

Colliers

REALTYLINK<sup>LLC</sup>

ESTD

2023

# FAYETTEVILLE

BUSINESS PARK

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2057 WEEKS ROAD | FAYETTEVILLE, NORTH CAROLINA

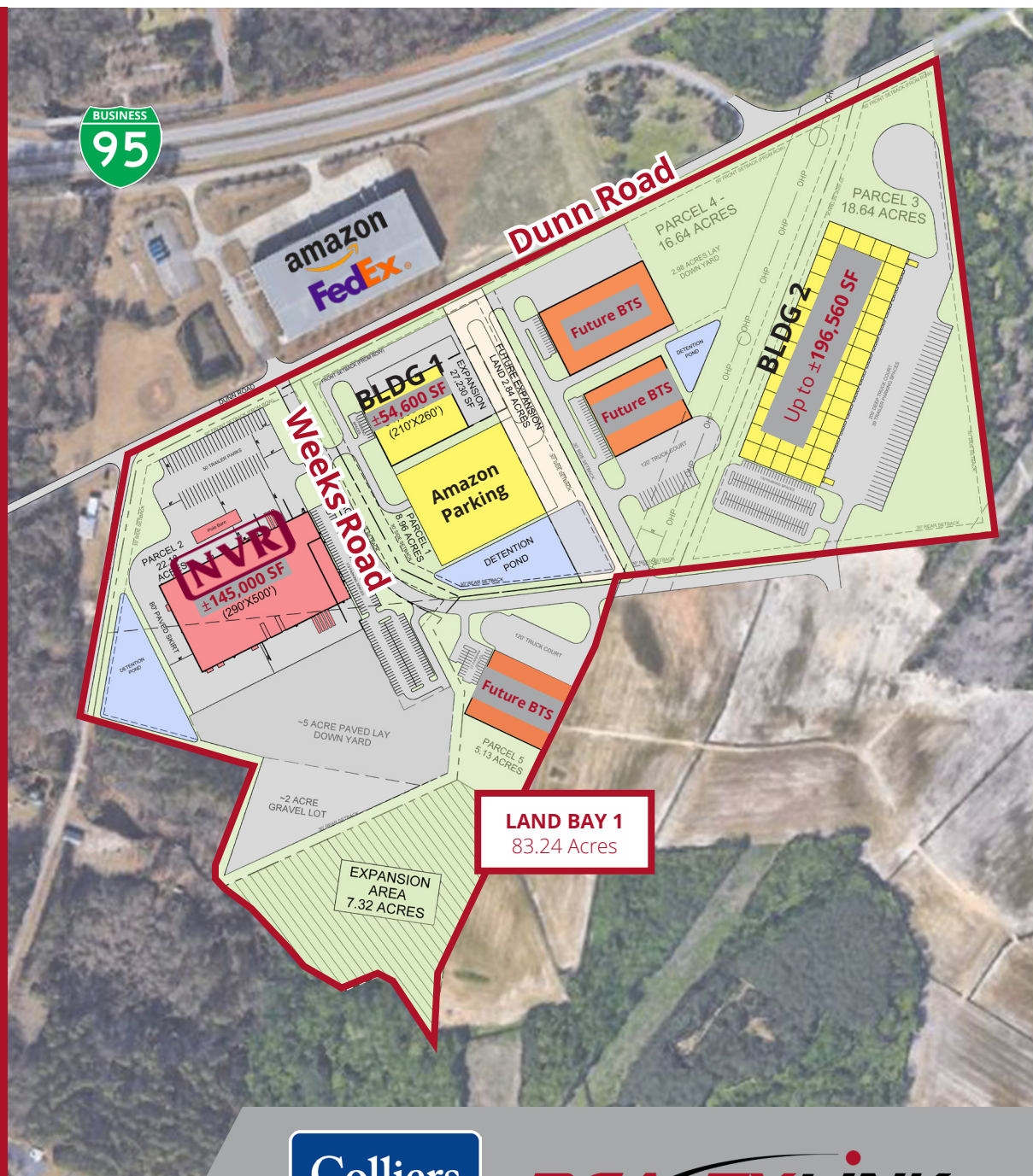






# PHASE ONE

	BUILDING 1	BUILDING 2
BUILDING SIZE	54,600 SF	196,560 SF
OFFICE AREA	1,500 SF	1,500 SF
BUILDING DIMENSIONS	210' x 260'	260'x756'
COLUMN SPACING	52' x 52.6' Typical	54' x 50' Typical 54' x 60' Speed Bay
CLEAR HEIGHT	32'	36'
LOADING DOCKS	4 - 9' x 10' 10 - 9' x 10' knockouts	24 - 9' x 10' 12 - 9' x 10' knockouts
DRIVE-IN DOORS	3 - 14' x 16' ramped	2 - 14' x 14' ramped
DOCK EQUIPMENT	Seals, bumpers and 40,000 lbs. levelers	
AUTO PARKING	±10 spaces expandable to 50	±138 spaces
TRAILER PARKING	TBD	±39 stalls
ROOF	0.45 mil TPO with R-20 insulation	
FLOOR	6" Unreinforced 4,000 PSI concrete	
TRUCK COURT	130'	200'
HVAC	Gas fired unit heaters air rotations by fans and louvers	
LIGHTING	Monitor sensor LED	
SPRINKLERS	ESFR	ESFR
LAND BAY 1	83.24 Acres	
DELIVERY	Q4 2026	



FAYETTEVILLE, NORTH CAROLINA



# PHASE TWO

## LAND BAY 3

1 buildings up to  $\pm 974,160$  SF

## LAND BAY 4

1 buildings up to  $\pm 291,600$  SF

## LAND BAY 5

1 buildings up to  $\pm 291,600$  SF

## LAND BAY 6

1 buildings up to  $\pm 819,180$  SF



FAYETTEVILLE, NORTH CAROLINA





# AERIAL MAP

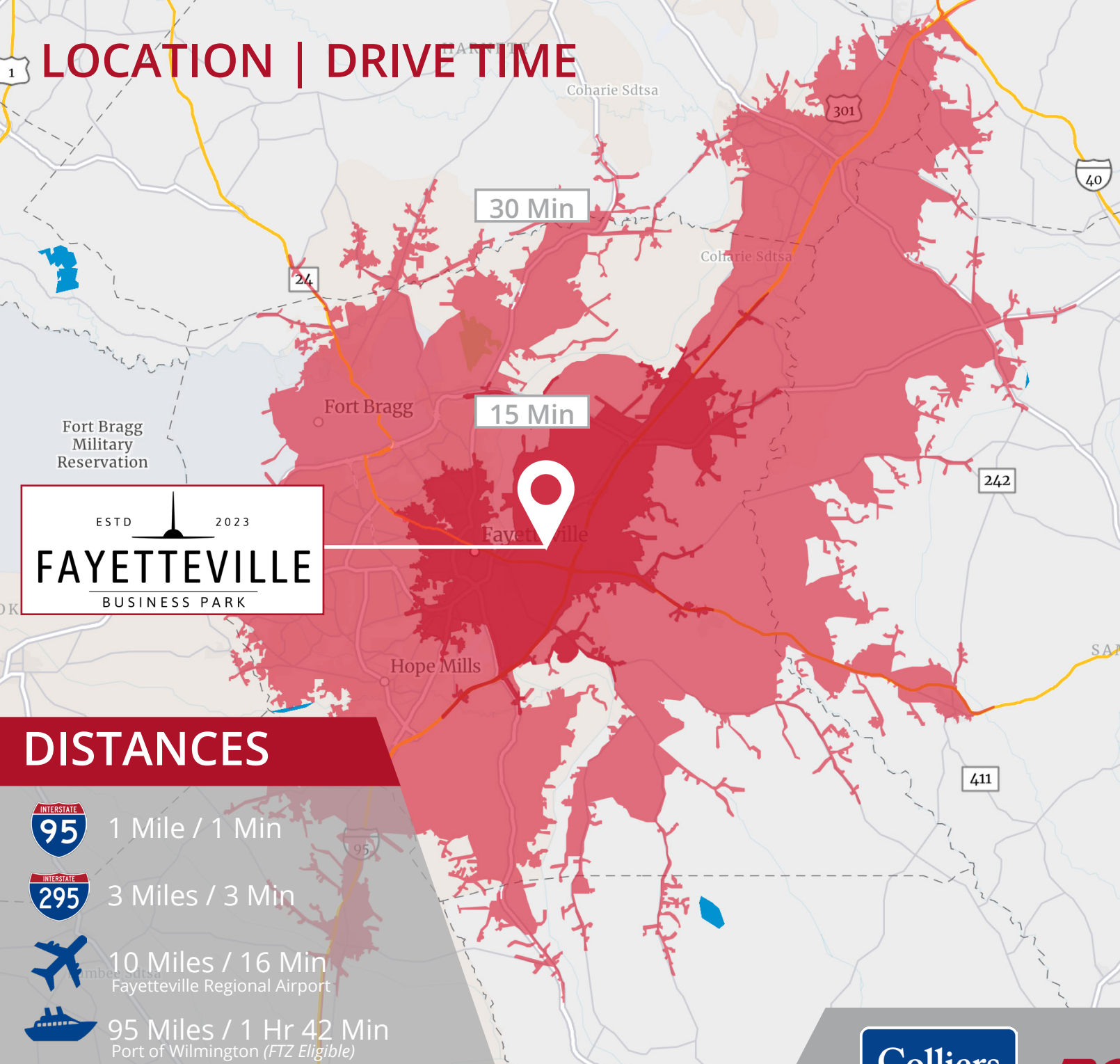


## CORPORATE NEIGHBORS





# LOCATION | DRIVE TIME



## POPULATION

15 Min | 64,108

30 Min | 379,969



## LABOR FORCE

15 Min | 25,910

30 Min | 148,881



## AVG. INCOME

15 Min | \$67,788

30 Min | \$68,492



## EST. HOUSEHOLDS

15 Min | 26,104

30 Min | 147,626

## DISTANCES



1 Mile / 1 Min



3 Miles / 3 Min



10 Miles / 16 Min  
Fayetteville Regional Airport



95 Miles / 1 Hr 42 Min  
Port of Wilmington (FTZ Eligible)





**LABOR ANALYSIS**

**% of Blue Collar Employees by zip code**

- 80% or more
- 70-80%
- 60-70%
- 50-60%
- 20-50%
- Less than 20%

**FAYETTEVILLE BUSINESS PARK**

ESTD 2023

10 miles

20 miles

30 miles

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# FAYETTEVILLE

BUSINESS PARK

**10 miles**

**20 miles**

**30 miles**

80% or more
70-80%
60-70%
50-60%
20-50%
Less than 20%

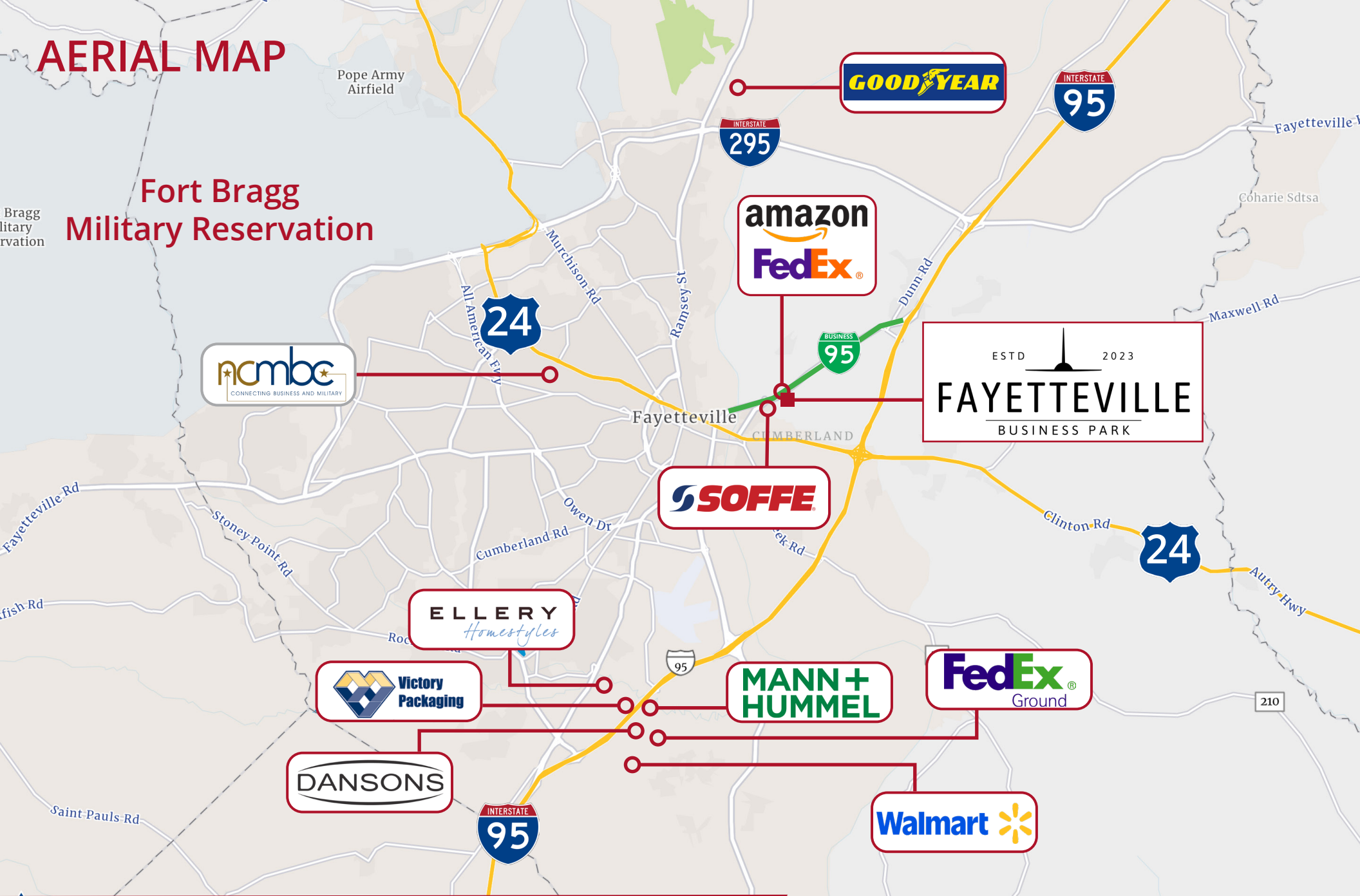
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# AERIAL MAP

Fort Bragg  
Military Reservation

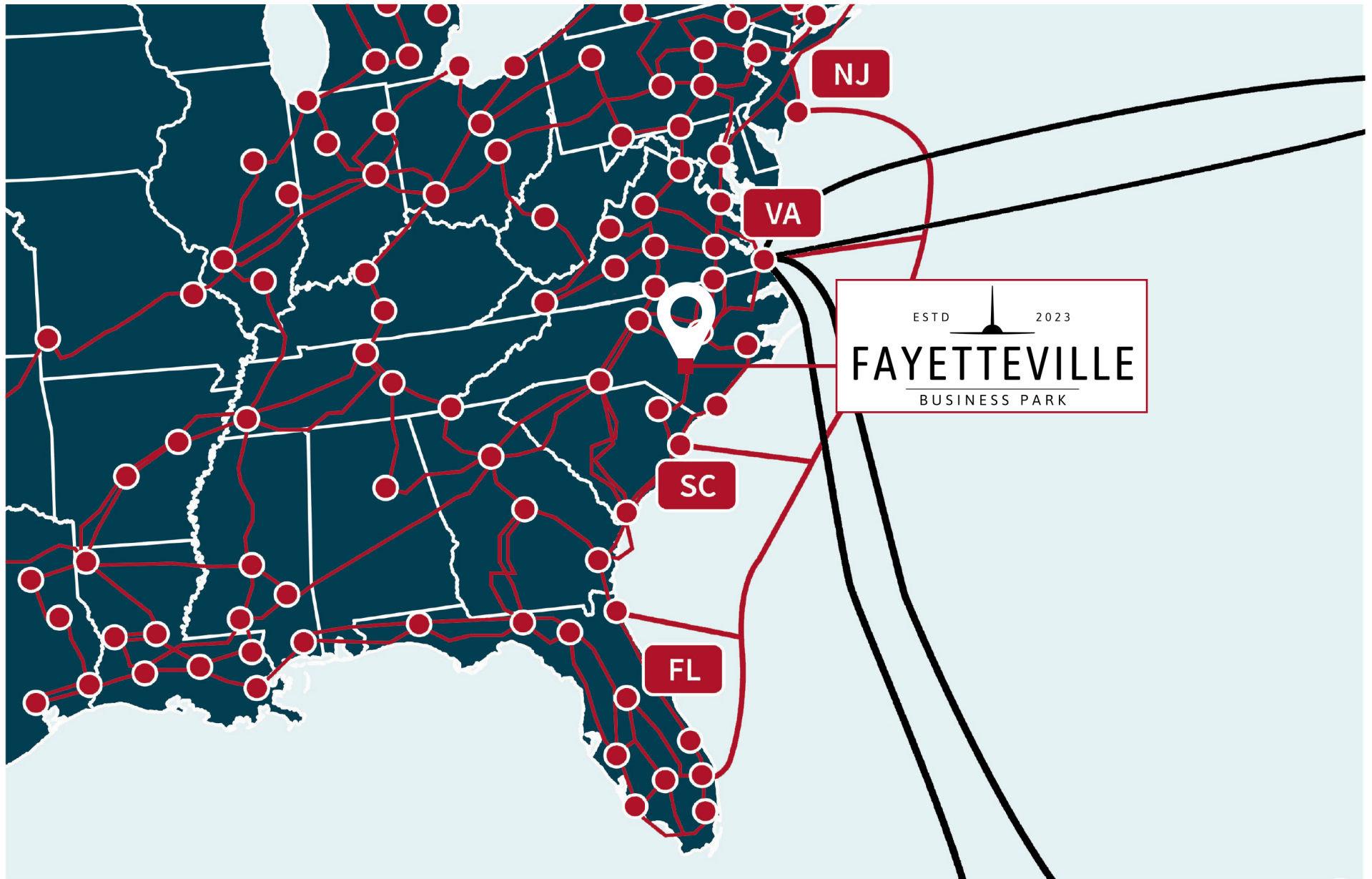


## CORPORATE NEIGHBORS





# LONG HAUL FIBER MAP





# DUKE POWER TRANSMISSION LINES





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