

200 North 13th Street

ERWIN, NC 28339

FOR LEASE



CONTACT BROKER:

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**LEASE INFORMATION**

Lease Rate **\$3.25 - \$6.95 PSF/Yr (NNN)**

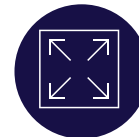
Building Size **90,413 SF**

Available SF **6,887 - 57,427 SF Suites**

Lot Size **28.87 Acres**

Zoning **M1**

The location is ideally situated within the Fayetteville MSA market, offering a thriving business environment. The property benefits from its proximity to Fayetteville (208,778 Population) and Raleigh (469,124 Population). The location provides convenient access to major highways, air, rail, and sea transportation within the greater region.



Available units range in size from approximately 6,887 SF to 57,427 SF



Lease rates range from \$4.95 PSF to \$6.95 PSF (NNN)



All available units provide new LED lighting



Located in Jacksonville MSA and near Raleigh MSA

FOR LEASE

AERIAL



200 North 13th Street | Erwin, NC 28339 | PAGE 3

401 W. 1ST ST | GREENVILLE, NC 27834 | 252.355.7006 | OVERTONGROUP.NET



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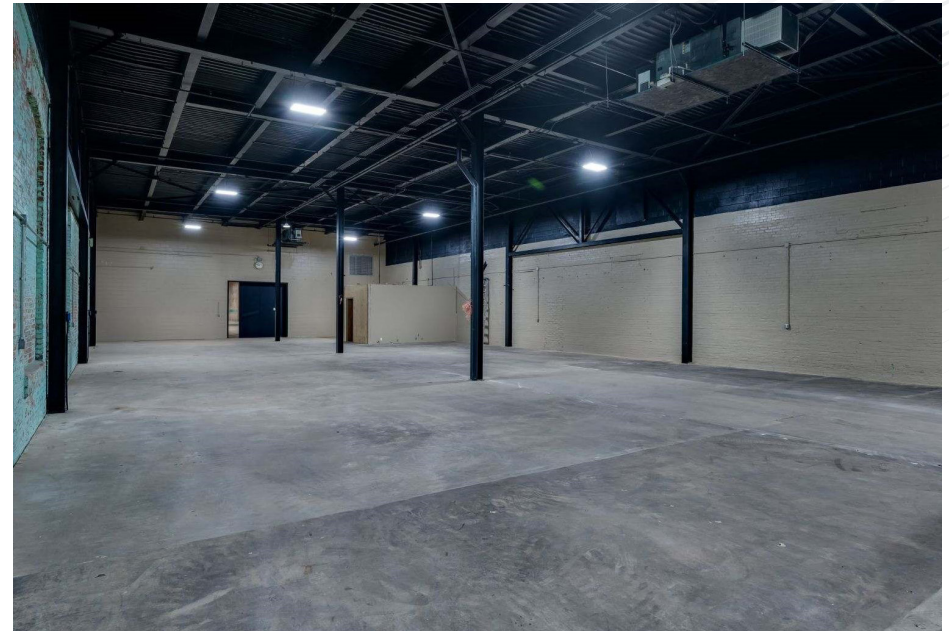
AERIALS



200 North 13th Street | Erwin, NC 28339 | PAGE 4

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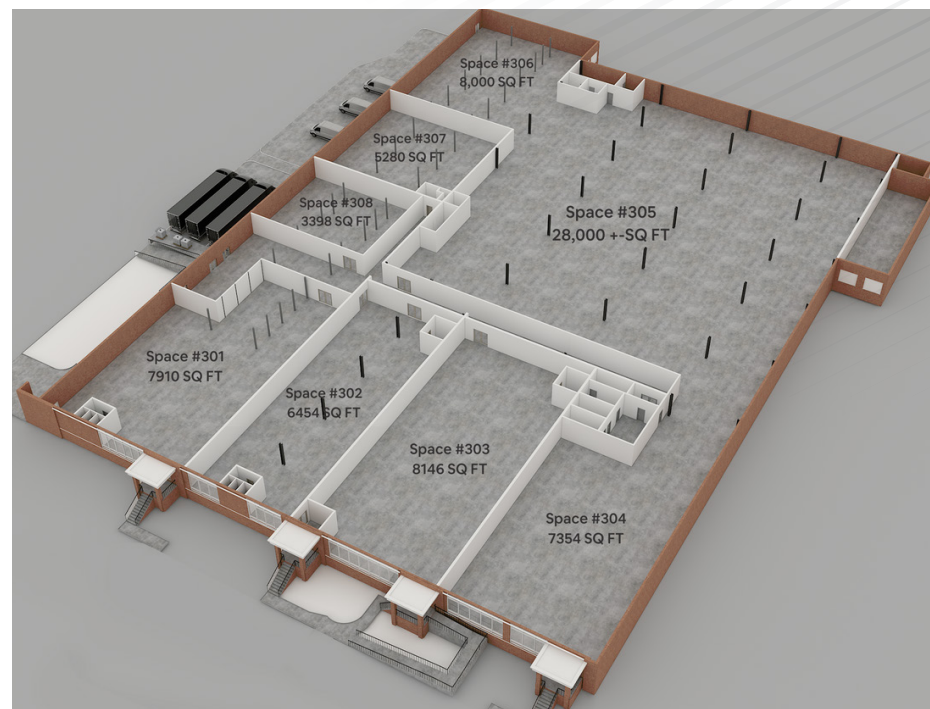
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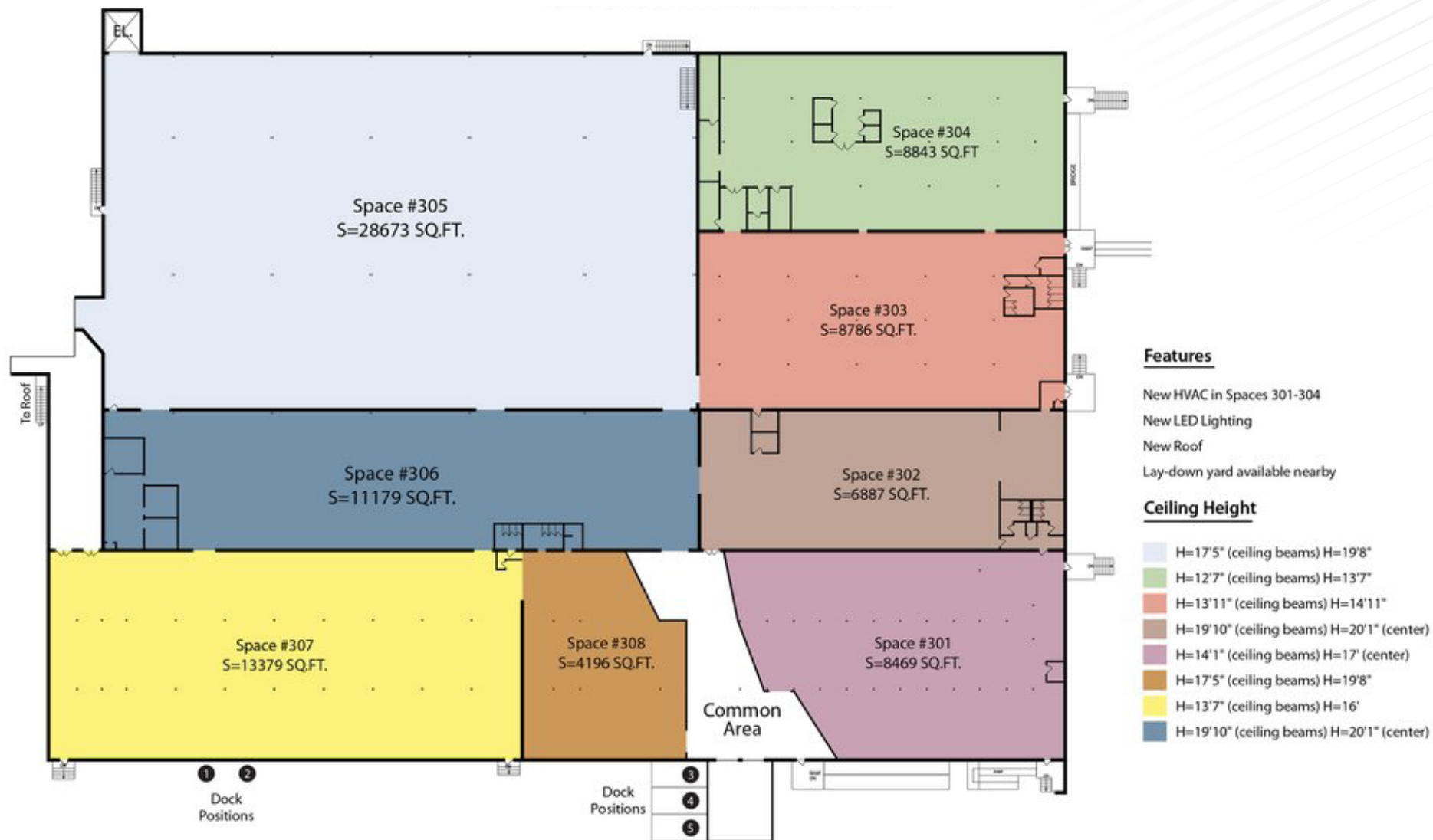
Lease Type NNN

Total Space 8,469 - 57,427 SF

Lease Term Negotiable

Suites	Tenant	Size	Description
Space 301	Available	8,469 SF	14' ceiling height
Suite 302	-	6,887 SF	19'10" ceiling height
Suite 303	Available	8,786 SF	13'11" ceiling height
Suite 304	Available	8,843 SF	10' ceiling height
Suite 305-308	Available	57,427 SF	12' to 19' ceiling height





Features

- New HVAC in Spaces 301-304
- New LED Lighting
- New Roof
- Lay-down yard available nearby

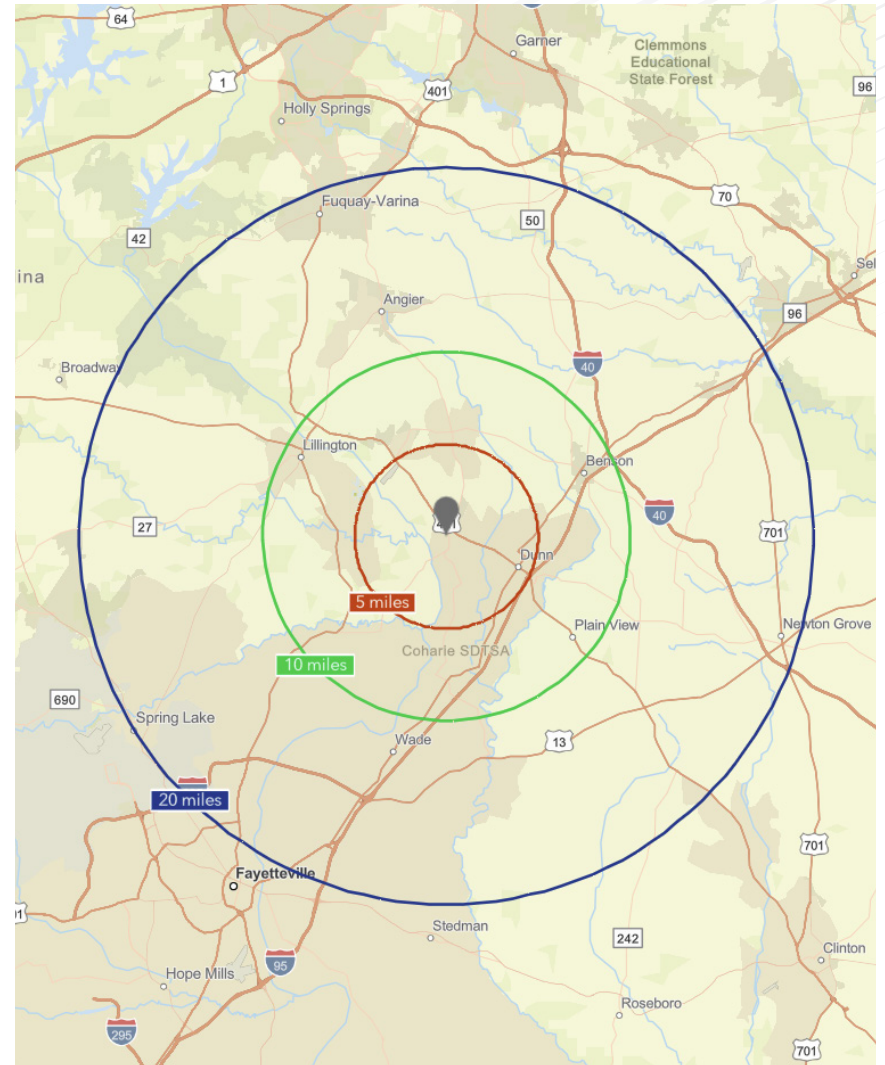
Ceiling Height

- H=17'5" (ceiling beams) H=19'8"
- H=12'7" (ceiling beams) H=13'7"
- H=13'11" (ceiling beams) H=14'11"
- H=19'10" (ceiling beams) H=20'1" (center)
- H=14'1" (ceiling beams) H=17' (center)
- H=17'5" (ceiling beams) H=19'8"
- H=13'7" (ceiling beams) H=16'
- H=19'10" (ceiling beams) H=20'1" (center)

Population	5 Miles	10 Miles	20 Miles
Total Population	20,701	60,710	319,510
Median Age	21,512	63,933	335,722

Households & Income	5 Miles	10 Miles	20 Miles
Total Households	8,605	23,577	120,828
# of Persons per HH	2.37	2.45	2.61
Average HH Income	\$73,149	\$79,226	\$98,850
Average Home Value	\$278,275	\$281,116	\$348,679

Demographics data derived from ESRI (2024)



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THE OVERTON GROUP TEAM

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