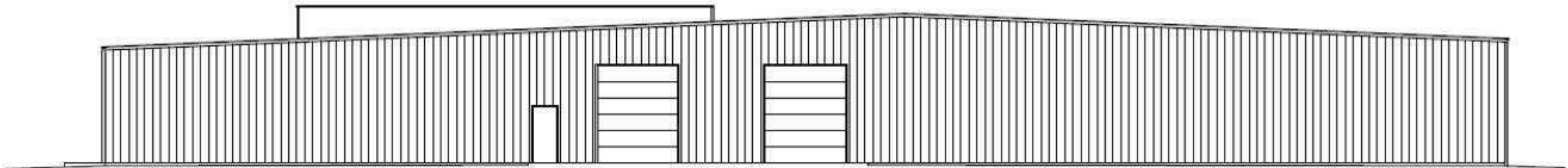
property description

This 20,000-square-foot flex building, projected for completion in 2026, is available as a customizable build-to-suit space designed to meet the unique office and warehouse needs of its single tenant. The facility offers a versatile layout for light industrial use, with zoning classified as M(P) and located within the Airport Overlay district. Its design and location will serve businesses looking to optimize logistics and workspace efficiency near essential transportation routes and amenities. Positioned near the Fayetteville Regional Airport and less than two miles from key routes like Business 95/Hwy 301, Hwy 87, and I-95, the site ensures seamless regional and interstate connectivity, enhancing operational convenience for clients and suppliers alike.

The surrounding area offers an appealing mix of convenience and accessibility. Employees will benefit from close proximity to a variety of retailers, including Walmart, a selection of popular dining options, and nearby residential neighborhoods, making commutes and day-to-day needs easily manageable. With a robust local labor force and an average household income of approximately \$72,450 within a five-mile radius, the property is well-situated to attract a capable workforce while ensuring access to essential services. This strategic location fosters a productive work environment within a vibrant and growing community.



2 FRONT ELEVATION
SCALE: 3/32" = 1'-0"



4 REAR ELEVATION
SCALE: 3/32" = 1'-0"



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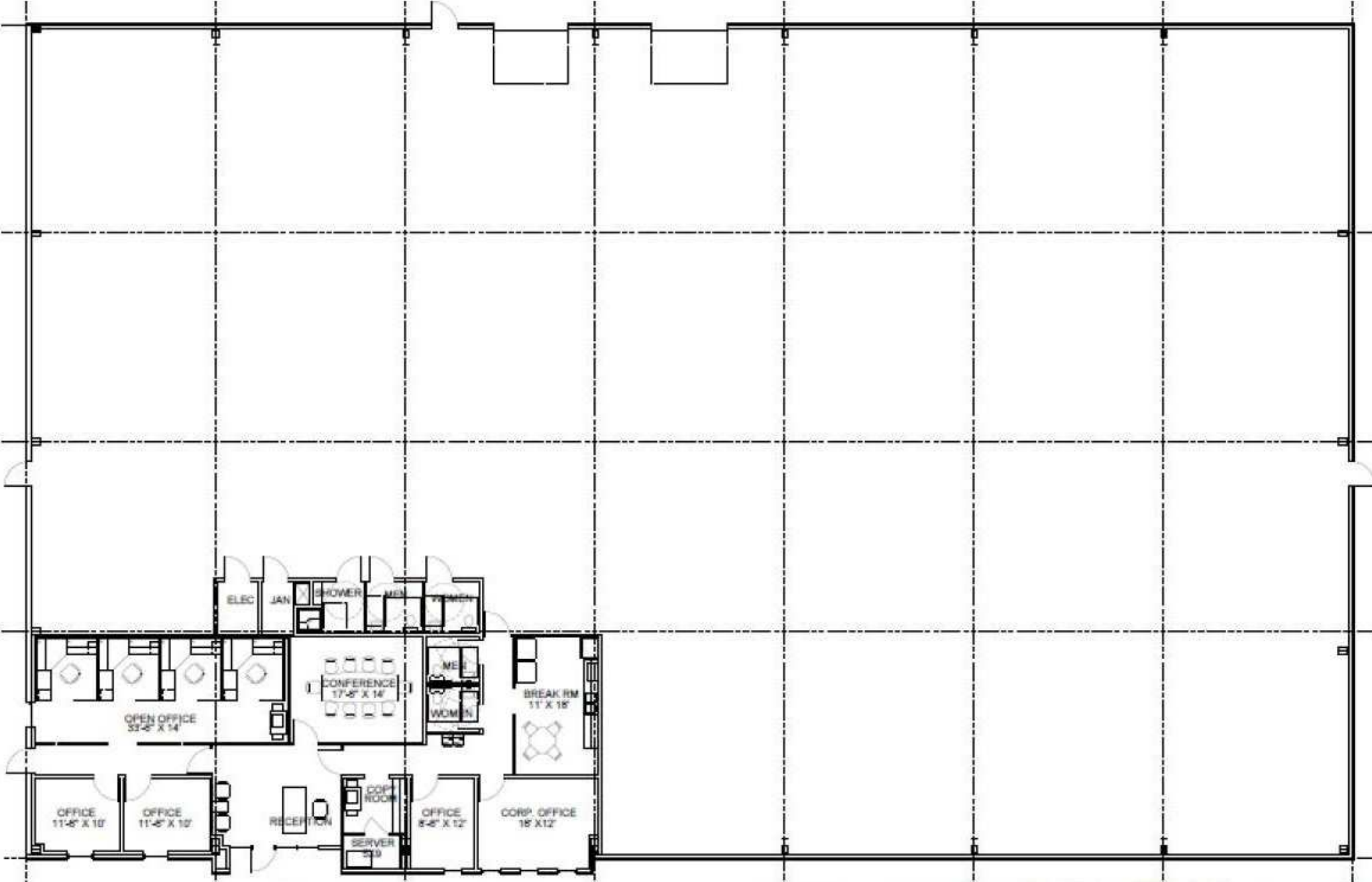
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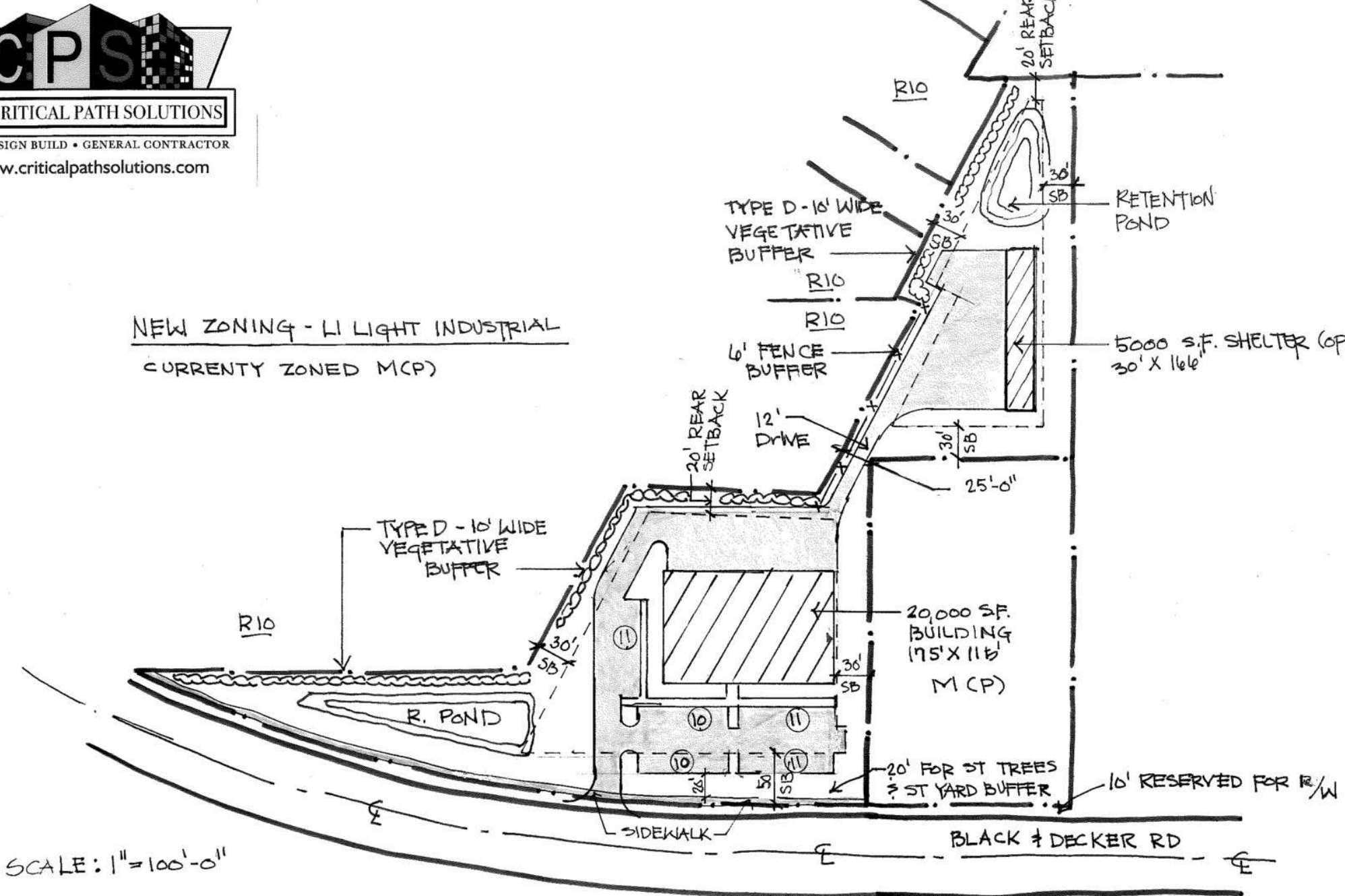
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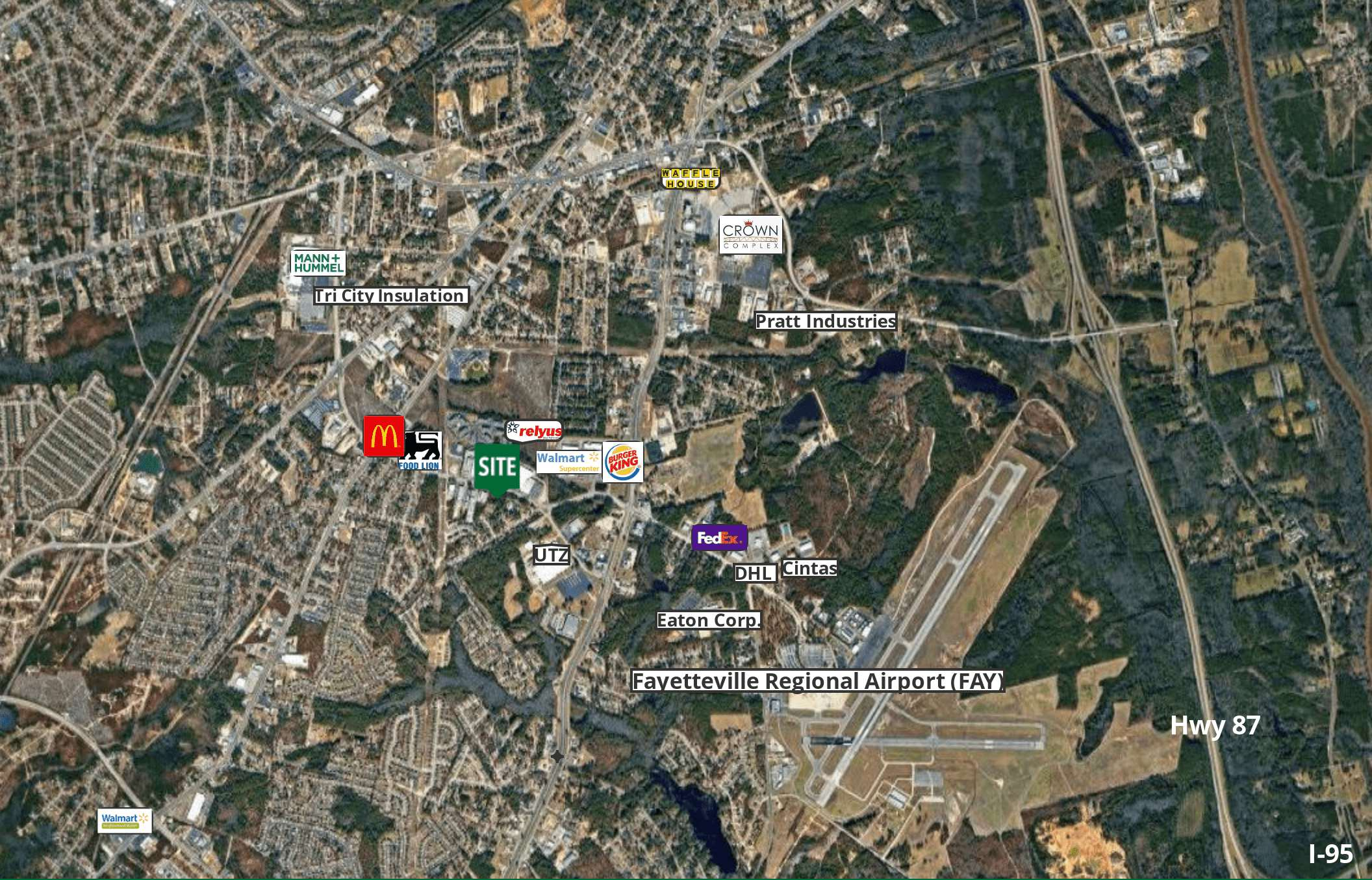
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NEW ZONING - LI LIGHT INDUSTRIAL
 CURRENTLY ZONED M(CP)



SCALE: 1" = 100'-0"

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MANN+HUMMEL

Iri City Insulation

WAFFLE HOUSE

CROWN COMPLEX

Pratt Industries



SITE

rehyus

Walmart Supercenter



FedEx

UTZ

DHL

Cintas

Eaton Corp.

Fayetteville Regional Airport (FAY)

Hwy 87

I-95

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Old Dominion Freight Line



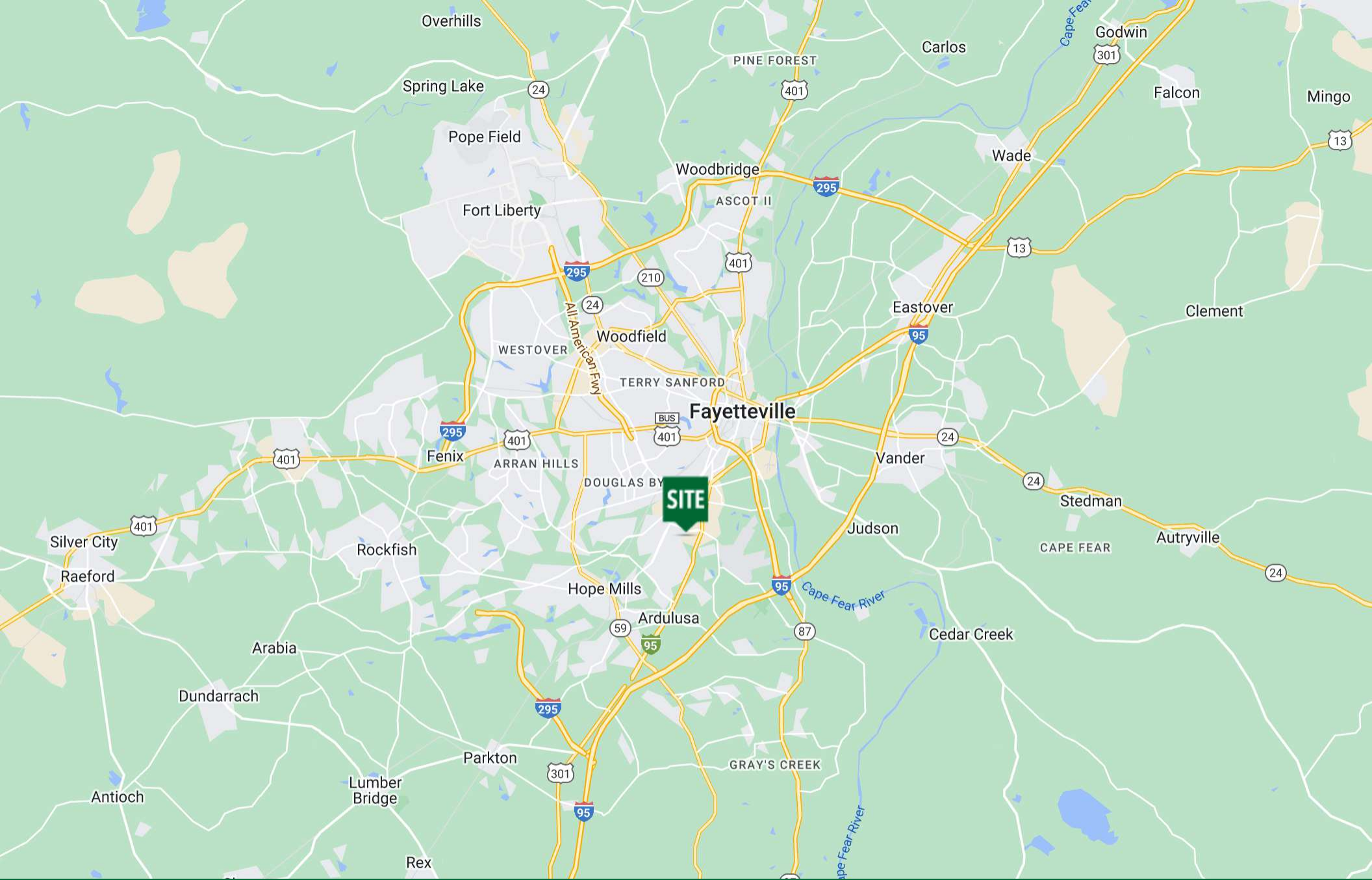
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Maxar Technologies

Google



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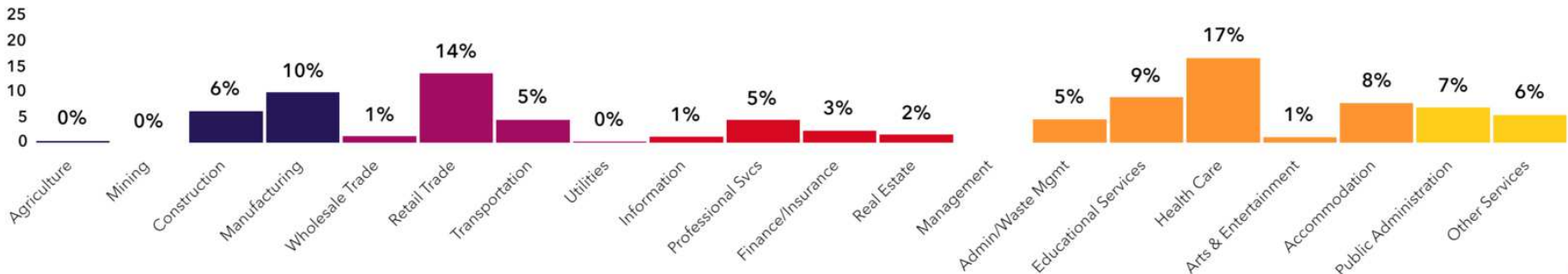
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99,891
Total Population



Population

138,110
Daytime Population



\$57,106
Median HH Income



Income

\$32,375
Per Capita Income



40,689
Total Households



Housing

44,863
Total Housing Units



\$195,677
Median Home Value



Homes

56.1%
Home Ownership



37.2
Median Age



People

Middleburg
Tapestry Segment



Demographics

3456 Black and Decker Rd, Hope Mills, North Carolina, 28348



9%

No HS Diploma



28%

HS Graduate



35%

Some College



29%

Degree or Higher

for more information

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Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2024 and 2028



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