

FLEX SPACE FOR LEASE
1682 Middle River Loop

Fayetteville, NC 28312



for more information

SUSAN EVANS

Broker

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Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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

PROPERTY OVERVIEW

Available SF:	11,500 SF Warehouse 11,500 SF Office
Lease Rate:	\$4.00 PSF Warehouse \$12.00PSF Office
Laydown Yard:	Available
Ceiling Height	16 Feet
Renovated:	2024
Zoning:	HI/CZ

Property description

1682 Middle River Loop offers 23,000 square feet of industrial flex space designed for users who need a strong blend of front-office presence and back-end functionality. The layout includes 11,500 square feet of updated office space with modern finishes, drop ceilings, and some existing furniture, creating an efficient setup for teams that want to move in with minimal downtime. An additional 11,500 square feet of warehouse space supports daily operations with 16-foot clear heights, four drive-in bays, and one loading dock to streamline loading, storage, and distribution. Property can be subdivided for an approved tenant. A secure laydown yard adds valuable exterior capacity for equipment, fleet vehicles, trailers, or material staging, giving tenants flexibility that is increasingly difficult to find in the market. With HICZ zoning, city water and sewer, and a configuration suited for contractors, logistics groups, service operators, and industrial supply users, this property offers the infrastructure and adaptability needed to support a wide range of industrial business models.

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PROPERTY DETAILS & HIGHLIGHTS

Property Type	Industrial/ Flex
Dock & Drive In Doors	4 Drive in and 1 Dock
APN	0447-46-4759
Building Size	23,000
Lot Size	60,351 SF
Ceiling Height	16 Feet
Year Last Renovated	2024
Lease Rate Warehouse Area (11,500 SF)	\$ 4 SF/YR
Lease Rate Office Area (11,500 SF)	\$ 12 SF/YR

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- 23,000 SF industrial flex building
- 11,500 SF updated office space
- 11,500 SF functional warehouse area
- Four drive-in bays, one dock
- A secure laydown yard on-site is available
- HICZ zoning with city utilities

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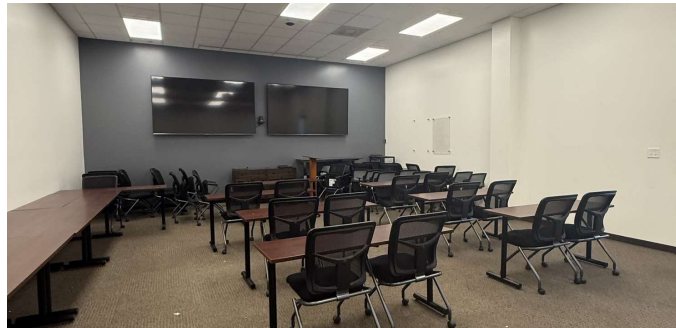


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ADDITIONAL PHOTOS



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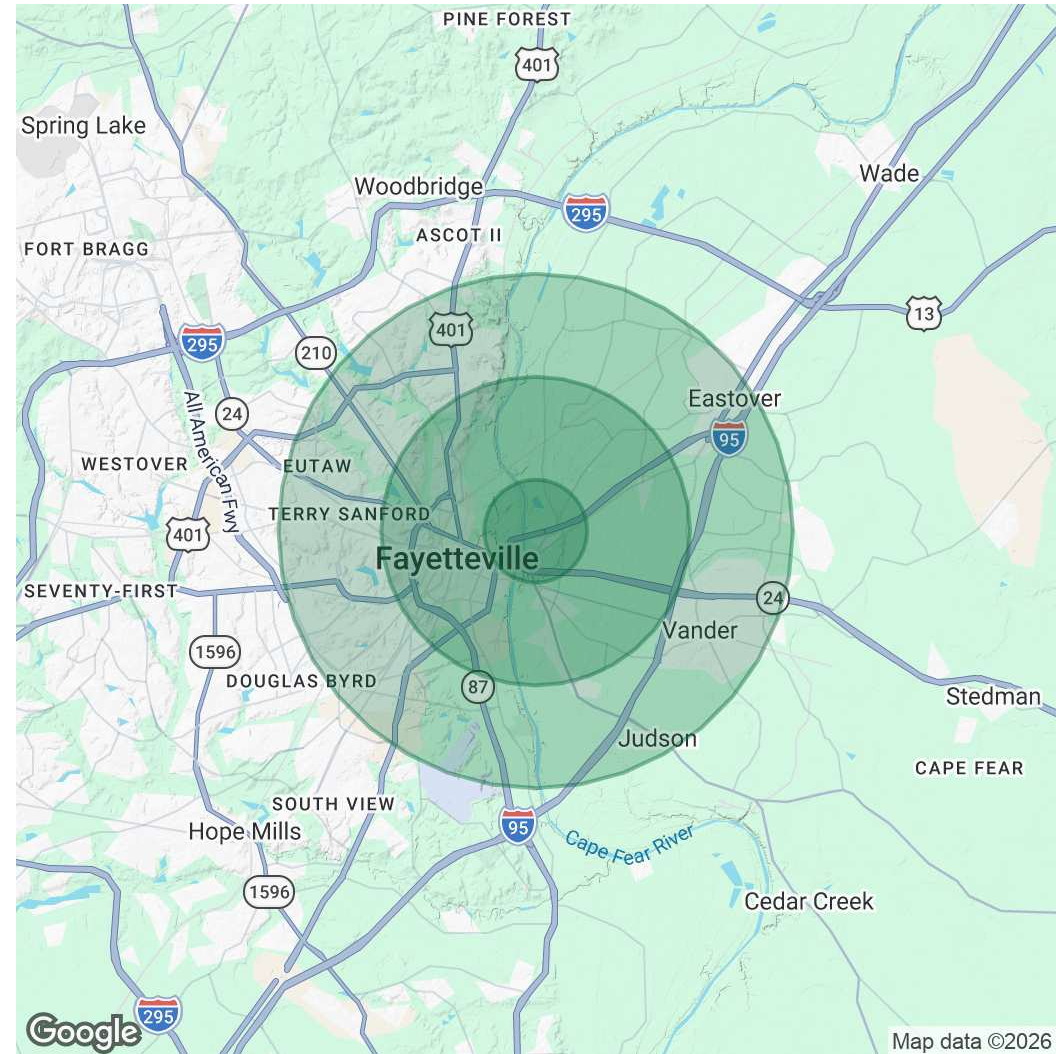
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	942	16,497	60,707
Average Age	45.5	37.0	38.9
Average Age (Male)	44.3	35.3	36.3
Average Age (Female)	45.3	39.4	42.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	459	7,262	26,408
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$41,314	\$57,377	\$72,824
Average House Value	\$168,022	\$193,272	\$215,923

2023 American Community Survey (ACS)



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