

FOR LEASE

**404 Chicago Drive
Fayetteville, NC 28306**

**Franklin
Johnson**
Commercial Real Estate



±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).

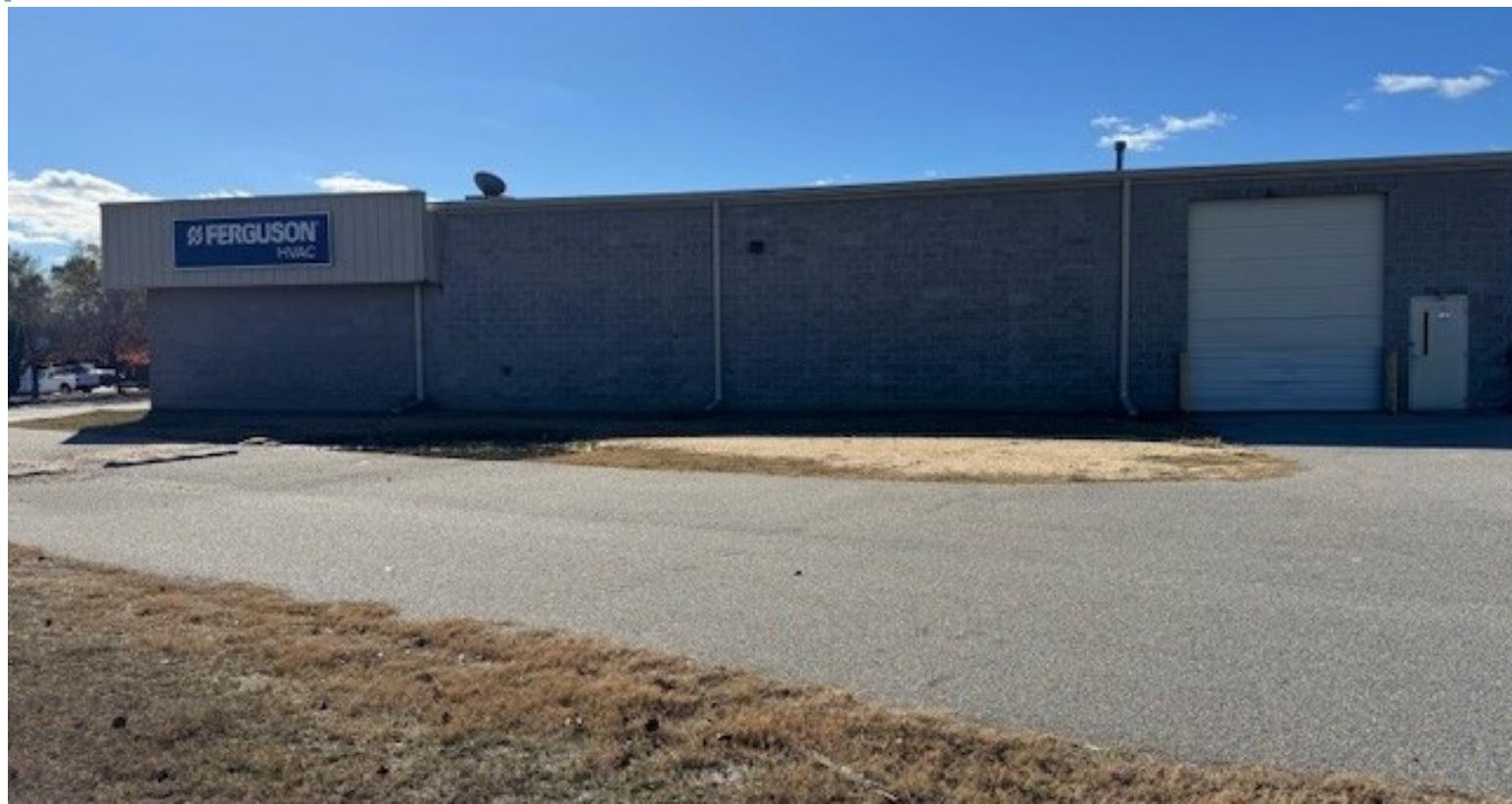
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910.818.8400 | JFJohnson1@nc.rr.com

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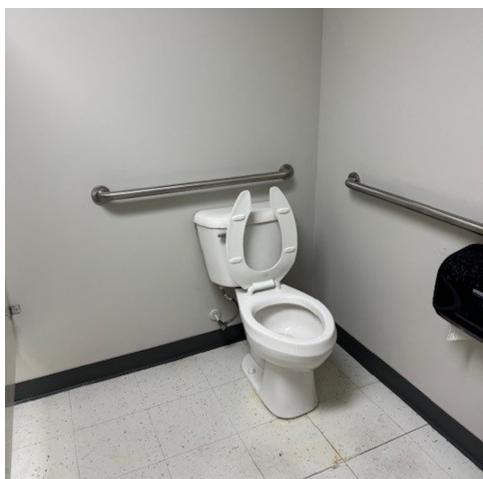
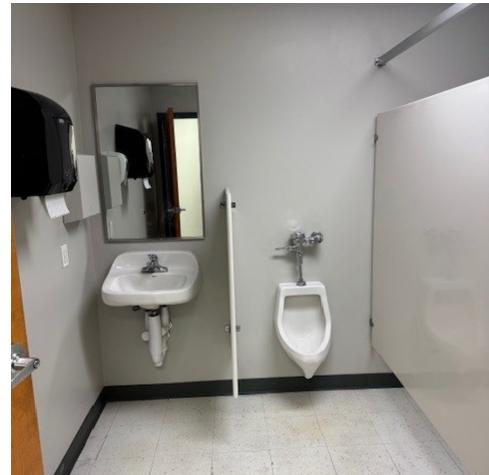
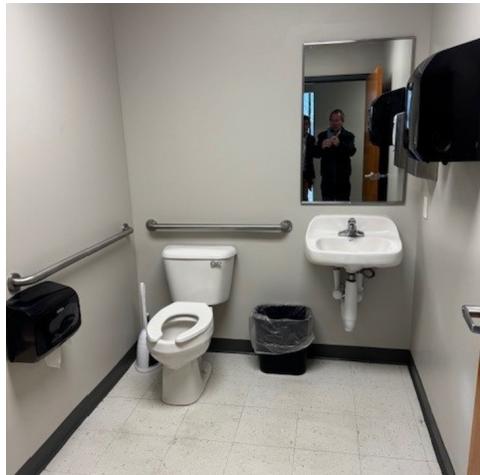
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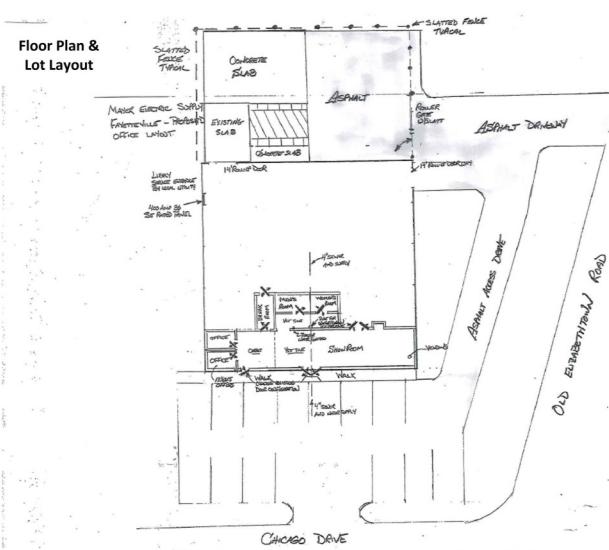
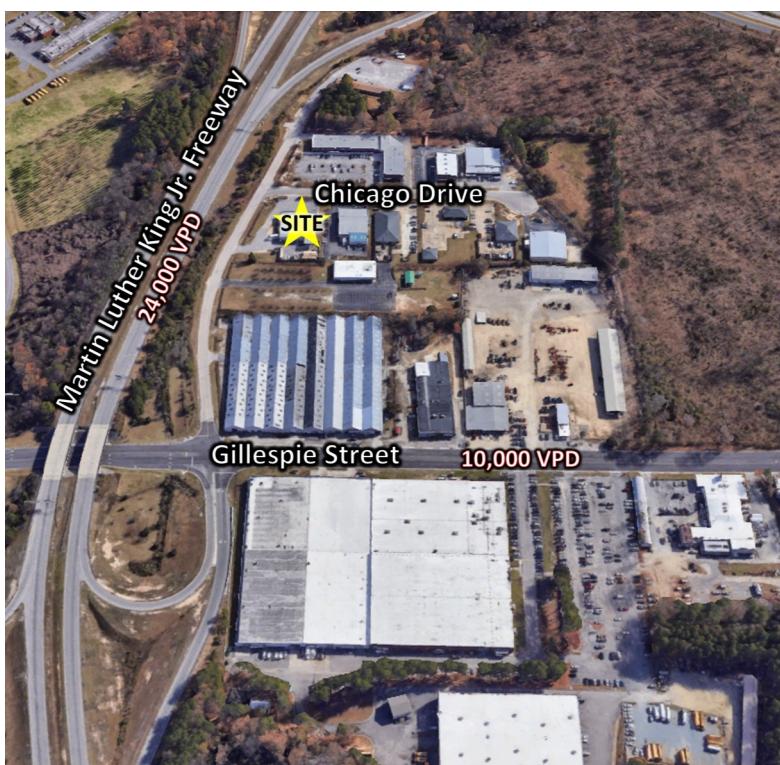
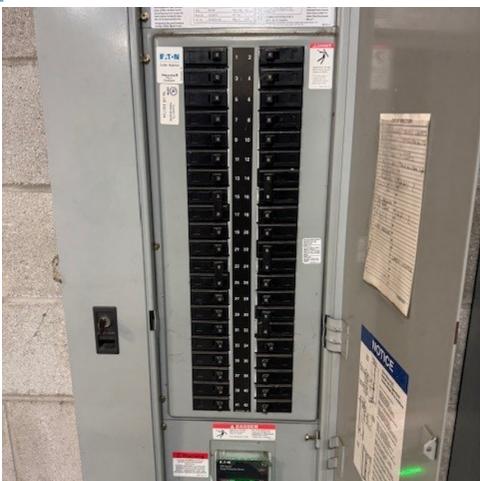
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