

±10,641 SF AVAILABLE FOR LEASE

335-337 MCMILLAN STREET

FAYETTEVILLE, NC 28301



FULL BUILDING WAREHOUSE SPACE AVAILABLE



PROPERTY HIGHLIGHTS

BUILDING SIZE

±10,641 SF

AVAILABLE SF

±4,000-10,641 SF **Expandable to ±15,641 SF*

SITE AREA

0.58 AC

CLEAR HEIGHT

17' - 18'

DRIVE-IN DOORS

3

YEAR BUILT

2006

LEASE RATE

\$7.50/SF

SERVICE TYPE

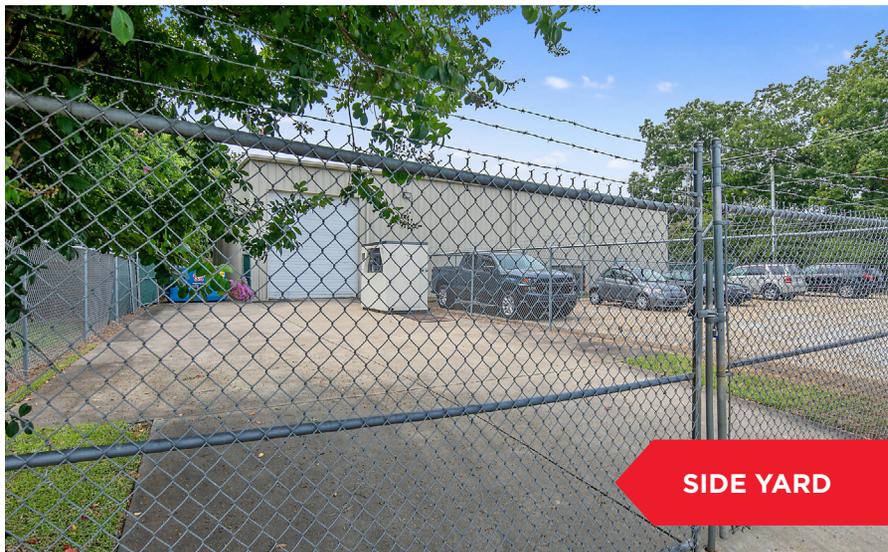
NNN

ESTIMATED TICAM

\$1.15/SF

SPACE DETAILS

- Storage Room
- Fenced Lot
- Reception
- 2 Offices
- Kitchenette
- Conference Room



SIDE YARD

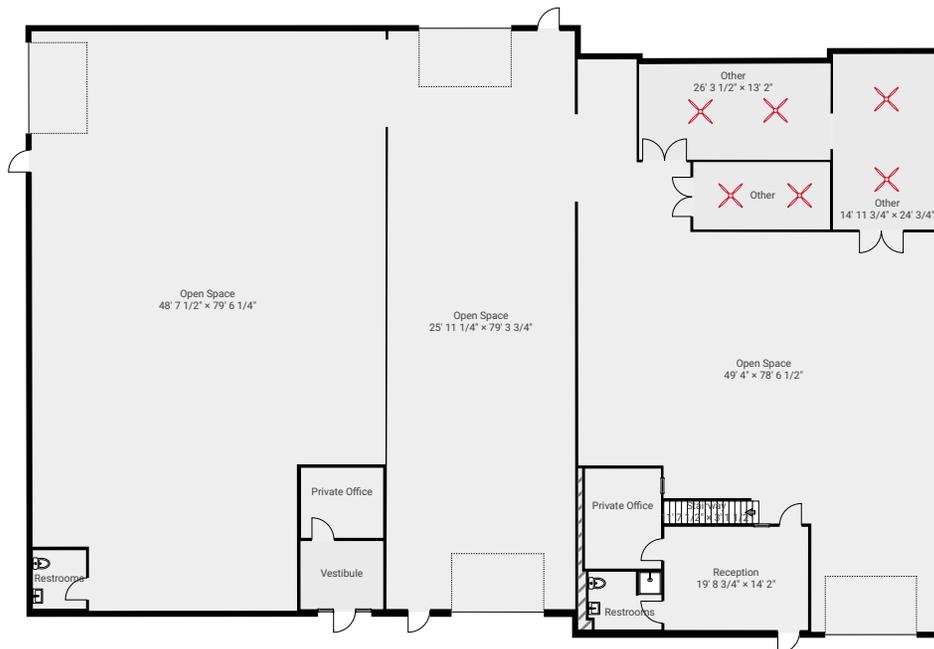


WAREHOUSE

FLOOR PLANS

- Building can accommodate additional 5,000 SF expansion
- Landlord willing to subdivide

GROUND FLOOR 10,185 SF



SECOND FLOOR 456 SF



SITE PLAN

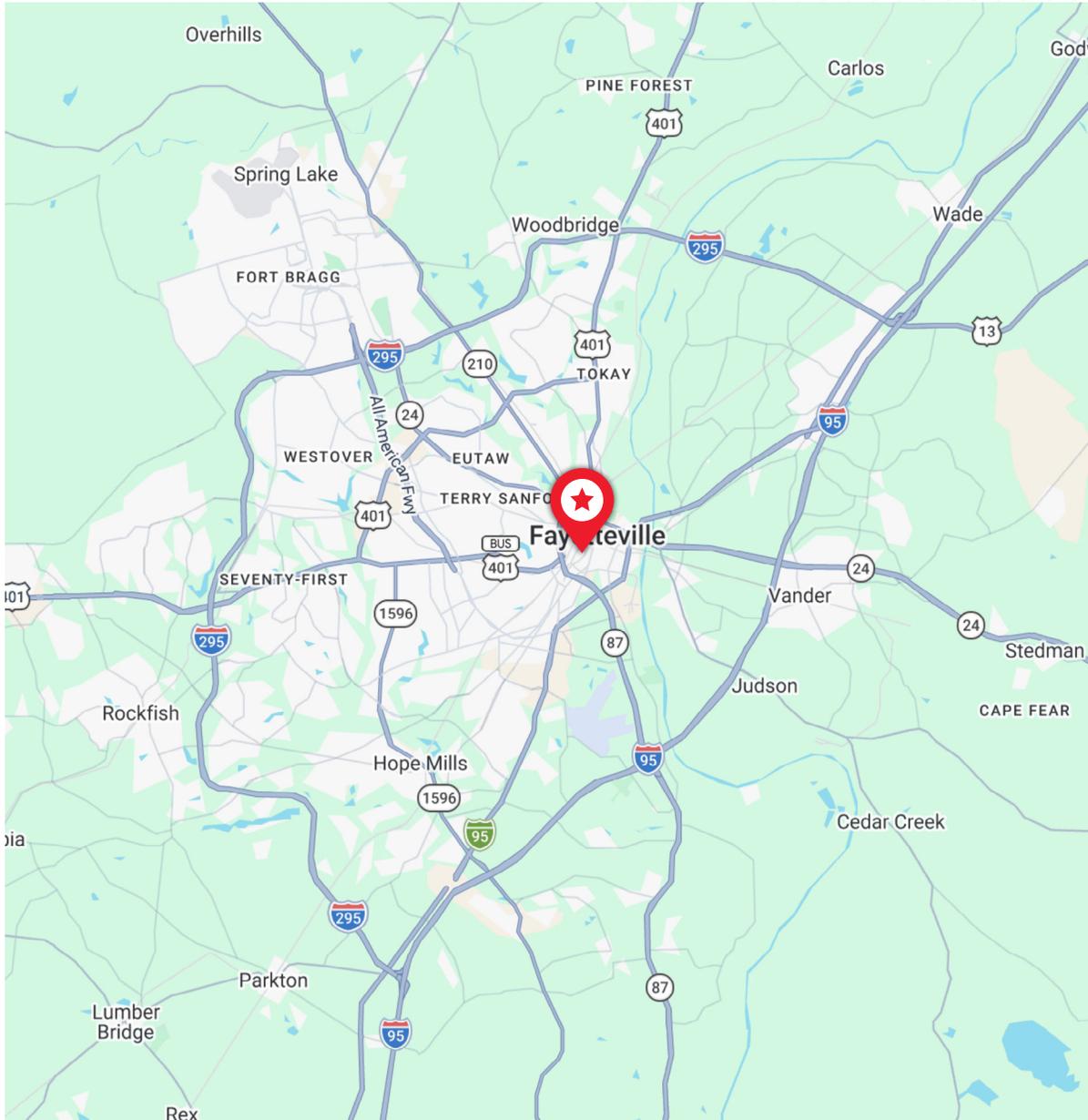


FENCED LOT

KYLE STREET

MCMILLAN STREET

LOCATION OVERVIEW



DEMOGRAPHICS



5,087

POPULATION | WITHIN 1 MILE



37

AVG. AGE | WITHIN 1 MILE



\$68,854

AVG. INCOME | WITHIN 1 MILE



\$217,347

AVG. HOME VALUE | WITHIN 1 MILE



0.07 MILES TO
DOWNTOWN
FAYETTEVILLE



1.6 MILES TO
I-95



12.1 MILES TO
FORT BRAGG



5.2 MILES TO
FAYETTEVILLE
REGIONAL
AIRPORT

FOR MORE INFORMATION, PLEASE CONTACT:

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