LIBERTY POINT

CORPORATION DRIVE

HOPE MILLS, NC 28348

CLASS A INDUSTRIAL DEVELOPMENT AVAILABLE FOR SALE OR LEASE



CBRE

BUILDING 2 | 40,000 - 139,500 SF AVAILABLE NOW





MASTER SITE PLAN



ZONING

Planned Light Industrial M1 (P)



OVER 1.36 MILLION SF

Master Planned Industrial Park



UP TO 20 MEGAWATTS

Power Available by 2026



I-95 VISIBILITY

Exceptional Highway Access

BUILDING 2 SPECIFICATIONS

DATE AVAILABLE	Shell available now
LEASE/SALE PRICE	Contact for pricing
TICAM	±\$1.10/SF (est.)
ADDRESS	5360 Corporation Drive Hope Mills, NC 28348
SITE ACREAGE	5.74 acres
TOTAL SF AVAILABLE	139,500 SF
DEMISABLE SF	±40,000 SF
OFFICE SF	Build to suit
BUILDING DIMENSIONS	440' x 300'
TYP. BAY SIZE	±15,000 SF
EXTERIOR CONSTRUCTION	Tilt concrete
AUTO PARKING	Up to 76 spaces
TRAILER PARKING	Potential for trailer parking
TRUCK COURT DEPTH	70' shared drive + 60' court (total of 130')
CEILING HEIGHT	32' clear
ROOF MATERIAL	Mechanically attached .60 mil TPO with R-20 insulation
COLUMN SPACING	50' x 50' with 60' speed bay
FLOOR THICKNESS	6" 4,000 psi reinforced concrete
SPRINKLER SYSTEM	ESFR
DOCK-HIGH DOORS	Up to (25) OH Doors, EOD Levelers, and Seals
DRIVE-IN DOORS	(2) drive-in ramps (12'x14')
POWER	Up to 20 MW by 2026
ELECTRICAL PROVIDER	South River Electrical
WATER/SEWER PROVIDER	Fayetteville Public Works Commission (PWC)
NATURAL GAS PROVIDER	Piedmont Natural Gas
PIN NUMBER	0423636882

Up to 20 Megawatts of power available by 2026 with completion of nearby substation





BUILDING 2 PHOTOS

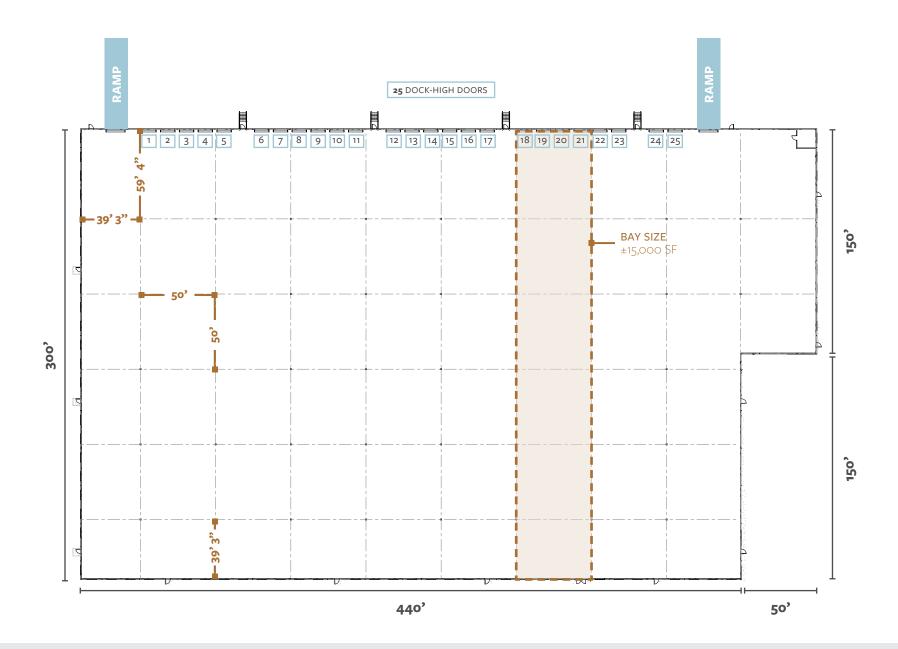




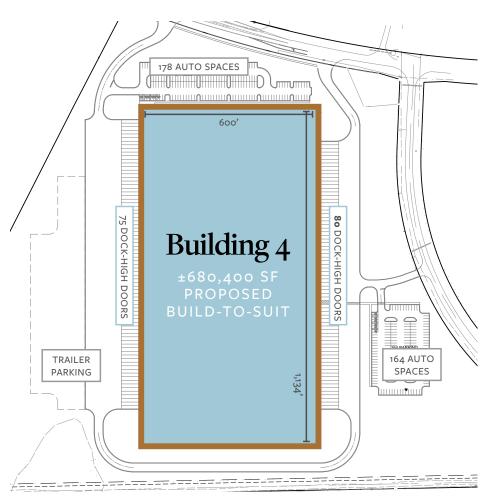


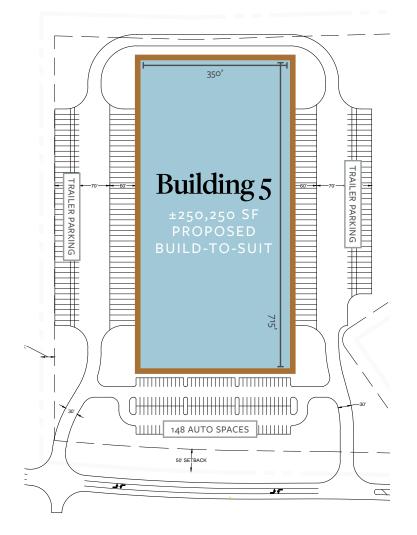






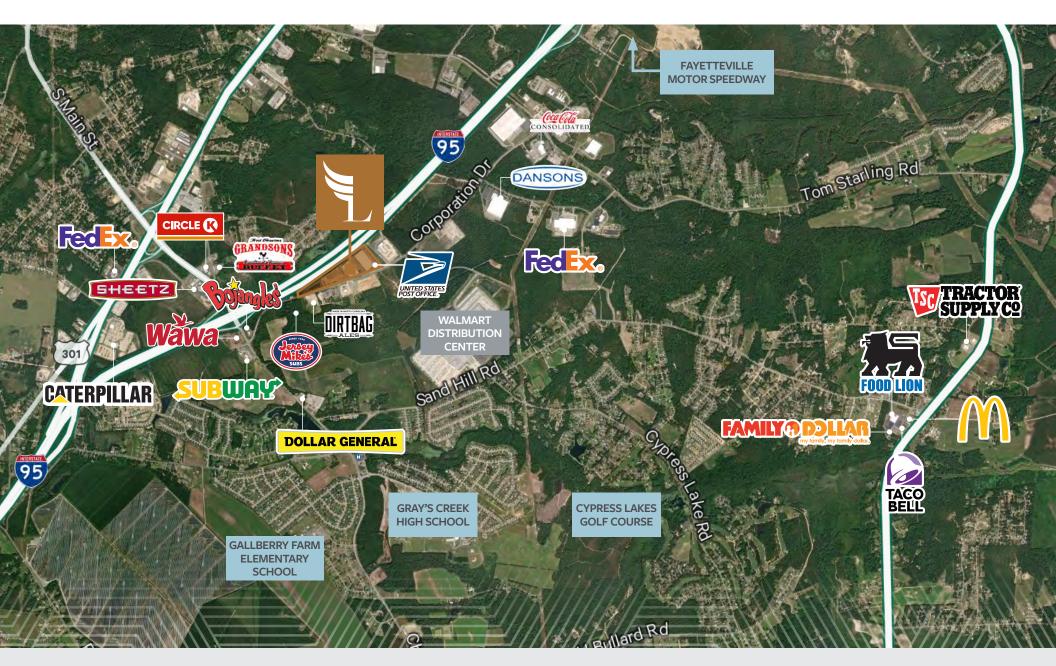






NEARBY AMENITIES

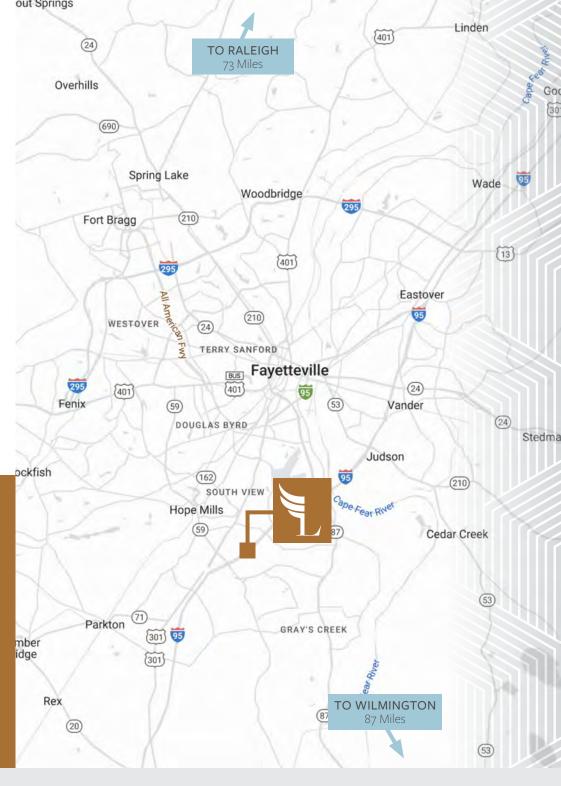


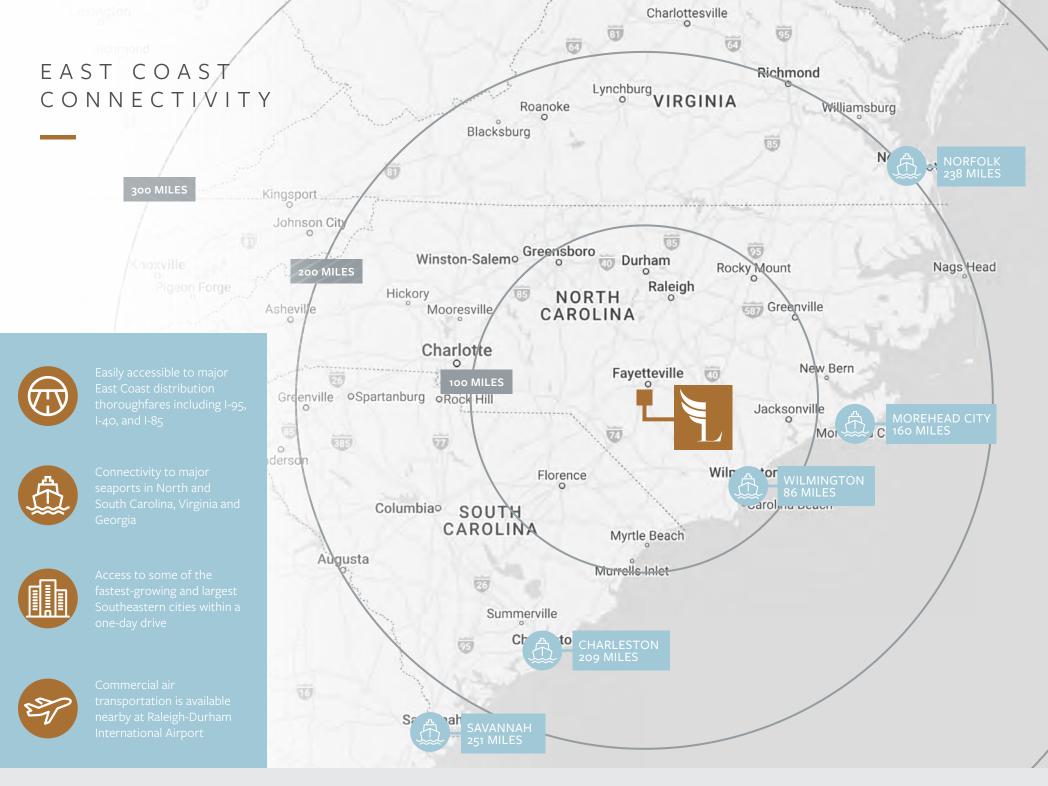


LOCATION & ACCESS

< 10 Miles Interstate 95 Business 95 / US-301 < 2.0 Miles Highway 87 6.0 Miles 14 Miles Interstate 295 Highway 421 41 Miles 42 Miles Interstate 40 Raleigh-Durham Int'l Airport 87 Miles Piedmont Triad Int'l Airport 117 Miles Charlotte Douglas Int'l Airport 140 Miles

Liberty Point's centralized location along the I-95 Corridor provides an eight-hour drive of two-thirds of the nation's population (170 million customers), and less than half a day from the deep-water ports of Wilmington, Morehead City, and Charleston. The city is also served by Norfolk Southern and CSX railroads, as well as the regional Aberdeen, Carolina & Western rail lines.





WHY FAYETTEVILLE?



20 Mins | 180,846 40 Mins | 510,484



20 Mins | 78,666 40 Mins | 214,891





B40 mins [401] 20 mins (701) Maxton Lumberton

#2 Best Place in the U.S to Invest in Real Estate

> "During the Pandemic" Fortune | 2020

Best Places for Business & Careers Forbes | 2019

World's Largest Military Installation by Population

Fort Liberty (formerly Fort Bragg)

39 Universities Within 50 Miles Offering Bachelors Degree or Higher



CONTACT US





AUSTIN NAGY

SENIOR VICE PRESIDENT +1 919 831 8197 AUSTIN.NAGY@CBRE.COM

ANN-STEWART PATTERSON, SIOR

EXECUTIVE VICE PRESIDENT +1 919 831 8207 ANN-STEWART.PATTERSON@CBRE.COM JOHN HOGAN, III

SENIOR ASSOCIATE +1 919 831 8264 JOHN.HOGAN@CBRE.COM

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.