



±183,000 SF Industrial Facility  
**FOR LEASE**

458 Whitfield St, Fayetteville, NC 28306



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# Executive Summary

A rare ±183,000 SF heavy industrial facility on ±18 acres in Cumberland County, North Carolina. Originally built in 1977 and renovated in 1999, this former press and manufacturing plant delivers institutional-grade infrastructure that is exceptionally difficult to find in today's Southeast market: 52 FT clear heights in the production hall, 7–9 MW of expandable power capacity, 14 dock-high doors, 9 grade-level doors, and a dedicated CSX rail spur with two rail docks. Zoned HI (Heavy Industrial), the facility supports a wide range of uses including large-scale manufacturing, logistics and warehousing, heavy processing, data center conversion, cold storage, and defense contracting.

The site's strategic value extends well beyond its four walls. Located adjacent to Interstate 95 — the East Coast's primary north-south freight corridor — and minutes from Fort Bragg, the largest U.S. Army installation by population, this property sits at the intersection of commercial logistics demand and defense-sector opportunity. Cumberland County offers a competitive cost structure, a right-to-work labor environment, and a steady pipeline of skilled talent from the military community. For international manufacturers and industrial operators seeking a scalable, rail-served, heavy-power facility in the Southeastern U.S., this is a turnkey solution in a market where supply is shrinking and demand is accelerating.

## Highlights

- ±183,000 SF industrial facility on ±18.04 acres
- 52 FT clear height in former press hall; 14'9"–16'9" in production area
- 7–9 MW power capacity, expandable; 1,400–2,500 amps at 480V, 3-phase
- HI (Heavy Industrial) zoning — maximum use flexibility
- On-site CSX rail spur with 2 rail docks
- 14 dock-high doors (11 with plates, 1 leveler, 2 truck-height) + 9 grade-level doors
- Freight elevator equipped
- 388 parking spaces + 8 dedicated truck spaces with separate rear entrance
- 3 independent site entrances (visitors, employees, trucking)
- Full sprinkler fire suppression system
- Centralized cooling tower + natural gas heating
- Centralized access control system
- Adjacent to I-95; minutes from Fort Bragg (largest U.S. Army base by population)
- City water, city sewer, natural gas utilities
- Built 1977, renovated 1999

## Ideal Uses

- Large-scale manufacturing
- Logistics & warehousing
- Heavy processing & assembly
- Data center conversion
- Cold storage / refrigerated distribution
- Defense & government contracting



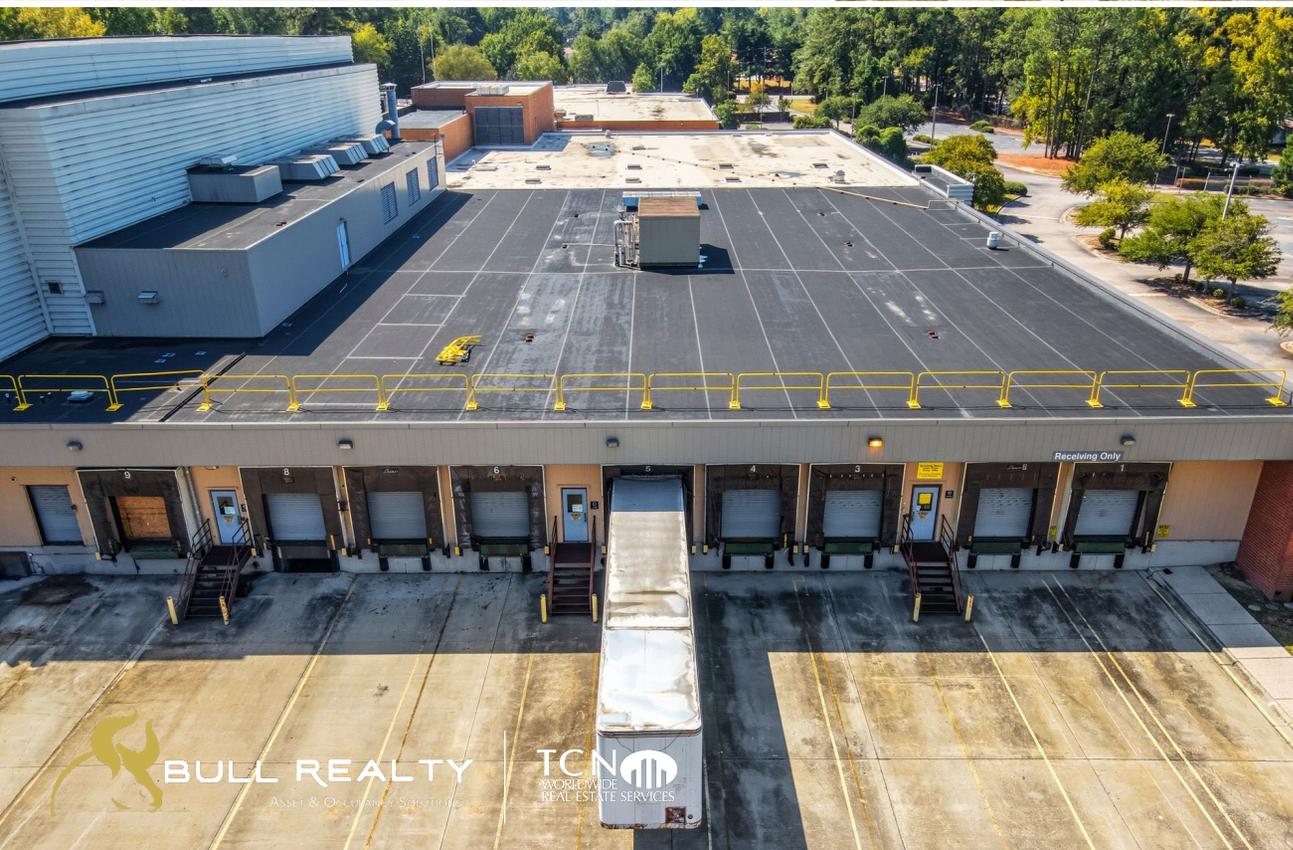
# Property Information

Address	458 Whitfield St, Fayetteville, NC 28306
County	Cumberland
Parcel ID	0436-28-2705
Building Size	±183,000 SF
Office/Warehouse	±56,296 SF / ±109,636 SF
Site Size	±18.04 AC
Zoning	HI Heavy Industrial
Parking	388 spaces
Year Built/Renovated	1977/1999
Clear Height	52'
Loading	14 Dock-high doors & 9 drive-ins
Power	7–9 MW power capacity, expandable
Rail	Yes, rail spur and two rail docks
Foundation	Concrete slab
Construction	Steel frame/pre-engineered metal
HVAC	Centralized cooling tower, centralized gas heating
Utilities	All
Fenced & Paved	Yes

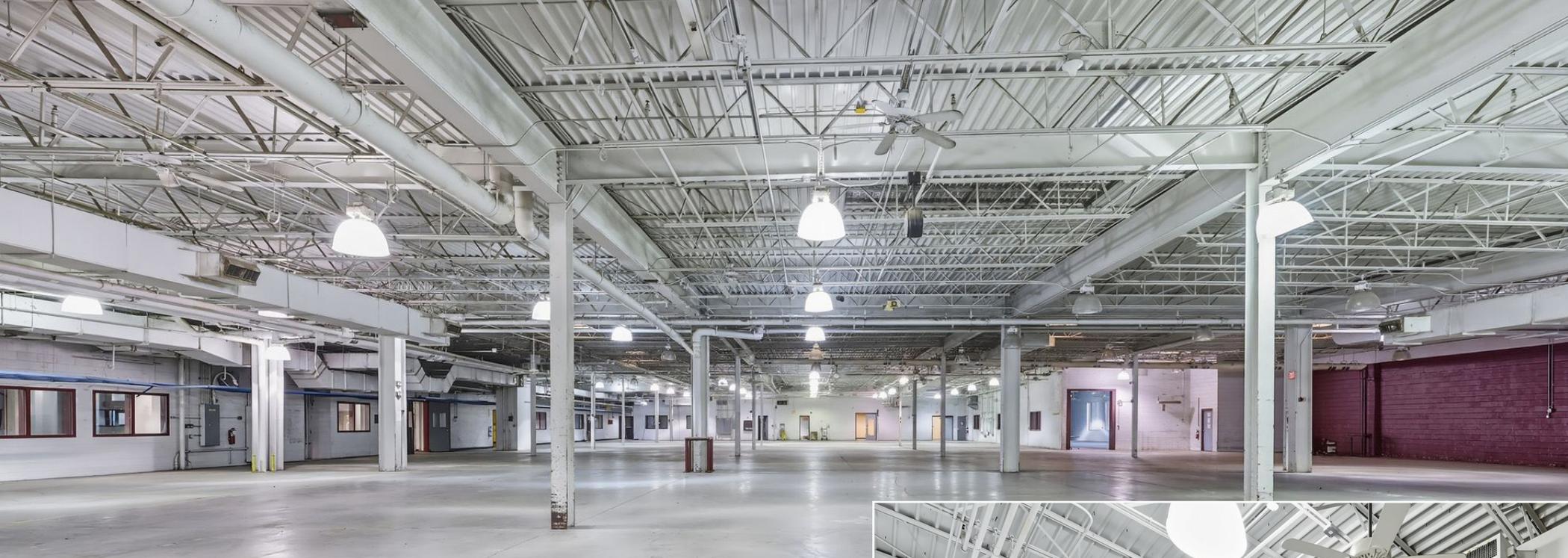
Lease Rate \$3.95/SF/YR NNN

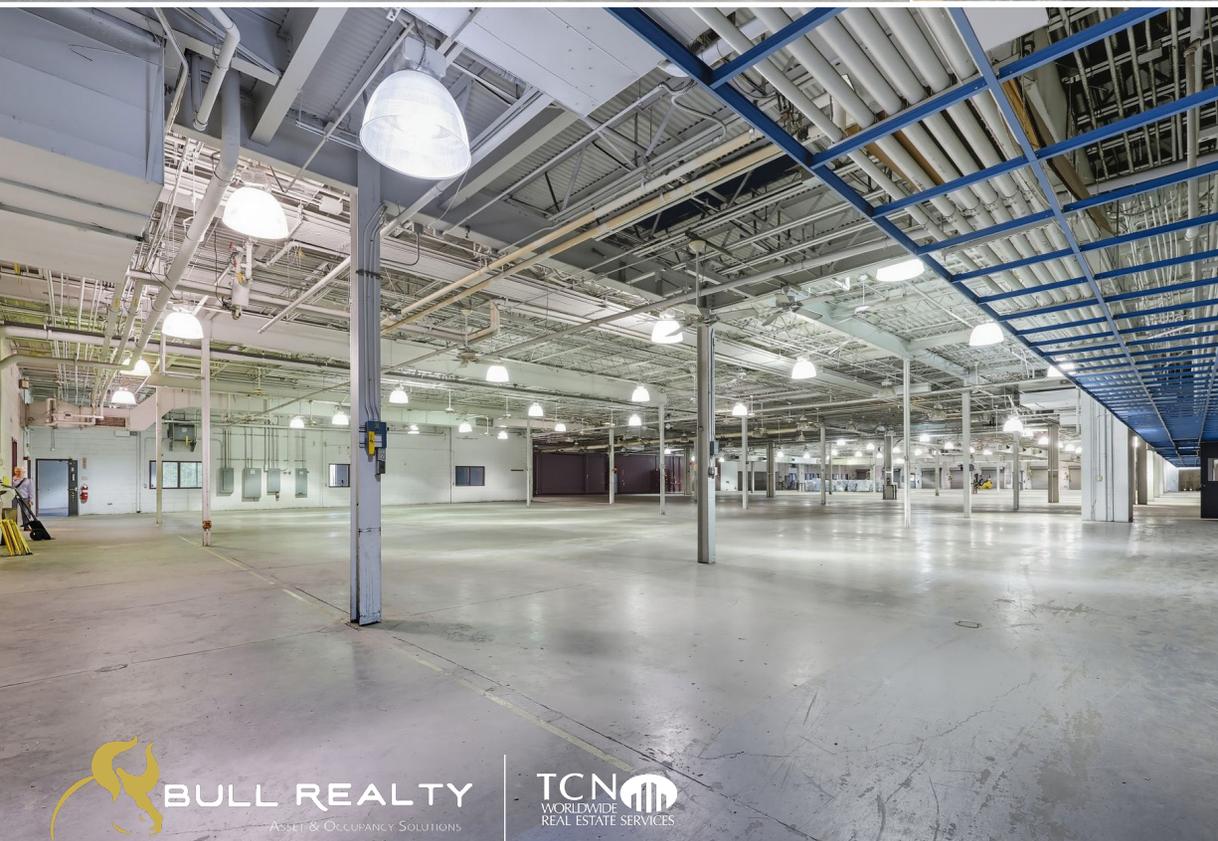
Availability Immediate



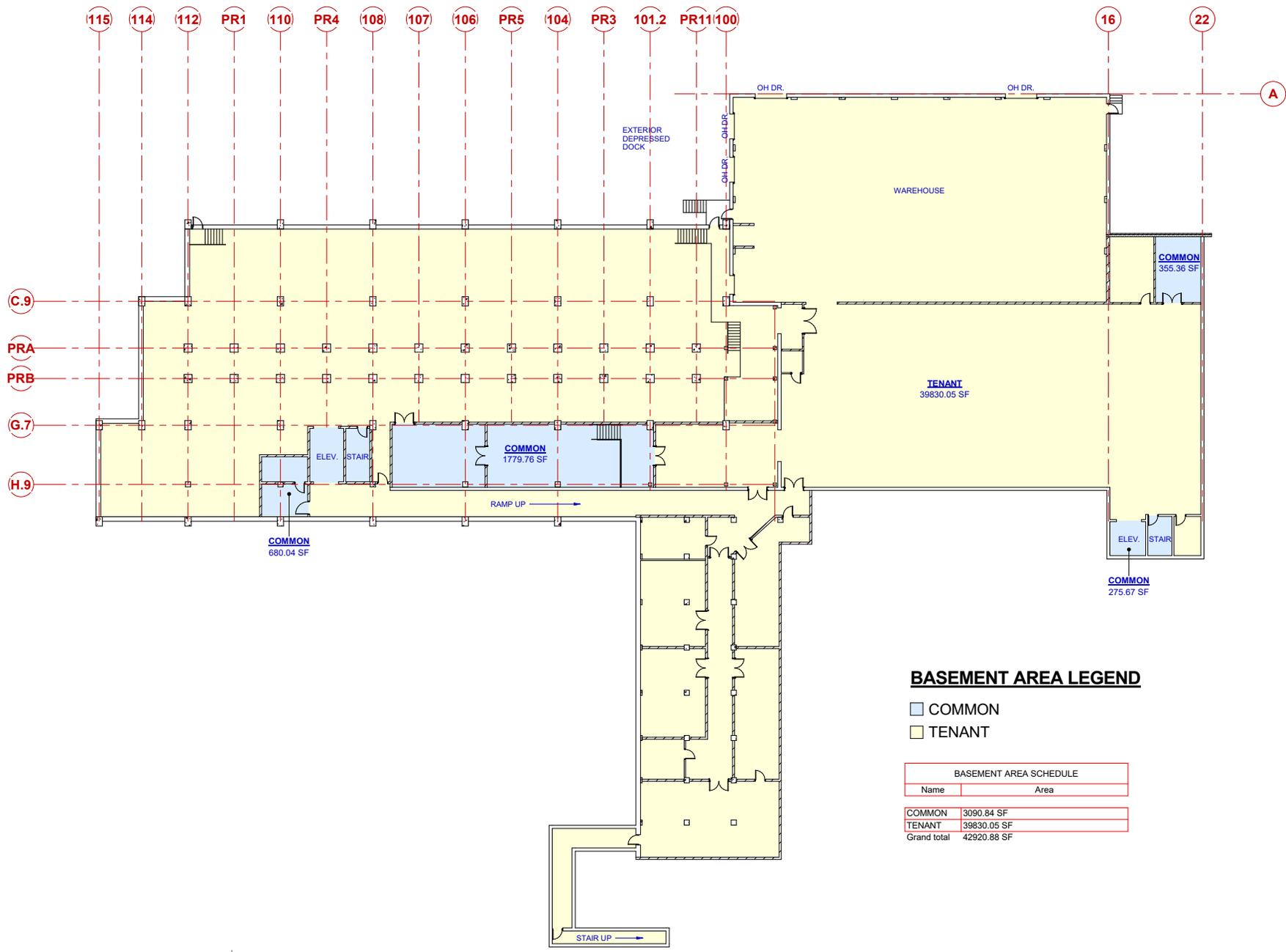








# Floor Plan

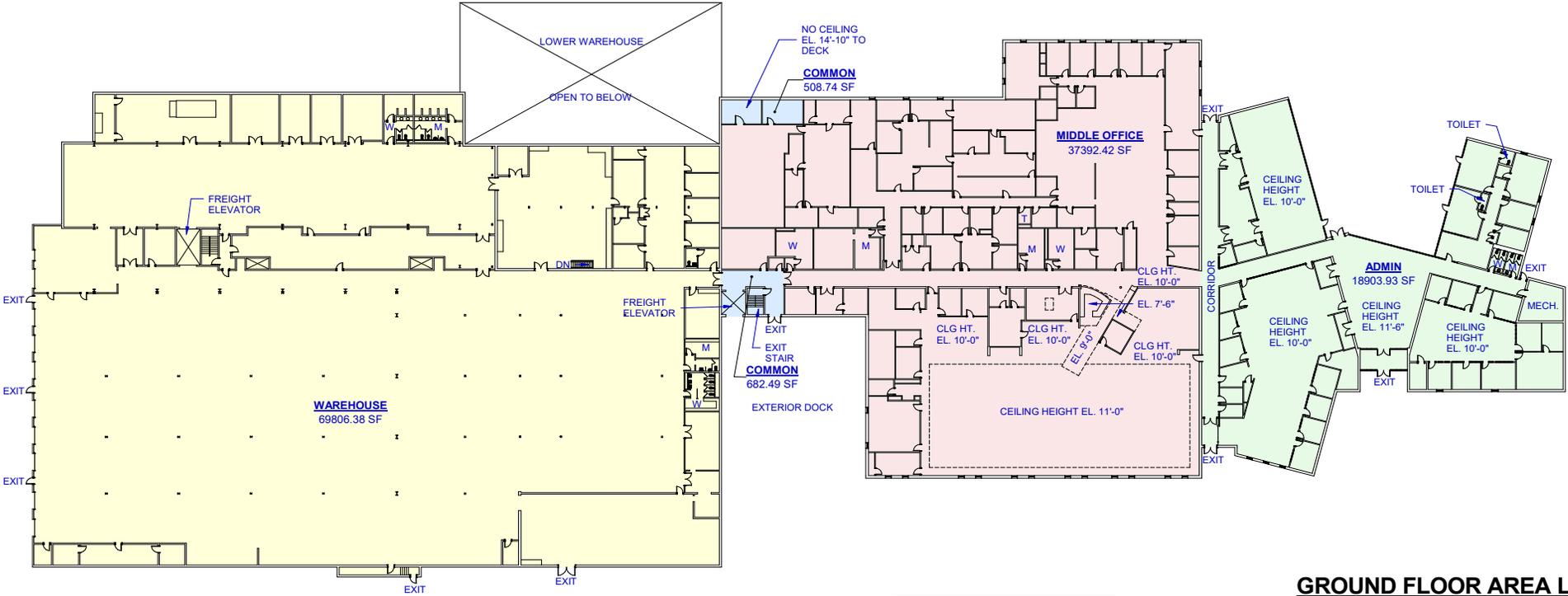


**BASEMENT AREA LEGEND**

- COMMON
- TENANT

BASEMENT AREA SCHEDULE	
Name	Area
COMMON	3090.84 SF
TENANT	39830.05 SF
Grand total	42920.88 SF

# Floor Plan



Area Schedule - GROUND FLOOR

Name	Area
ADMIN	18903.93 SF
COMMON	1191.23 SF
MIDDLE OFFICE	37392.42 SF
WAREHOUSE	69806.38 SF
	127293.95 SF

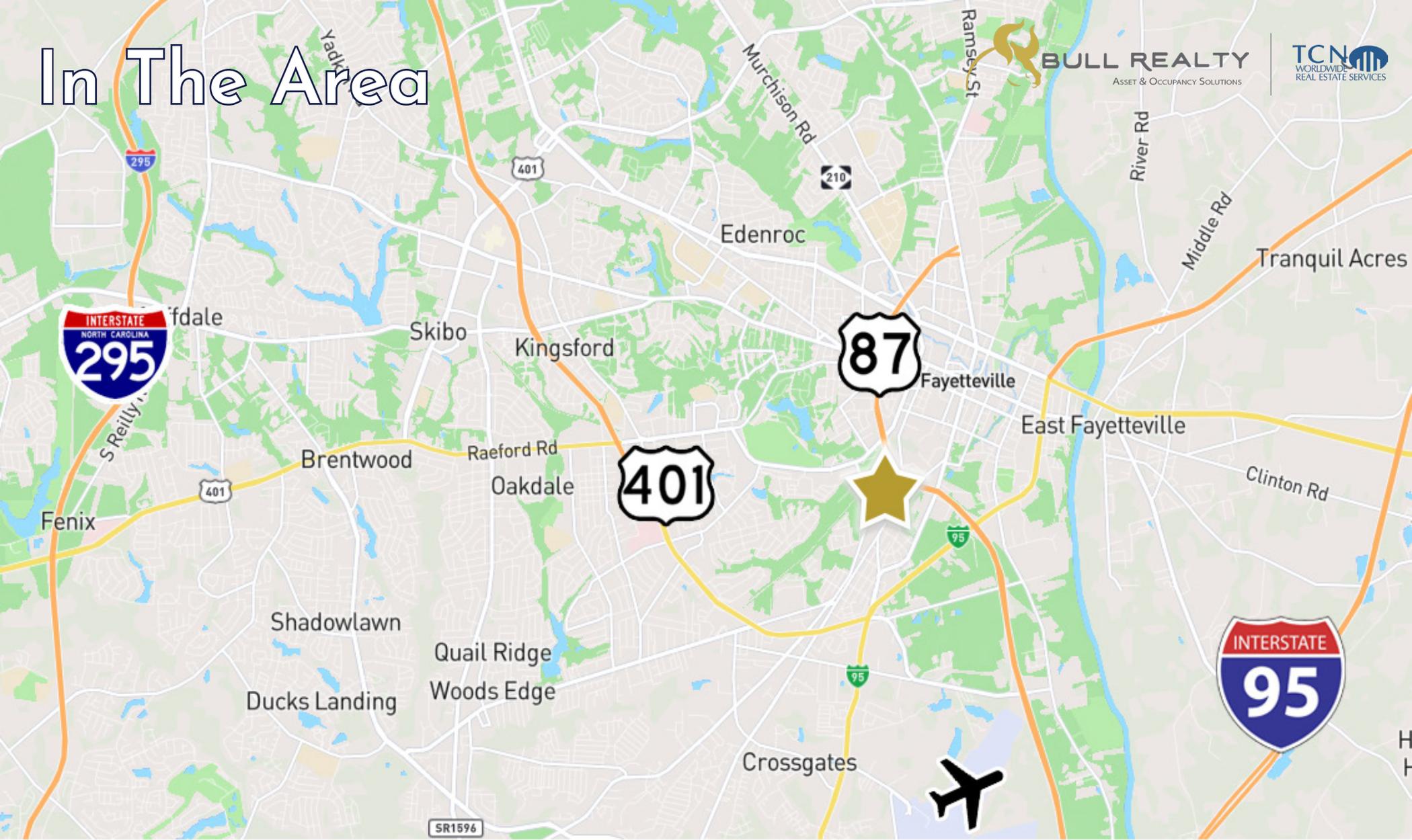
**GROUND FLOOR AREA LEGEND:**

- ADMIN
- COMMON
- MIDDLE OFFICE
- WAREHOUSE

# In The Area



**BULL REALTY**  
ASSET & OCCUPANCY SOLUTIONS



NC Hwy 87 | 1.5 Miles  
U.S Hwy 401 | 2 Miles  
I-95 | 5 Miles  
I-295 | 10 Miles



Fayetteville Regional Airport | 5 Miles  
Raleigh-Durham International Airport | 80 Miles  
Albert J. Ellis Airport | 85 Miles  
Florence Regional Airport | 86 Miles



CSX Transportation | 3 Miles  
Norfolk Southern | 4 Miles  
Fayetteville Amtrak Station | 6 Miles  
Raleigh Amtrak Station | 77 Miles



Port of Wilmington | 96 Miles  
Port of Morehead City | 140 Miles  
Port of Charleston | 170 Miles

# Fayetteville, NC



**Fayetteville** is a strategically located and economically stable city in southeastern North Carolina and the county seat of Cumberland County. With a population exceeding 200,000, it serves as a primary commercial hub for the Sandhills region and benefits from consistent population and employment stability.

The local economy is anchored by Fort Liberty, one of the largest military installations in the world. The base provides a substantial and reliable employment foundation, driving demand for industrial, logistics, and service-related real estate while supplying a steady pipeline of skilled veterans to the civilian workforce.

Fayetteville offers strong regional connectivity, positioned along Interstate 95 with convenient access to Interstate 40 and Interstate 74, and within approximately 65 miles of Raleigh. Rail service via CSX and commercial air service through Fayetteville Regional Airport further support distribution and industrial operations.

Supported by institutions such as Fayetteville Technical Community College and Fayetteville State University, the city maintains a trained and workforce-ready labor pool. Competitive operating costs, available land, and continued public and private investment reinforce Fayetteville's position as a stable and attractive industrial market.

# Demographics

Fayetteville, North Carolina



## POPULATION

1 MILE	3 MILES	5 MILES
3,388	36,146	99,871



## HOUSEHOLDS

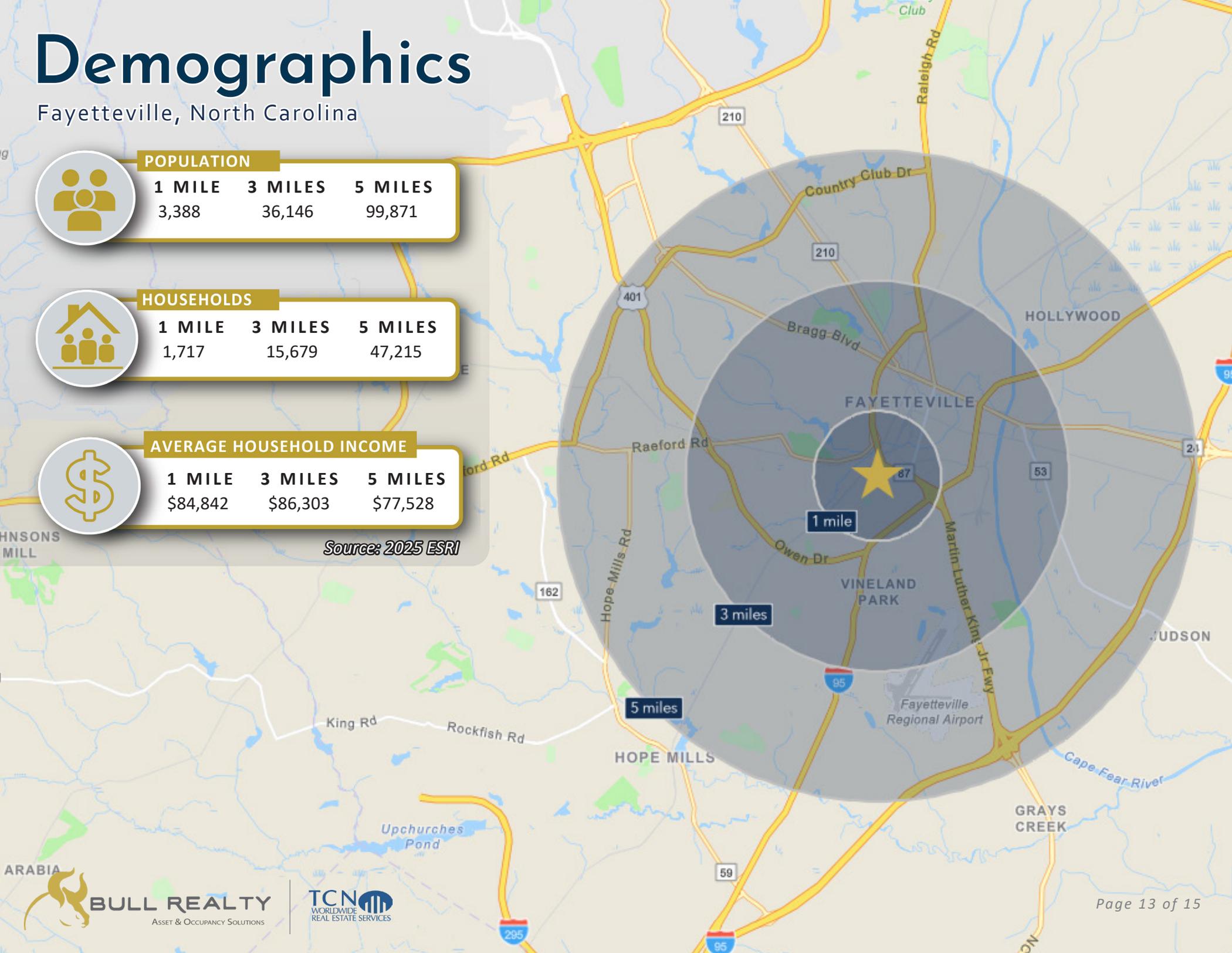
1 MILE	3 MILES	5 MILES
1,717	15,679	47,215



## AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$84,842	\$86,303	\$77,528

Source: 2025 ESRI



# Broker Profile



**ANNA ROHDE YUAN, MBA**

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Anna Rohde Yuan leads the Bull Realty – TCN Worldwide International Group. With 15+ years of experience in global commercial real estate occupier and investment strategies, her expertise spans Asia, Europe, and North America, where she helps clients facilitate complex investment and occupier transactions. Anna connects international companies and capital with strategic U.S. opportunities. Services include site selection, tenant representation, acquisitions, dispositions and structuring joint ventures between international clients and local sponsors.

Her success in cross-border transactions is supported by her genuine multicultural insight and multilingual abilities. Having lived in seven countries, Anna brings practical global experience to every transaction, helping foreign companies establish U.S. locations and guiding foreign investors with property acquisitions and dispositions. She integrates data-driven analysis and Generative AI technology with market insights to optimize portfolio performance for institutional and private clients.

Anna built lasting international business relationships as former Vice President and Chief Auditor of Carolina's Chinese Chamber of Commerce and was instrumental in building the local business community's engagement with Southeast Asia. Her MBA from Edinburgh Business School, complemented by studies at London College of Accountancy and HeNan Institute of Finance and Economics, bridges Eastern and Western business approaches. Clients appreciate Anna's attention to detail and cross-cultural business acumen.

Outside the office, she practices martial arts, skiing, and ice skating, applying the same focus and discipline to professional and athletic pursuits.



# ABOUT BULL REALTY

## MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

## SERVICES

Disposition, acquisition, project leasing, tenant representation and consulting services.

## SECTORS OF FOCUS

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties.

## GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

## AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at [www.CREshow.com](http://www.CREshow.com).

## JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

## CONNECT WITH US:

<https://www.bullrealty.com/>



**28**  
YEARS IN  
BUSINESS



**ATL**  
HEADQUARTERED IN  
ATLANTA, GA

LICENSED IN  
**8**  
SOUTHEAST  
STATES

