

INDUSTRIAL PROPERTY FOR LEASE

# Industrial / Flex on Gillespie Street

2988 Gillespie St, Fayetteville, NC 28306



*for more information*

KEVIN CARROLL

Broker

O: 910.829.1617

C: 910.990.3974

kevin.c@grantmurrayre.com

NEIL GRANT

Principal / Broker

O: 910.829.1617 x206

C: 910.818.3252

neil@grantmurrayre.com



**Grant - Murray**  
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | [www.grantmurrayre.com](http://www.grantmurrayre.com)



Builders FirstSource

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WOODFOREST

TIDAL WAVE

FedEx

CIRCLE K

2988 Gillespie St  
Fayetteville, NC 28306

Population	4,395	29,433	91,175	270,892
Average HH Income	\$59,627	\$75,124	\$83,978	\$84,596
Households	1,761	14,503	36,478	107,045
Population Median Age	32.2	34	35.1	34
% Any College (13+)	59.2%	60.6%	64%	65.9%

# PROPERTY OVERVIEW

<b>Available SF:</b>	5,160 SF
<b>Lease Rate:</b>	\$15.00 SF/yr (NNN)
<b>Lot Size:</b>	0.57 Acres
<b>Year Built:</b>	1978
<b>Building Size:</b>	5,160 SF
<b>Zoning:</b>	CP
<b>Market:</b>	Fayetteville

## Property Description

2988 Gillespie Street offers 5,160 square feet of highly functional flex industrial space designed to accommodate a wide range of operational needs. The building is equipped with robust 3-phase power, supporting manufacturing, fabrication, and distribution users requiring dependable electrical capacity. In progress capital improvements include a roof repairs, upgraded LED lighting throughout, and an expanded perimeter fence securing the dedicated laydown yard. A 12' x 14' roll-up door provides efficient access for loading, deliveries, and equipment movement, enhancing workflow and productivity.

Priced at \$17 per square foot, this offering delivers a well-maintained, move-in-ready solution for businesses seeking adaptable industrial space with outdoor storage capability.

**2988 Gillespie St**

Fayetteville, NC 28306

March 2026



Industrial / Flex on Gillespie Street  
2988 GILLESPIE ST, FAYETTEVILLE, NC 28306

PROPERTY DETAILS & HIGHLIGHTS

Building Name	Industrial / Flex on Gillespie Street
Property Type	Industrial
Property Subtype	Flex Space
APN	0425-93-5908
Building Size	5,160 SF
Lot Size	0.57 Acres
Year Built	1978
Traffic Count	18000 VPD per NCDOT
Lease Rate:	\$ 15.00 SF/yr (NNN)

Located along Gillespie Street, the property benefits from direct access to one of Fayetteville's primary commercial corridors connecting the city to regional highways and major employment centers. The surrounding area includes a mix of industrial, service, and retail businesses, creating a strong operational environment for companies seeking proximity to suppliers, contractors, and customers. The site provides convenient connectivity to Interstate 95 and key transportation routes serving the greater Fayetteville market and the broader Southeast region. Nearby residential neighborhoods and commercial services support workforce accessibility while maintaining quick access to the city's central business district and logistics infrastructure.



- 5,160 SF flex industrial space
- 3-phase power installed
- 12' x 14' roll-up door
- Dedicated fenced laydown yard
- LED lighting upgrades underway
- \$15 PSF leasing opportunity

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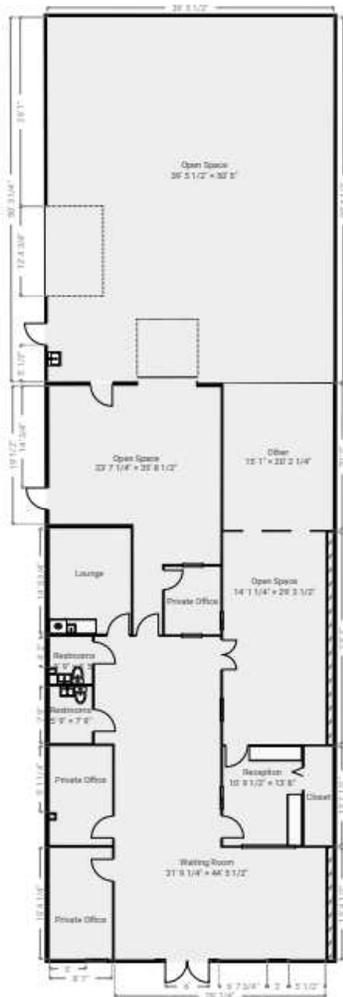
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ADDITIONAL PHOTOS



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RETAILER MAP



Imagery ©2026 Airbus, CNES / Airbus

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