

INDUSTRIAL / FLEX PROPERTY FOR LEASE

251 Poe St

251 Poe Street, Fayetteville, NC 28306



for more information

COREY CROEGAERT

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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: +/-8,880 SF
Lease Rate: \$3,000 /month(NNN)
Zoning: HI(Heavy Industrial)

property description

Unlock the potential of this ±8,880 SF industrial facility ideally positioned in the Downtown Fayetteville submarket. With Heavy Industrial zoning, this property offers the flexibility and functionality needed for a wide range of users including manufacturing, distribution, contractors, and service-based operations.

The building features 20'6" clear heights, is fully sprinklered, and includes two oversized 12' x 12' grade-level doors, allowing for efficient loading and workflow. While the current loading ramp configuration does not allow drive-in access, ownership is open to modifications for the right tenant, creating a unique opportunity to tailor the space to your operational needs.

Inside, the property is equipped with two restrooms, gas heat, and access to municipal utilities, providing a solid infrastructure for immediate occupancy. The site also includes valuable outside storage, a highly sought-after feature for industrial users needing additional laydown yard or equipment space.

Strategically located less than one mile from I-95 and under five miles from Fayetteville Regional Airport (Grannis Field), the property offers excellent regional connectivity for logistics and transportation.

This is a compelling opportunity for a tenant to secure a well-located industrial asset with customization potential in a market where functional industrial space remains limited.





PROPERTY OVERVIEW

Key Highlights:

±8,880 SF industrial building

20'6" clear height

Fully sprinklered

Two 12' x 12' grade-level doors

Two restrooms

Heavy Industrial zoning

Outside storage / laydown yard

Less than 1 mile to I-95

Less than 5 miles to Fayetteville
Regional Airport

Potential to modify loading for
drive-in capability

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251 POE STREET, FAYETTEVILLE, NC 28306

ADDITIONAL PHOTOS



for more information

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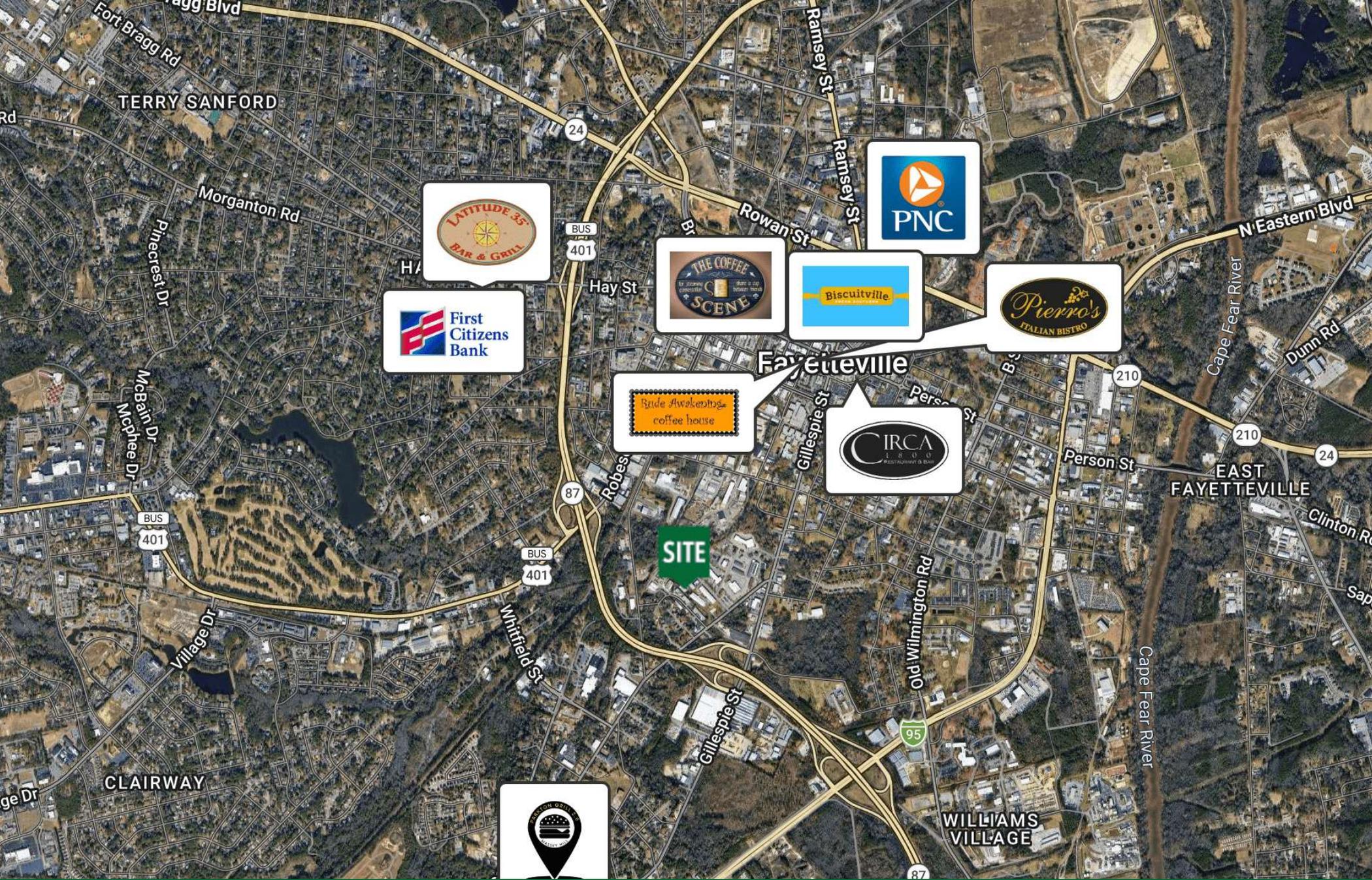
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