

INDUSTRIAL PROPERTY FOR LEASE

New Flex Space Near Fort Liberty

617-619 Bonanza Dr, Fayetteville, NC 28303



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

C: 910.988.5284

patrick@grantmurrayre.com



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REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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



PROPERTY OVERVIEW

Available SF:	1,750 SF
Lease Rate:	\$15.00 SF/yr (NNN)
Lot Size:	3.47 Acres
Year Built:	2024
Building Size:	3,500 SF
Zoning:	CC

property description

NEW 3,500+ SF FLEX BUILDING UNDER CONSTRUCTION near Fort Liberty. The building has two spaces available that are 1,750 SF each, and rent is \$15.00/sf NNN. The spaces will be delivered with a single restroom in each space, a small office, and a 12'x12' roll-up door in the front and rear of the space. One space remaining.

The property is located along Bonanza Dr near the intersection of Yadkin Rd and just minutes away from the Fort Liberty gates, the new Amazon facility, the I-295 interchange, and the Cross Creek Mall area. The area is surrounded by many other businesses, fast food, and retail. Traffic counts on Bonanza Dr are 6,800. Within a three-mile radius, there are 53,653 residents with an average household income of \$58,443.



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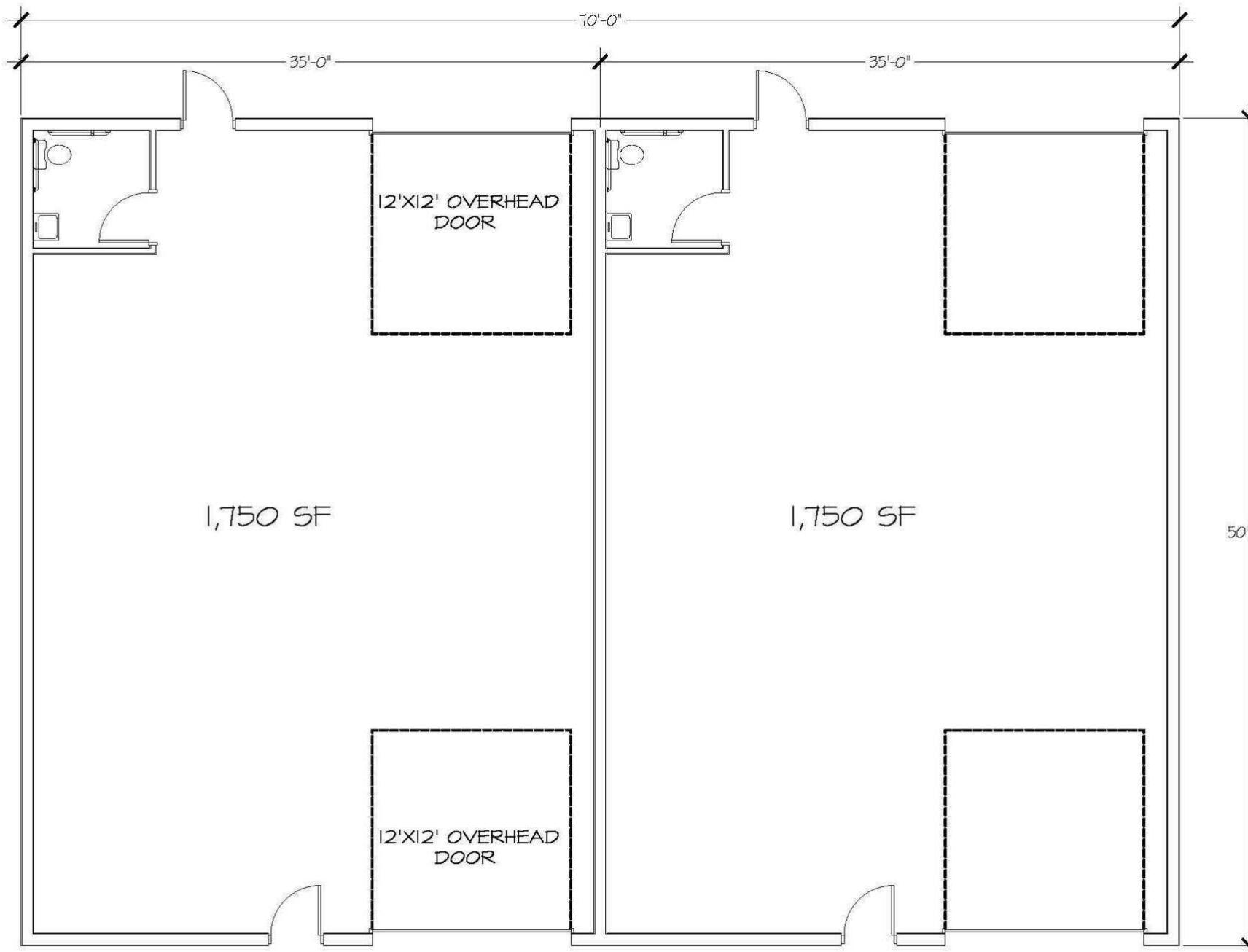
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BONANZA PHASE TWO BUILDING



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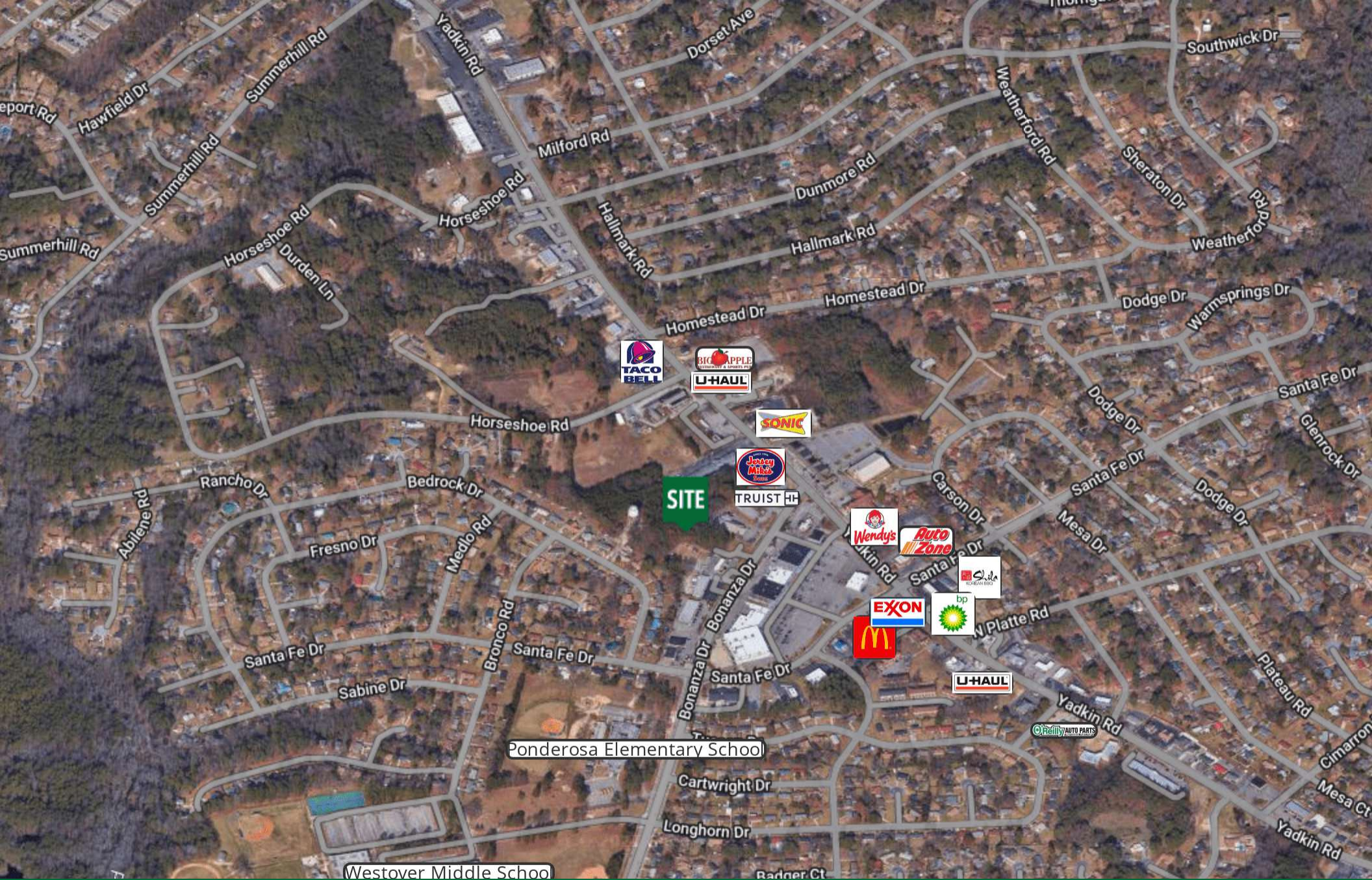
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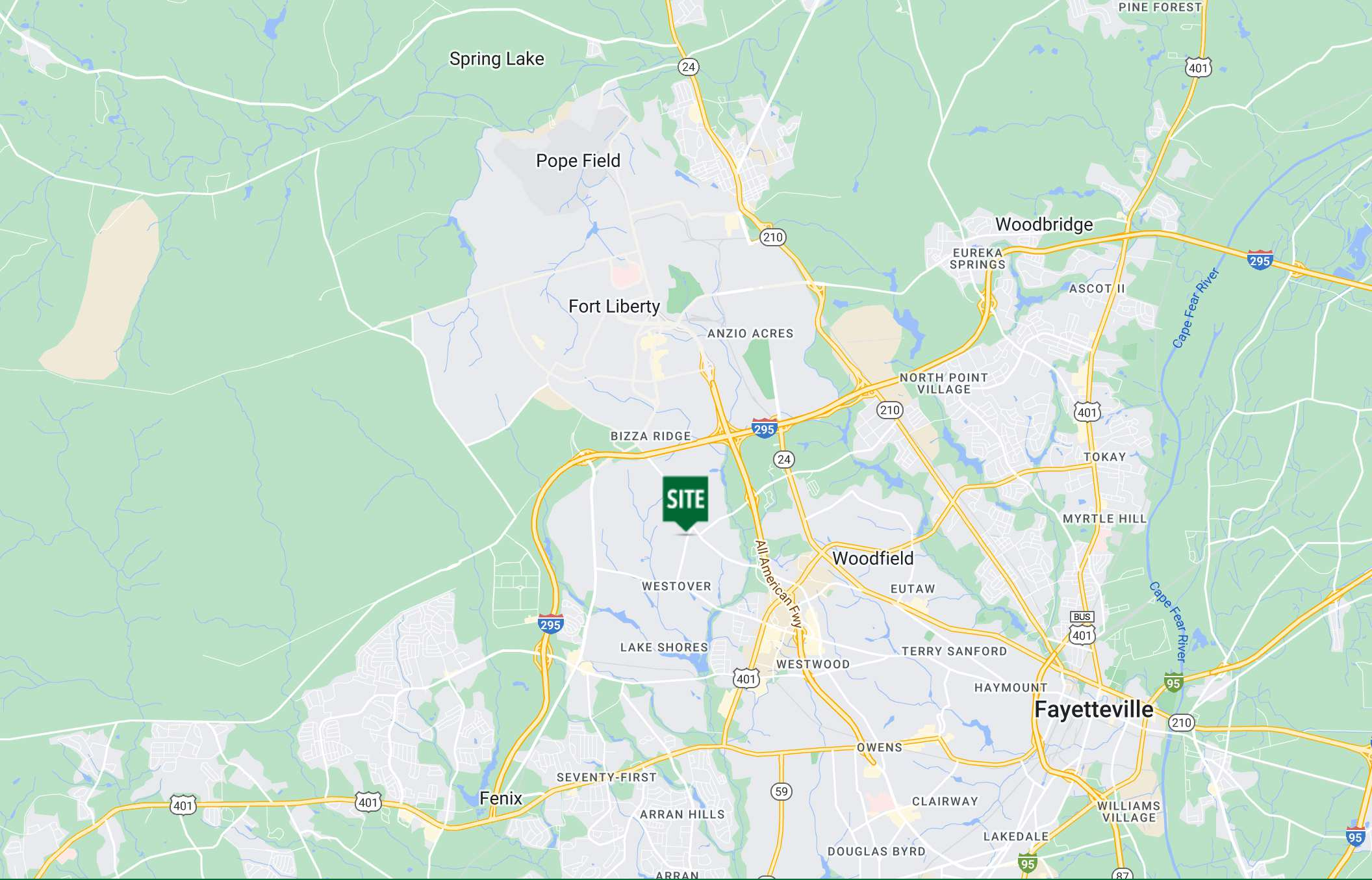
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Maxar Technologies



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