



# For Lease

## Fayetteville

## Distribution Center

590 Assembly Court  
Fayetteville, NC

±148,000 SF Distribution  
Facility with Expansion  
Capacity

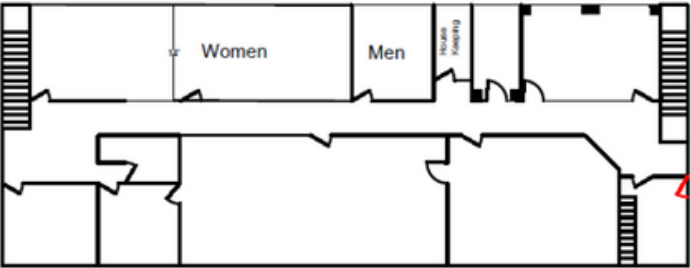




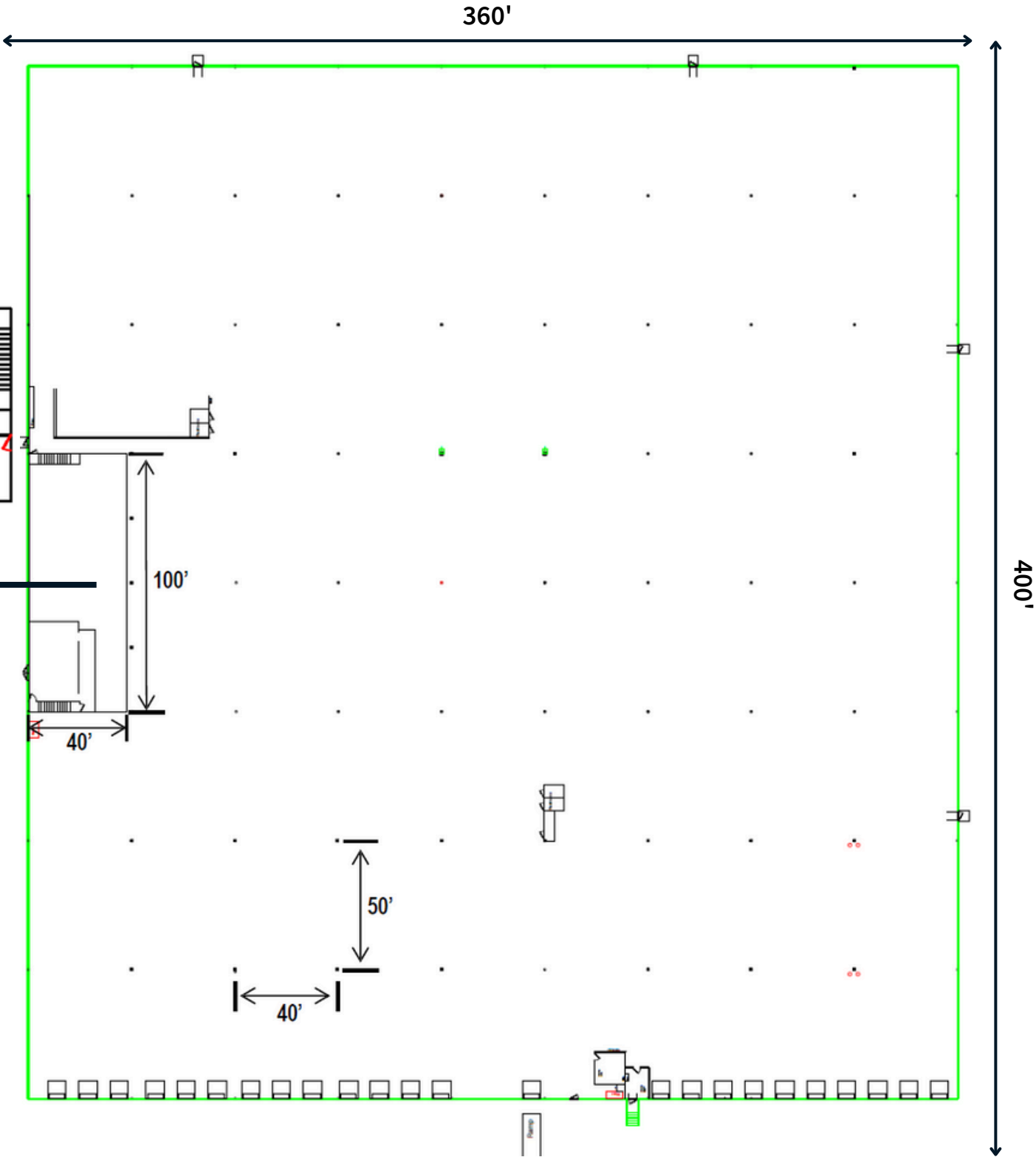
<b>Location</b>	590 Assembly Court Fayetteville, North Carolina	<b>Year Built</b>	1996
<b>Size</b>	Mezzanine Office: ±4,000 SF Warehouse: ±144,000 SF Total: ±148,000 SF	<b>Fire Protection</b>	100% Wet System
		<b>Power</b>	2500 A / 480 v / 3ph / 4 Wire
<b>Lease Rate</b>	Call For Pricing	<b>Loading</b>	24 dock-high doors (9' x 10') with pit levelers + seals and 1 drive-in door
<b>Expansion Capacity</b>	Up to 300,000 SF (estimated)		
<b>Acreage</b>	±21.3 Acres	<b>Employee Parking</b>	227+ existing spaces
<b>Zoning</b>	M(P), Cumberland County	<b>Lighting</b>	Interior - Florescent Exterior- Metal Halide
<b>Topography</b>	Flat	<b>Floor</b>	6" concrete slab
<b>Column Spacing</b>	50' x 40'	<b>Construction</b>	Tilt-up concrete
<b>Ceiling Height</b>	24'	<b>Water &amp; Sewer</b>	Cumberland County



Floorplans



Mezzanine





# Proposed Expansion Plan



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