

WAREHOUSE/ DISTRIBUTION SPACE FOR SUB-LEASE

107 Tom Starling Road

107 Tom Starling Rd, Fayetteville, NC 28306



for more information

NEIL GRANT

Principal / Broker
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ROGER MARX

Broker
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Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE



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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 27-foot ceiling Height
- Column spacing 32' 6" X 40'
- Six-inch reinforced concrete flooring
- Lighting: metal halide 400-watt select areas powered by high-output 10,000-watt units.
- 8 dock high access with levelers, 3 dock highs without levers and 1- drive-in door
- Compact access for varied freight needs.
- 100% wet sprinkler system
- Piedmont Gas and PWC for other utility services
- Roof: 90% single-ply membrane and 10% (BUR).
- Ample parking is available on-site for both employees and visitors.
- Available 5000 sq ft to 50,000 sq ft with the lease rate ranging from \$5.25 to \$8.50 PSF NNN.

LANDLORD CAN PROVIDE RECEIVING AND SHIPPING SERVICES PER SEPARATE CONTRACT

OFFERING SUMMARY

Lease Rate:	\$5.25 - 8.50 SF/yr (NNN)
Total Lease Space:	50,000SF
Available SF:	5000- 50,000 SF
Building Size:	100,000 SF

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RETAILER MAP



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