

## **FOR LEASE**

**404 Chicago Drive  
Fayetteville, NC 28306**

**Franklin**  
Commercial Real Estate  
**Johnson**



## **±10,000 SF WAREHOUSE FOR LEASE**

### **Offering Summary**

Lease Price: \$7,500 / Month  
Size: 10,000 +/- Square Feet  
Zoned: CC—Community Commercial  
Traffic Count: 24,000 VPD (NCDOT 2022)

### **Property Description**

Spacious 2,000 sq. ft. office and showroom paired with an 8,000 sq. ft. warehouse, offering the ideal setup for a variety of commercial operations. Warehouse has 2 gas heated units & cross flow vents. It also has an alarm system & IT room. The HVAC system was just recently serviced. The warehouse includes office furniture, show room racks & warehouse racks. Conveniently located next to Martin Luther King Freeway (Hwy 87), providing easy access for clients, customers, and transport. 24,000 VPD on MLK FWY (NC DOT 2022). The rental rate is \$7,500 per month (\$90,000 per year).



**Franklin Johnson**

910.818.8400 | JFJohnson1@nc.rr.com

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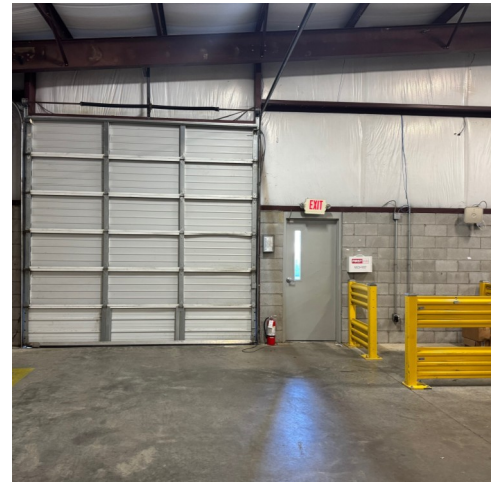
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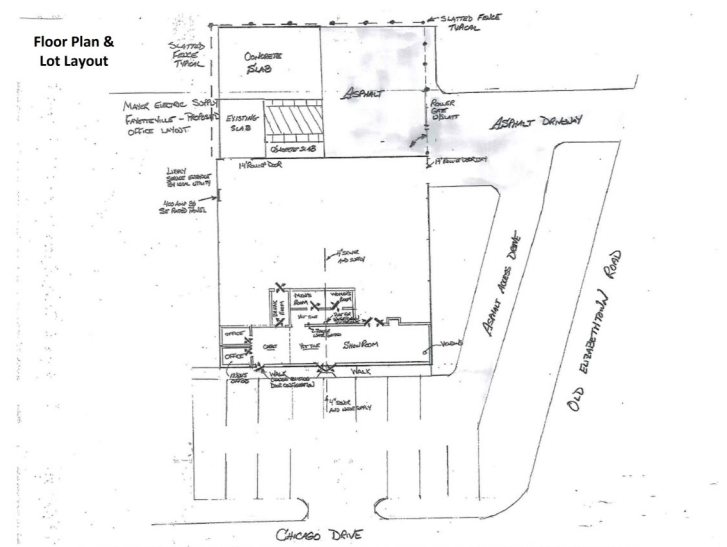
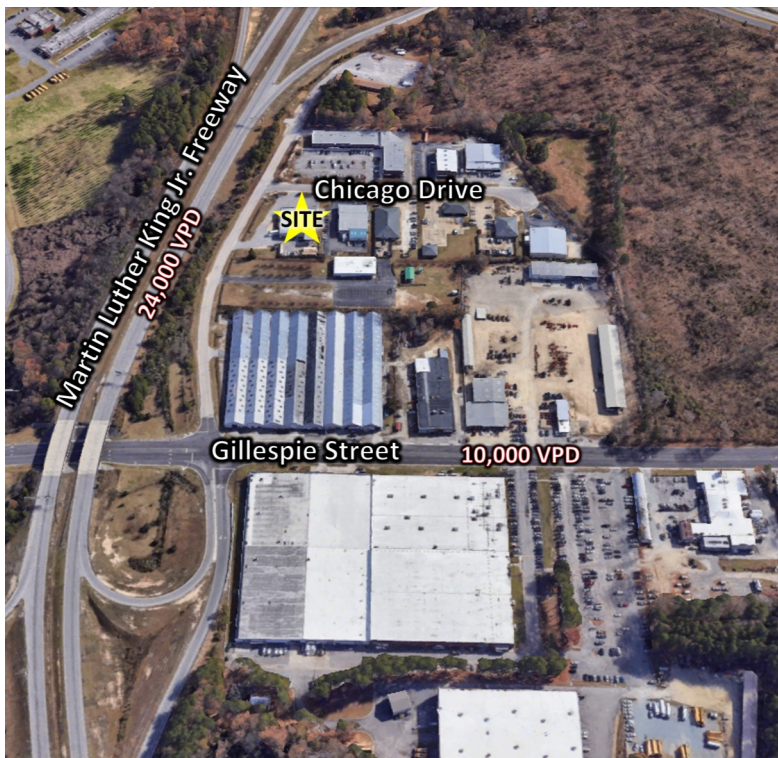
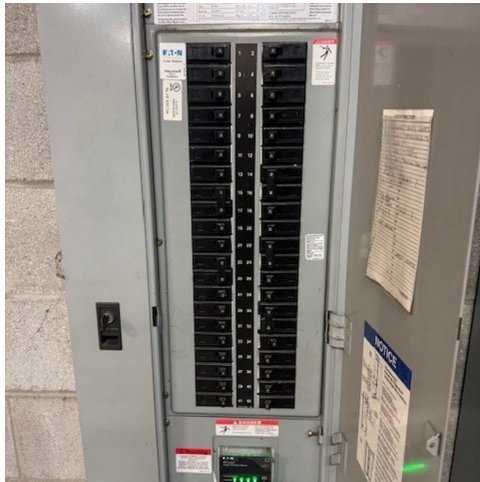
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