

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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Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | www.grantmurrayre.com



PROPERTY OVERVIEW

Available SF:	5,000-50,000 SF
Lease Rate:	\$5.25 - 8.50 SF/yr (NNN)
Lot Size:	4,230,532 SF
Year Built:	1974
Building Size:	100,000 SF
Zoning:	MP
Number of Units:	1
Market:	Fayetteville
Submarket:	East Fayetteville

Property Description

This warehouse features 27-foot ceilings, with wide column spacing at 32 feet 6 inches by 40 feet, allowing for efficient floor planning. This structure is built with six-inch reinforced concrete flooring and concrete walls, supporting heavy-duty usage. Lighting is provided by metal halide 400-watt fixtures, with select areas powered by high-output 10,000-watt units. This facility is equipped with 11 dock-high doors—8 with levelers and 3 without—plus a drive-in door and compact access for varied freight needs. A 100% wet sprinkler system ensures full fire protection, while utility services include natural gas via Piedmont Gas and electricity, water, and sewer through PWC. The roof consists of a 90% single-ply membrane and 10% (BUR). Ample parking is available on-site for both employees and visitors. This warehouse space can be delivered from 5,000 sq ft to 50,000 sq ft with the lease rate ranging from \$5.25 to \$8.50 PSF NNN.

Situated within Fayetteville's largest and most prominent industrial park, this property benefits from exceptional visibility and proximity to major industry players such as Coca-Cola. Its prime location provides immediate access to key highways, facilitating efficient transportation and logistics operations. The Cumberland Industrial Center is a bustling hub for business activity, offering a well-established network of tenants and amenities that enhance day-to-day operations. With a strategic position in a vibrant industrial corridor, this property delivers unparalleled connectivity to both regional and national markets.

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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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