



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd
Fayetteville, NC 28303
www.grantmurrayre.com



INDUSTRIAL PROPERTY FOR LEASE

NEW CONSTRUCTION FLEX UNITS

904 E Russell St , Fayetteville, NC 28301

for more information

NEIL GRANT

Principal / Broker
O: 910.829.1617 x206
C: 910.818.3252
neil@grantmurrayre.com

VISHAL NANDWANI

Broker
O: 910.829.1617
C: 910.578.4797
vishal@grantmurrayre.com



OFFERING SUMMARY

Available SF:	2,100 SF
Lease Rate:	\$2,500.00 per month (NN)
Lot Size:	1.75 Acres
Year Built:	2022
Building Size:	10,000
Zoning:	LI - Light Industrial
Market:	Fayetteville MSA
Submarket:	Downtown MSA

PROPERTY OVERVIEW

904 E Russell St is a new flex center recently completed. Four units have been leased and one remains. Approximately 35' wide by 60' long, the space includes an office, bathroom, 12'x14' roll-up door, and warehouse with high ceiling. It is perfect for light distribution, storage, flex, and more. There is a mini-split in the office and HVAC can be added to the warehouse portion for an additional \$500/month. TICAM is flat \$150/month. Rent is either \$2,650/month or \$3,150/month if adding HVAC to the warehouse portion. The property sits in a recognized flood zone and is built up. Close to I-95, Downtown Fayetteville, Business-95, Fayetteville Airport, and Fort Bragg Military Base.

PROPERTY HIGHLIGHTS

- NEW CONSTRUCTION !
- 10,000 SF Building
- Can be subdivided
- Perfect for Light distribution, flex spaces, storage etc.
- 12' X 14' roll-up doors

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ADDITIONAL PHOTOS



for more information

NEIL GRANT

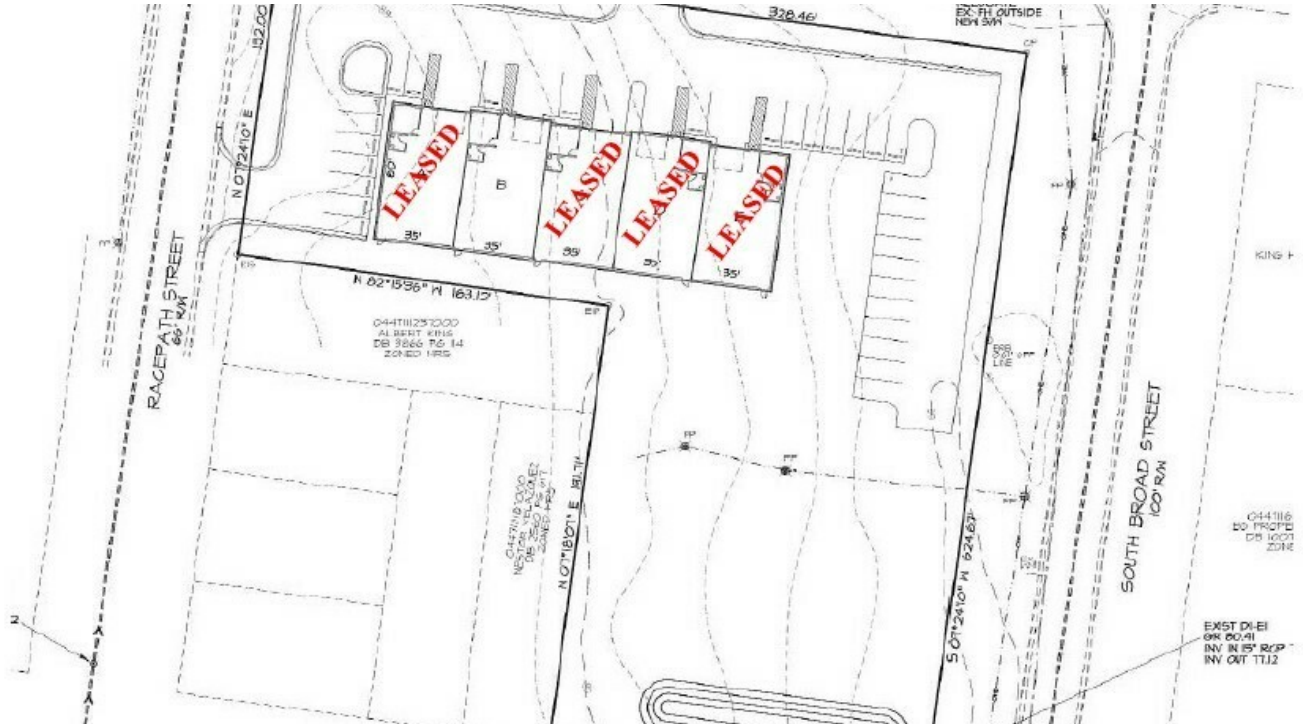
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LOCATION MAP



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