



FOR SALE OR LEASE | **384,701 SF**
1885 ALAMAC ROAD | **LUMBERTON, NC**

KURT JENSEN 262-308-0008 | KURT@PHOENIXINVESTORS.COM



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.



PROPERTY HIGHLIGHTS



**CLOSE PROXIMITY
TO I-74 & I-95**



**GATE GUARD AND
PERIMETER SECURITY
FENCING TO TRUCK
COURTS**



**6 MILES TO
LUMBERTON
REGIONAL
AIRPORT**



**WASTEWATER
TREATMENT
FACILITY ON-SITE**



**RECENTLY
RENOVATED
2023**



PROPERTY DETAILS

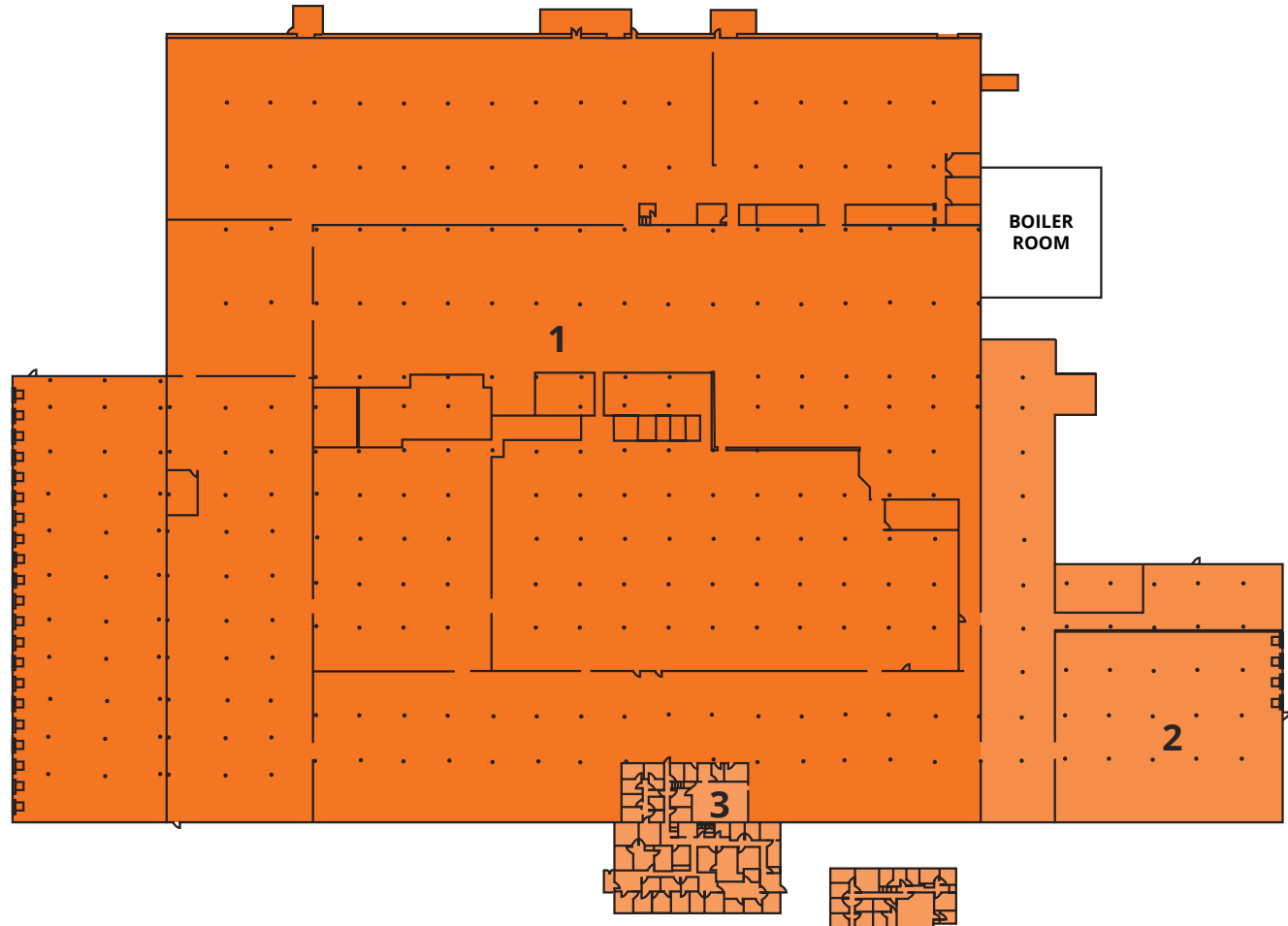
1885 ALAMAC ROAD | LUMBERTON, NC

AVAILABLE SPACE	384,701 SF
WAREHOUSE SPACE	370,674 SF
OFFICE SPACE	14,027 SF
DRIVE-INS	3
DOCK DOORS	25
CLEAR HEIGHT	22' - 31'
COLUMN WIDTH & DEPTH	30' X 50'
ROOF	Steel Deck/Rubber Membrane
WALLS	Brick over Block & Fluted Pre-stressed Concrete Panels
FLOORS	6" Reinforced Concrete
YEAR BUILT	1962
YEAR RENOVATED	2023
LIGHTING	New High-Efficiency LED Lights
FIRE SUPPRESSION	100% Wet System
PARKING	650 +/- Paved, Marked, & Lighted Spaces
LAND AREA	151.79 Acres
ZONING	I-2: Heavy Industrial
PARCEL ID	1017-02-033, 1017-02-03301
OPEX ESTIMATE	\$0.48/SF



FLOOR PLAN

1885 ALAMAC ROAD | LUMBERTON, NC



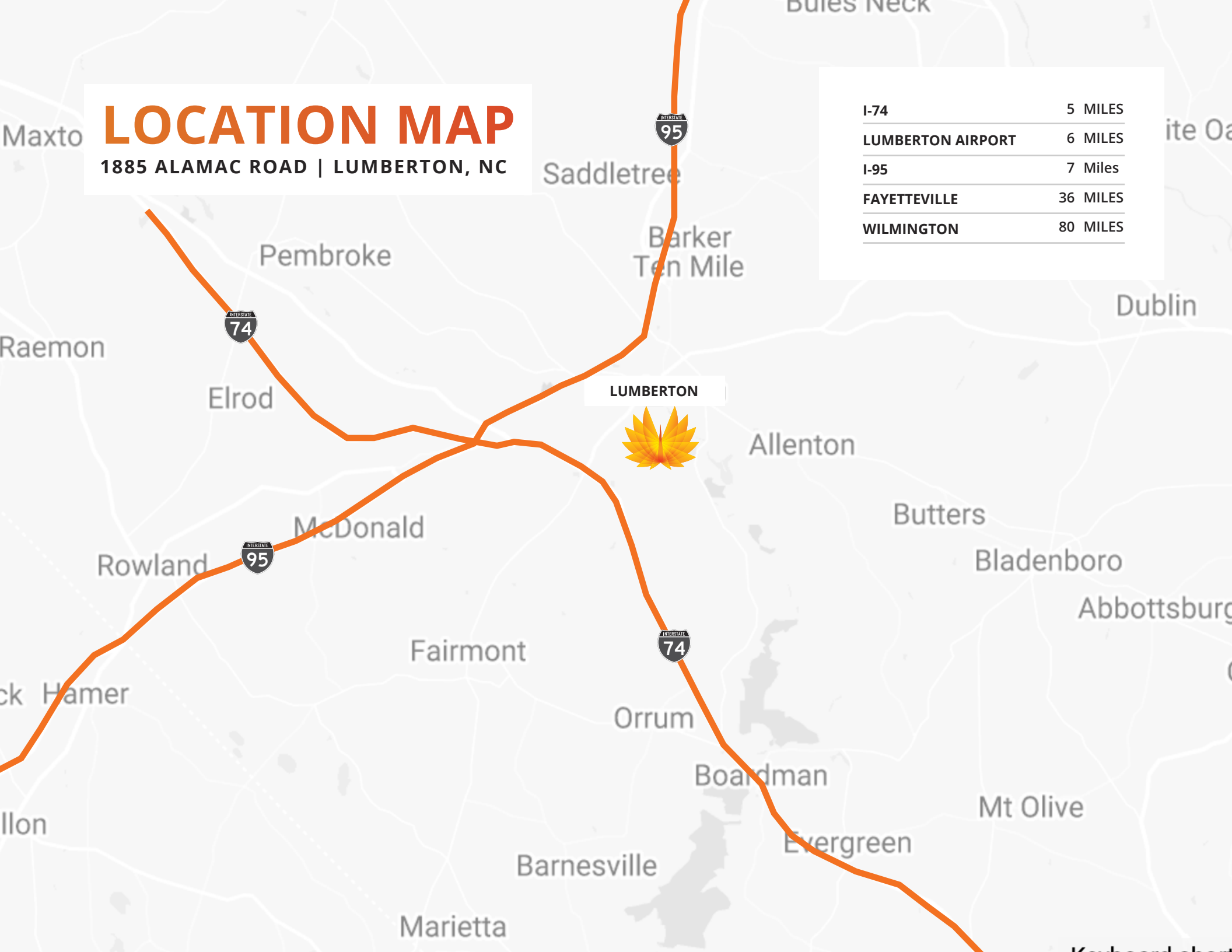
NUMBER	SPACE DESIGNATION	COLUMN SPACING	CLEAR HEIGHT	DOCKS	SQUARE FEET
1	AVAILABLE WAREHOUSE	30' x 43'	19' - 30'	21	325,708 SF
2	AVAILABLE WAREHOUSE	30 x 30'	21' - 31' 3"	4	44,966 SF
3	AVAILABLE OFFICE	N/A	DROP CEILING	N/A	14, 027 SF
TOTAL					384,701 SF



LOCATION MAP

1885 ALAMAC ROAD | LUMBERTON, NC

I-74	5 MILES
LUMBERTON AIRPORT	6 MILES
I-95	7 Miles
FAYETTEVILLE	36 MILES
WILMINGTON	80 MILES





FOR SALE OR LEASE
1885 ALAMAC ROAD

384,701 SF
LUMBERTON, NC

KURT JENSEN 262-308-0008 | KURT@PHOENIXINVESTORS.COM



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.