

4208 MURCHISON RD
FAYETTEVILLE, NC 28311

**INDUSTRIAL WAREHOUSE
FOR SALE OR LEASE**



PROPERTY OVERVIEW

WAREHOUSE FOR SALE OR LEASE
4208 Murchison Rd
Fayetteville, NC 28311

This 80,600 SF distribution warehouse on 4.36 acres is available for sale or lease and is located just minutes from Fort Liberty and downtown Fayetteville. With direct access off NC 210 and less than two miles from US 295, the property offers excellent connectivity to the surrounding market and Interstate 95, as well as convenient access to the Raleigh-Durham International Airport and the Port of Wilmington—ideal for both regional and national distribution.

The site is also positioned near major North Carolina markets including Raleigh, Greensboro, Winston-Salem, Wilmington, and Charlotte, making it a prime opportunity for users seeking a well-located facility with strong transportation infrastructure and access to key commercial hubs.

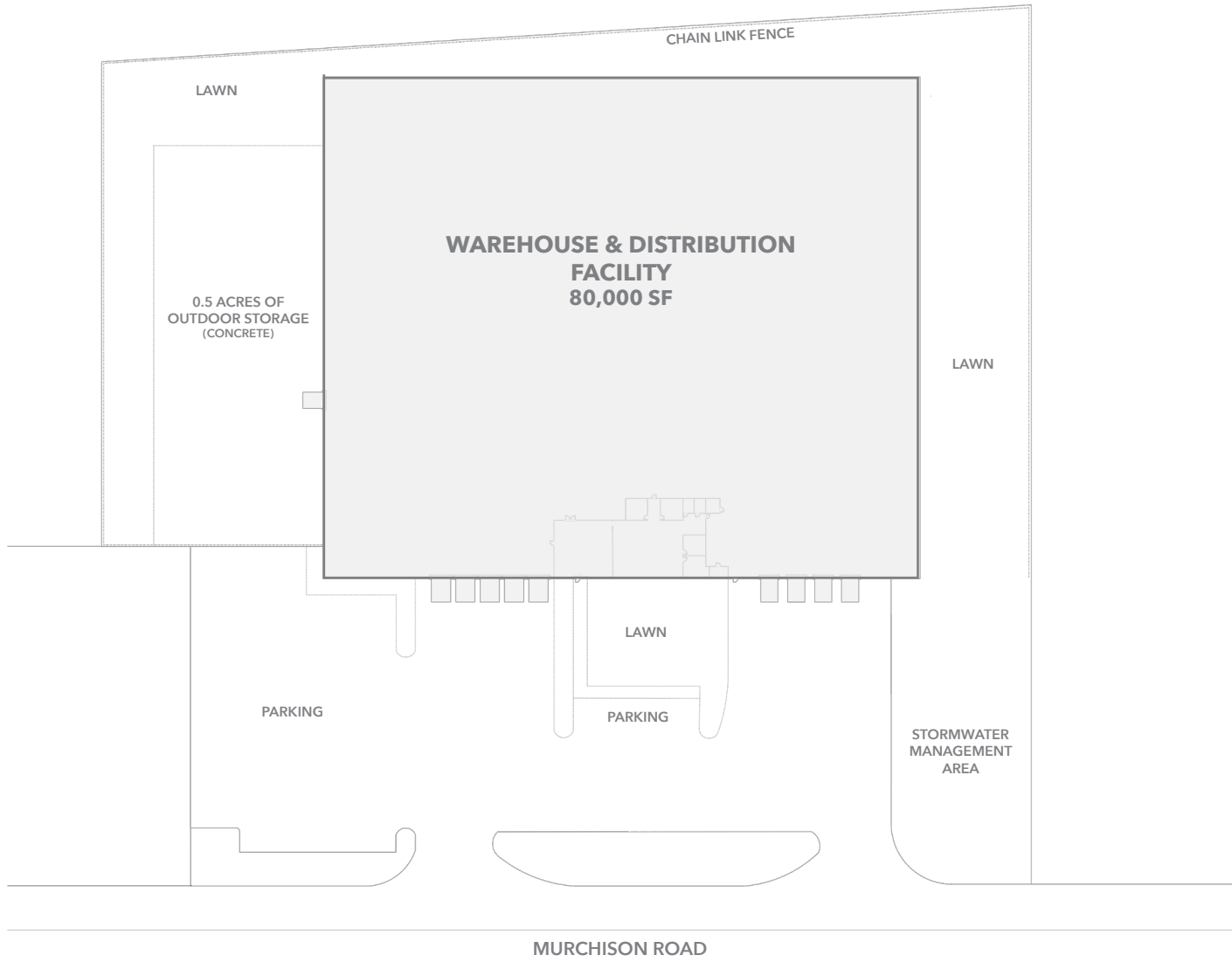
SPACE DETAILS

- » 80,600 SF industrial warehouse
- » 4.36 acres
- » Community Commercial District zoning (CC)
- » Built in 1994
- » Sprinkler System: wet
- » Ceiling Height: 22' eaves, 26' center
- » 9 dock high doors: (5) 12' x 14' & (4) 8' x 10'
- » 1 drive in door: 10' x 12'
- » Parking: 30 surface spaces
- » Metal exterior
- » Available in 90 days
- » Lease Rate: \$5.95/SF (NNN)
- » Sale Price: \$7,175,000 (\$89/SF)



SITE PLAN

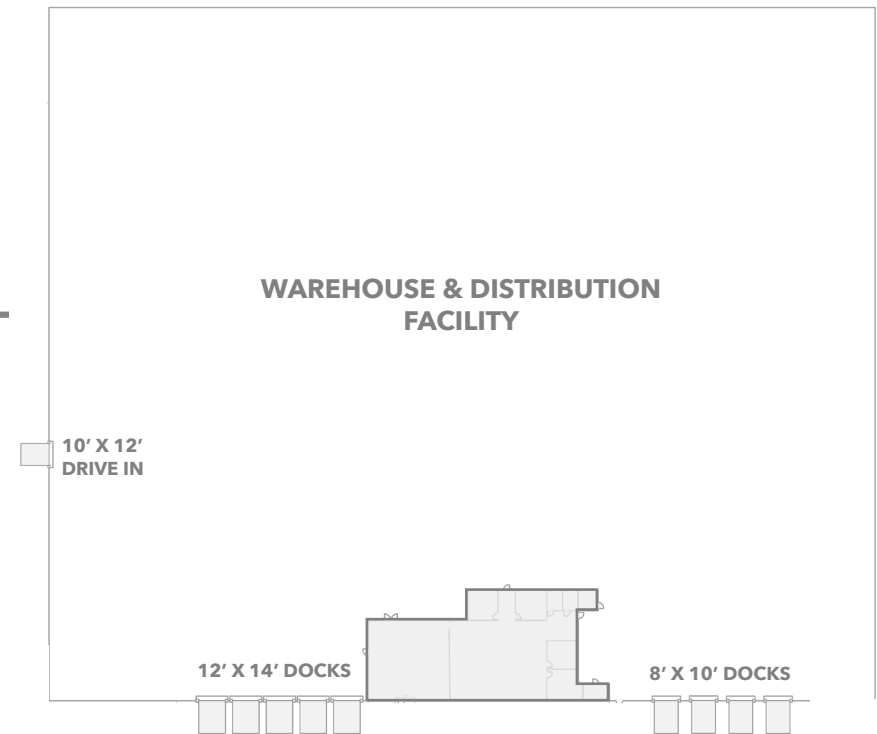
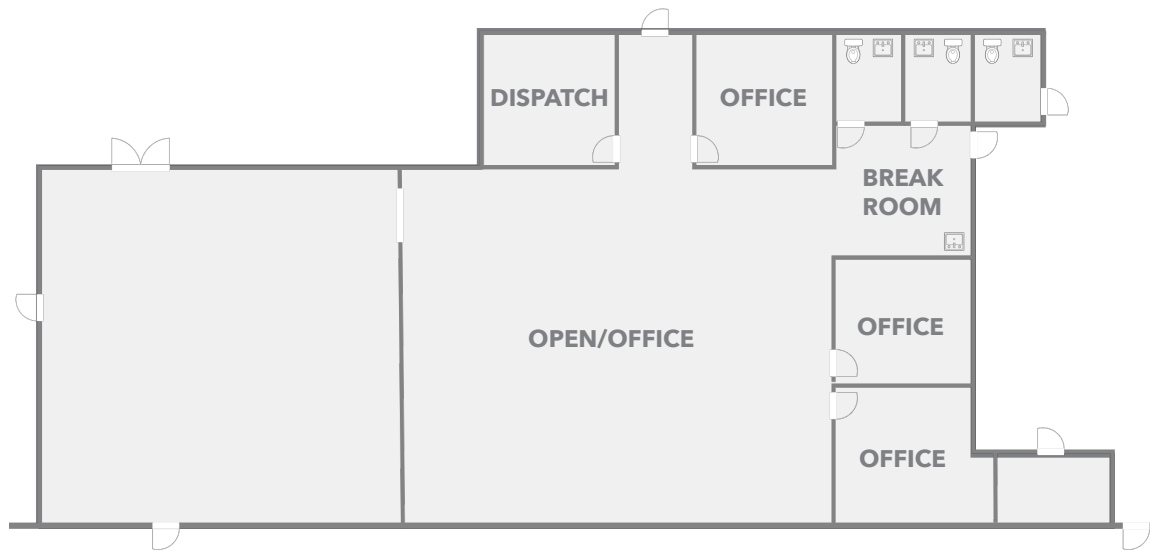
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FLOOR PLAN

WAREHOUSE FOR SALE OR LEASE

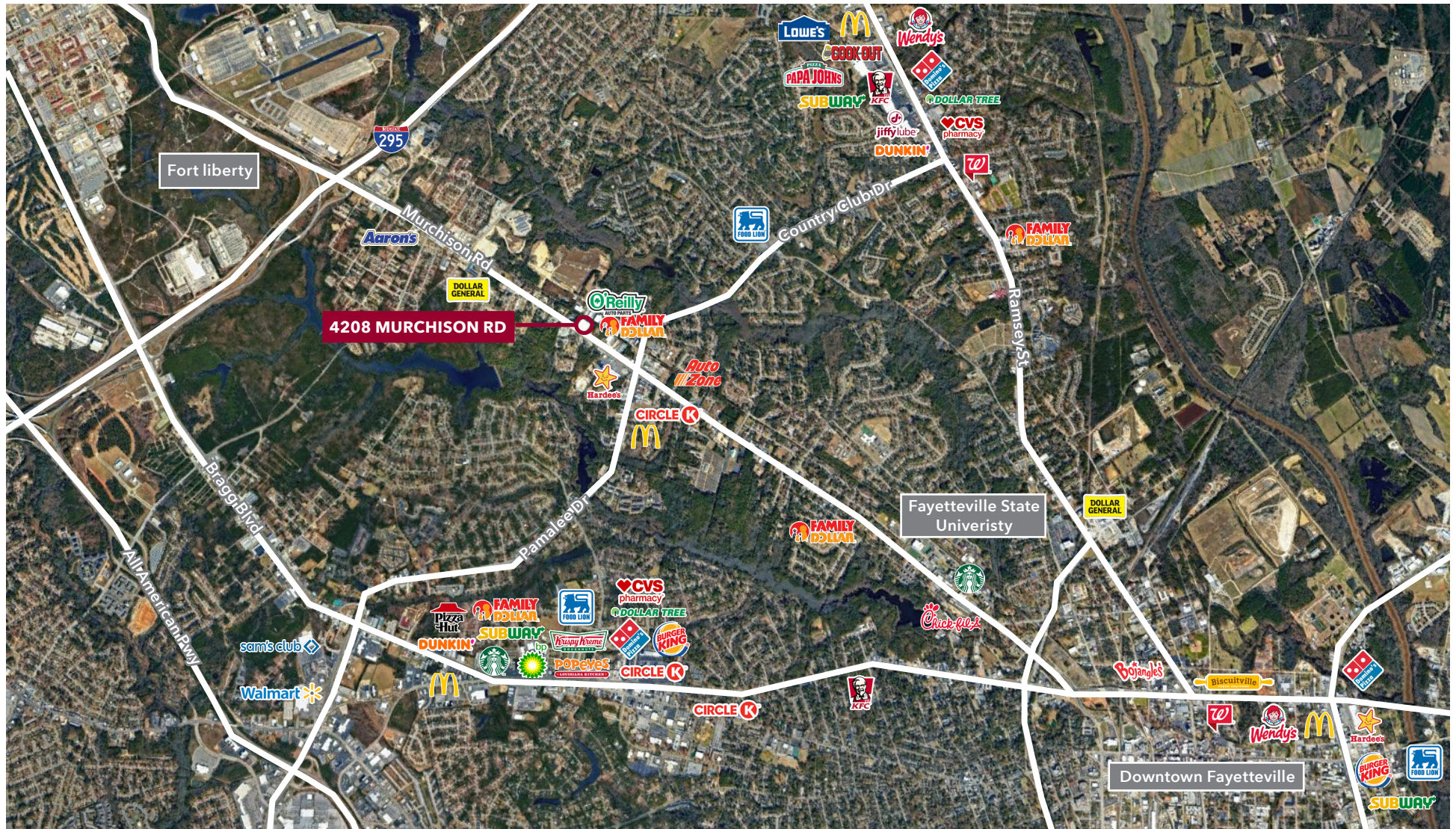
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AREA OVERVIEW

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DEMOGRAPHICS

WAREHOUSE FOR SALE OR LEASE
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	1 MILE	3 MILES	5 MILES
2024 Total Population	6,283	49,290	116,584
Average Home Value	\$165,241	\$234,738	\$258,648
Average Household Income	\$57,300	\$70,649	\$78,668
Median Age	36	35.7	33.6

