



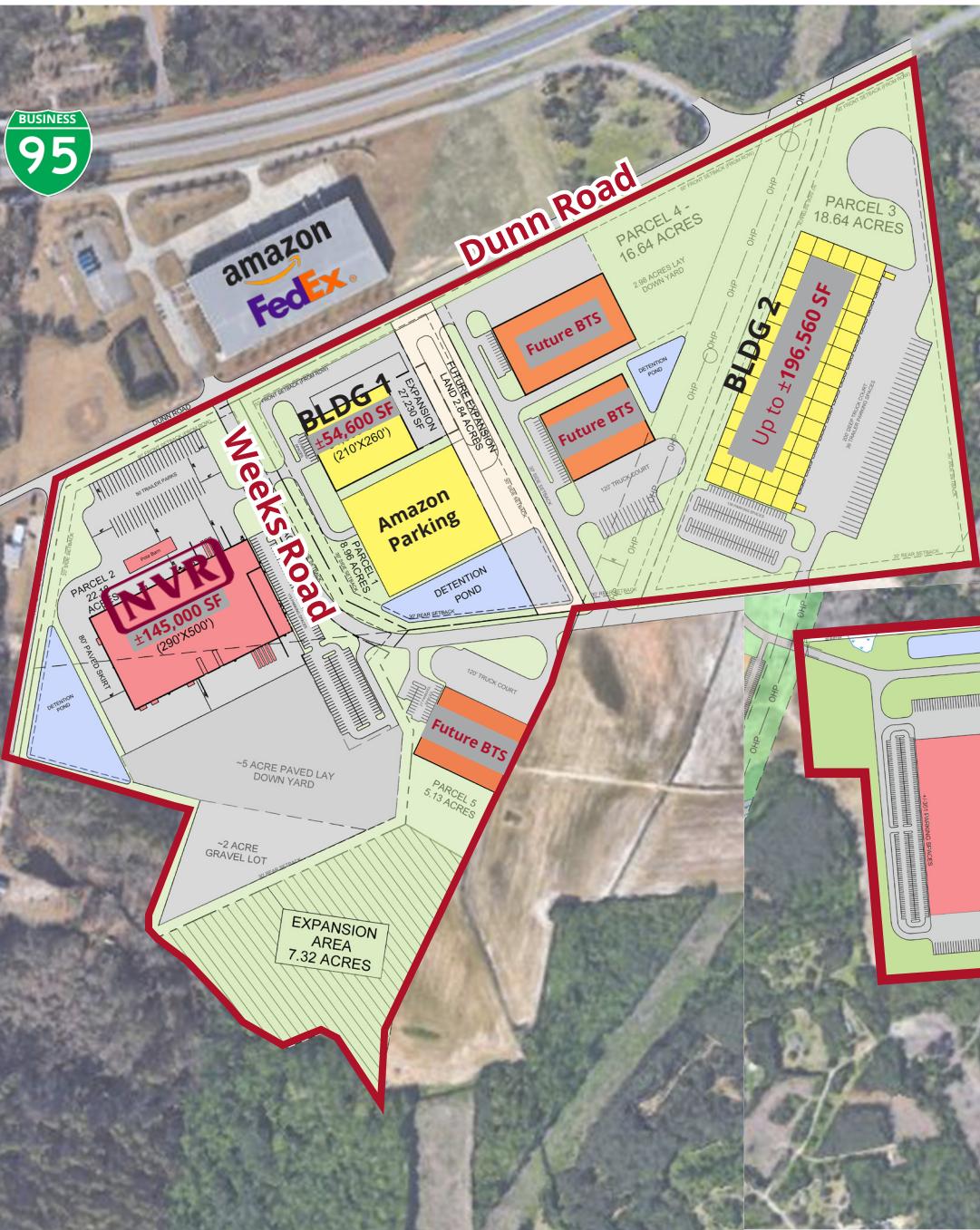
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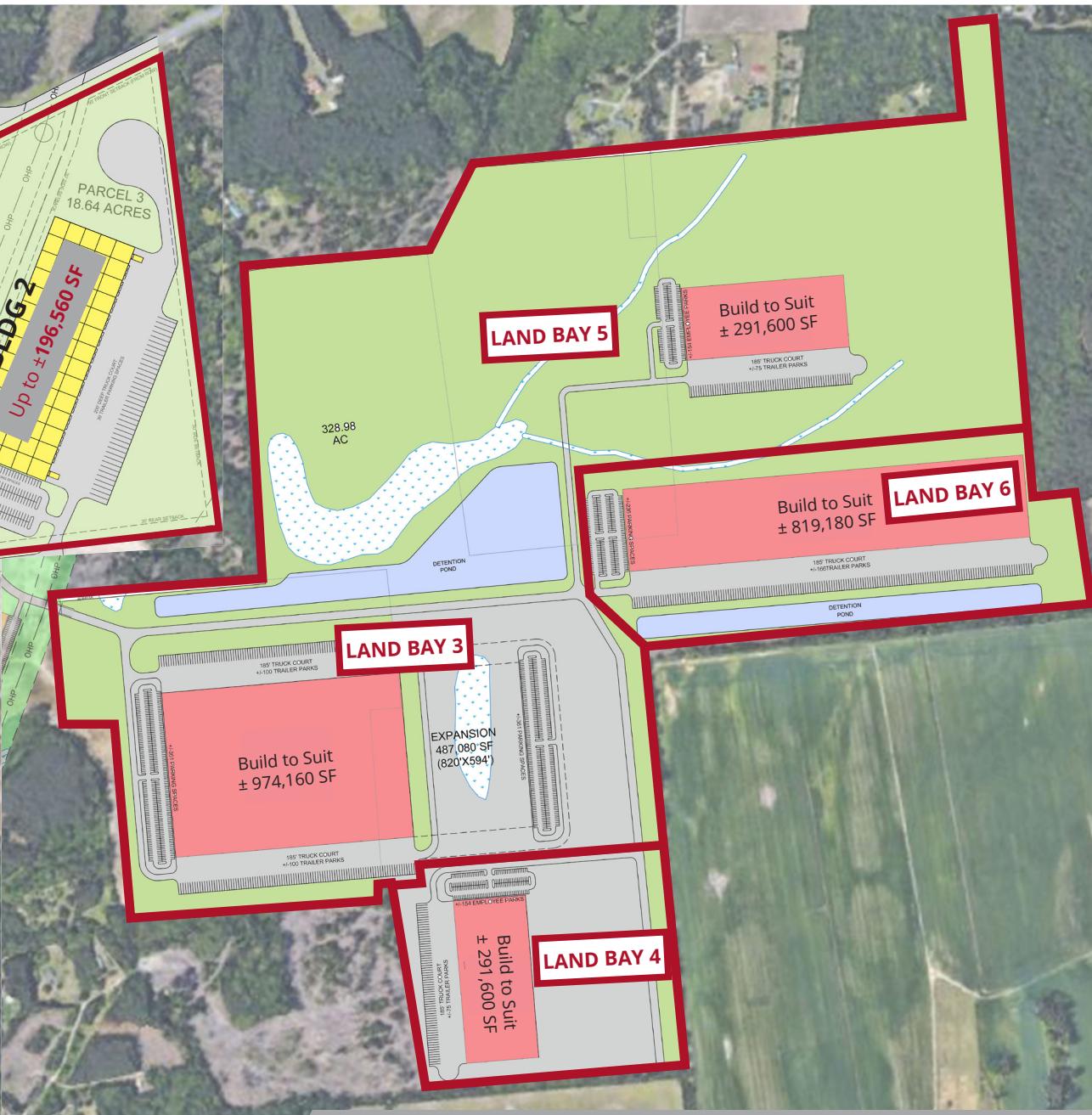
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# Phase One



# Phase Two



The site plans presented are for visual purposes only and are not to accurate scale or location.



# 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 60' Speed Bay	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



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LLC

# AERIAL MAP



## CORPORATE NEIGHBORS

amazon

SOFFE

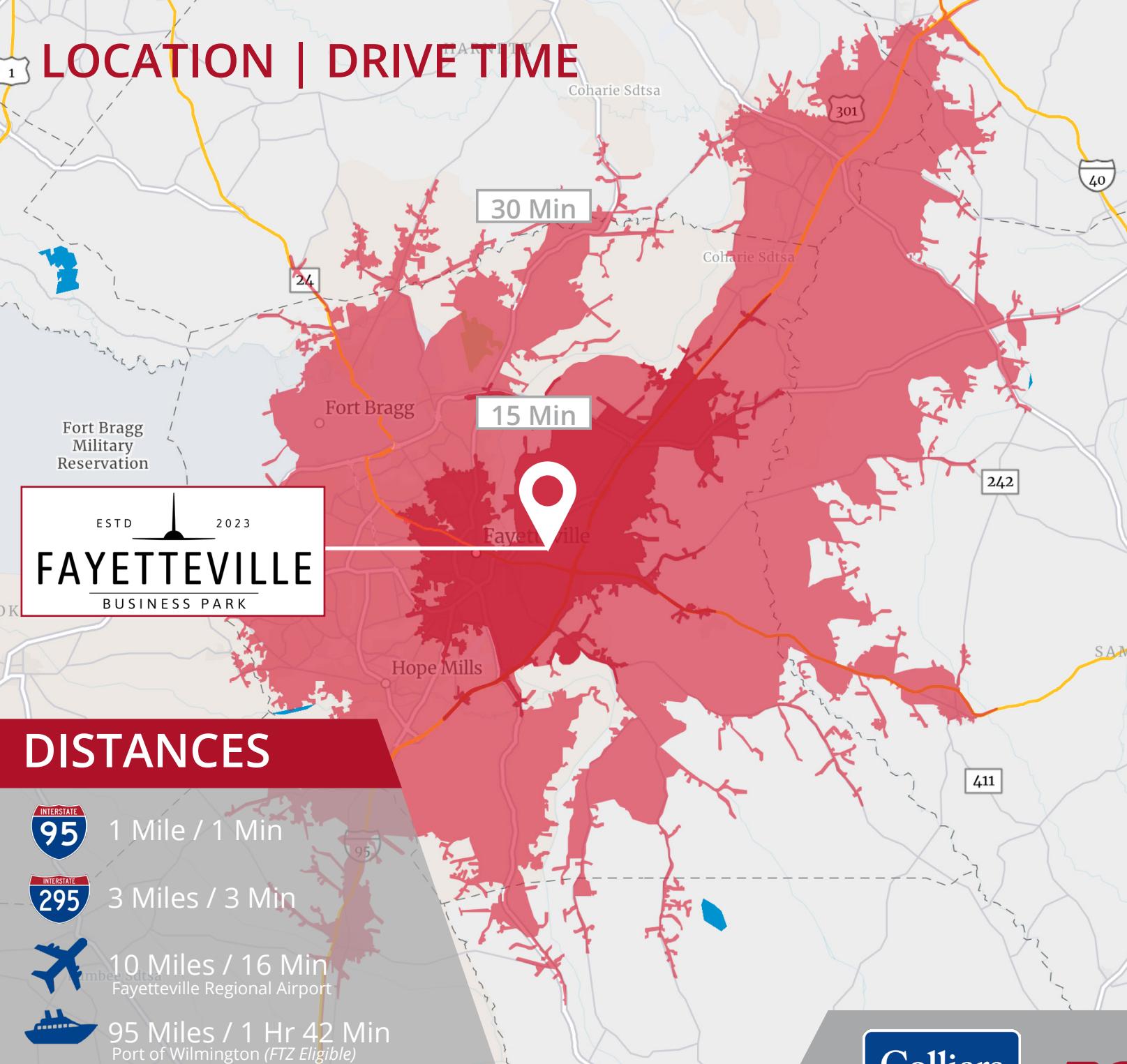
NVR

FedEx

Colliers

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LLC

# 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

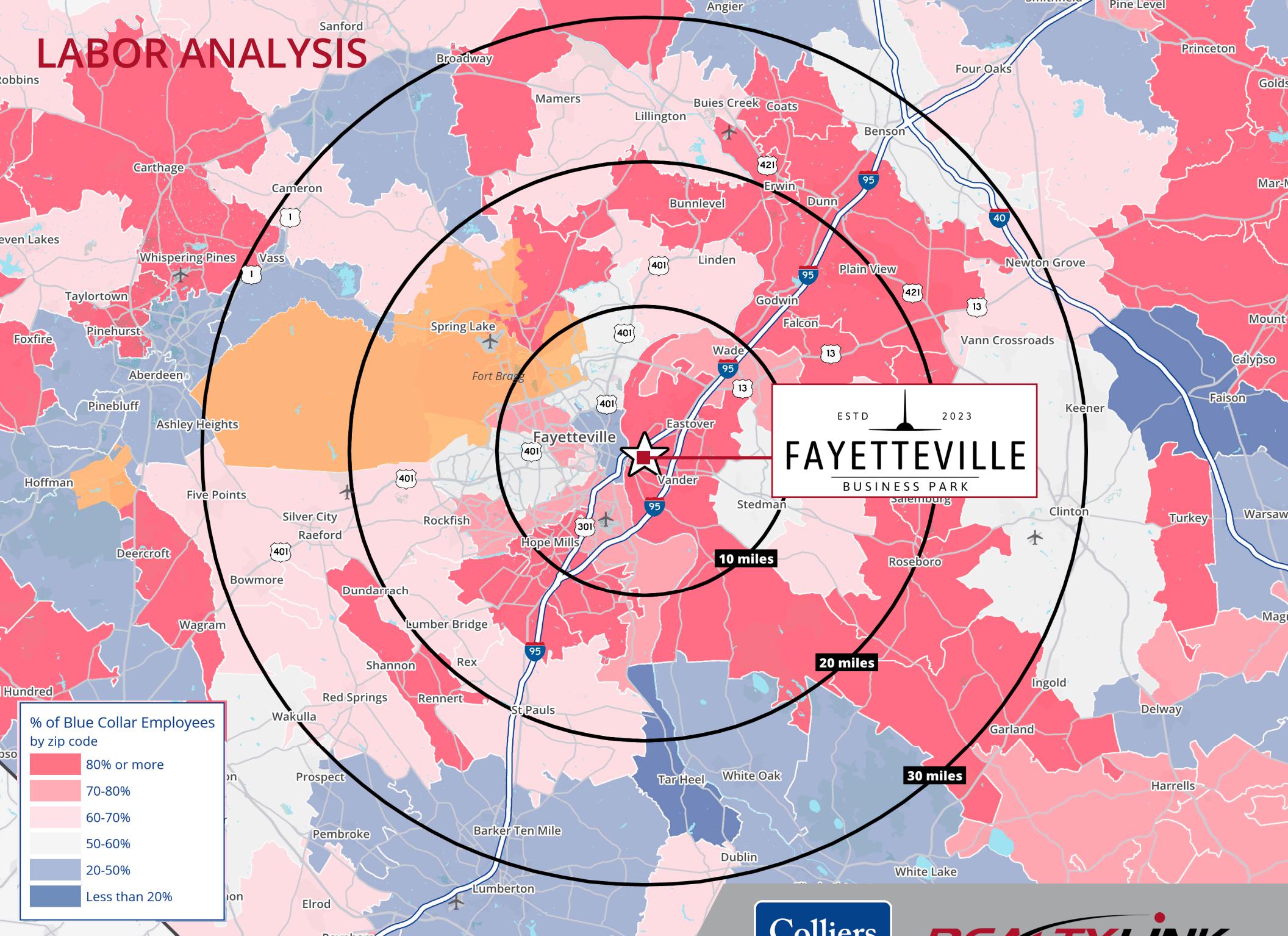
15 Min | 26,104

30 Min | 147,626

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# LABOR ANALYSIS



# AERIAL MAP

Fort Bragg  
Military Reservation

Bragg  
Military  
Reservation



24

ELLERY  
*Homestyles*

Victory  
Packaging

DANSONS

95

GOODYEAR

amazon  
FedEx®

SOFFE®

MANN +  
HUMMEL

Walmart

ESTD 2023  
**FAYETTEVILLE**  
BUSINESS PARK

24

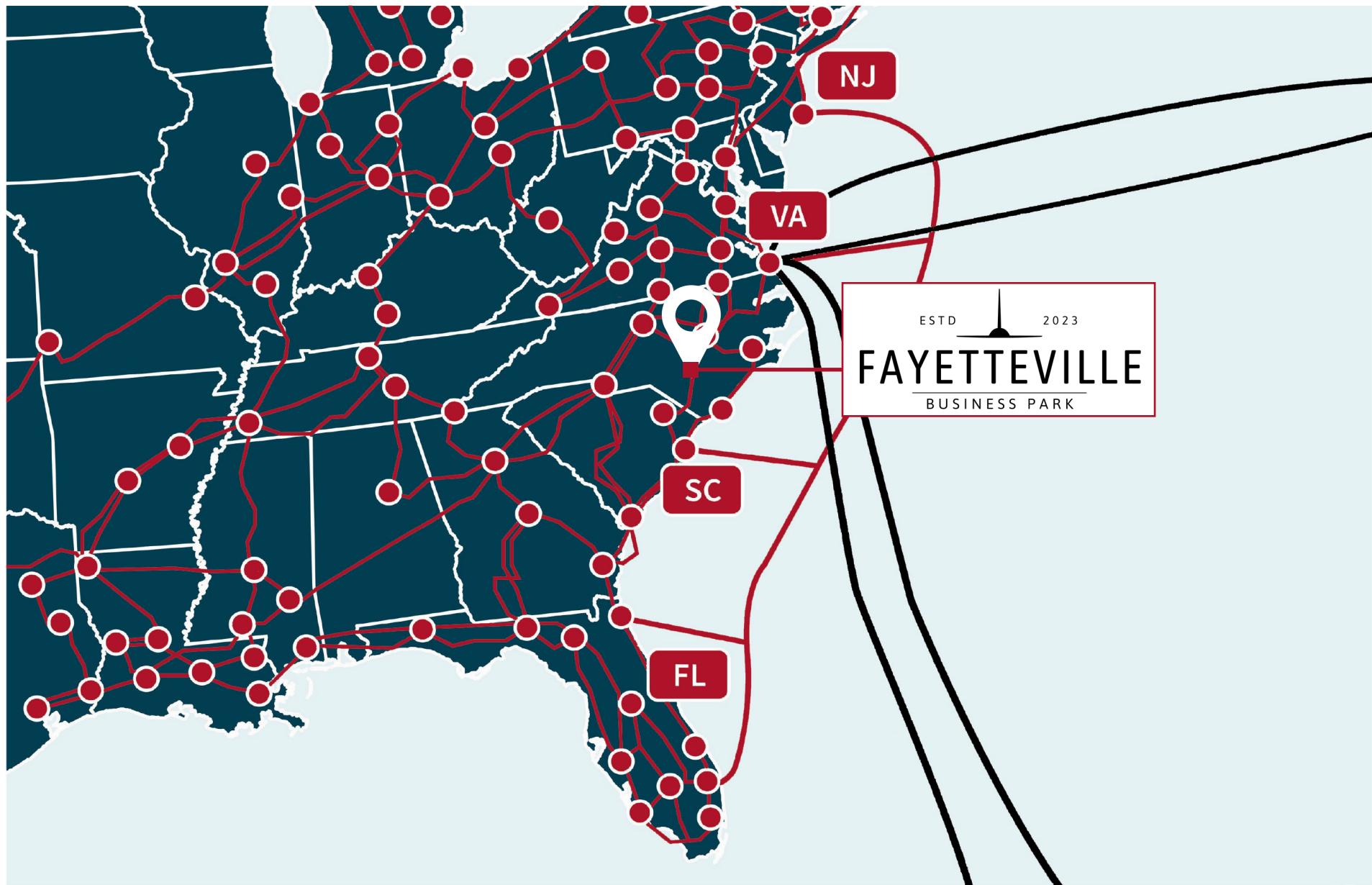
FedEx®  
Ground

Colliers

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CORPORATE NEIGHBORS

# LONG HAUL FIBER MAP

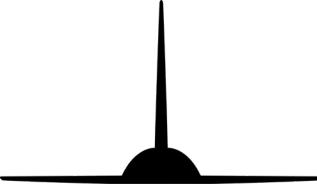


# DUKE POWER TRANSMISSION LINES



ESTD

2023



# FAYETTEVILLE

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BUSINESS PARK



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