



# FOR LEASE

## ± 54,600 SF INDUSTRIAL BUILDING



DUNN ROAD | FAYETTEVILLE, NORTH CAROLINA

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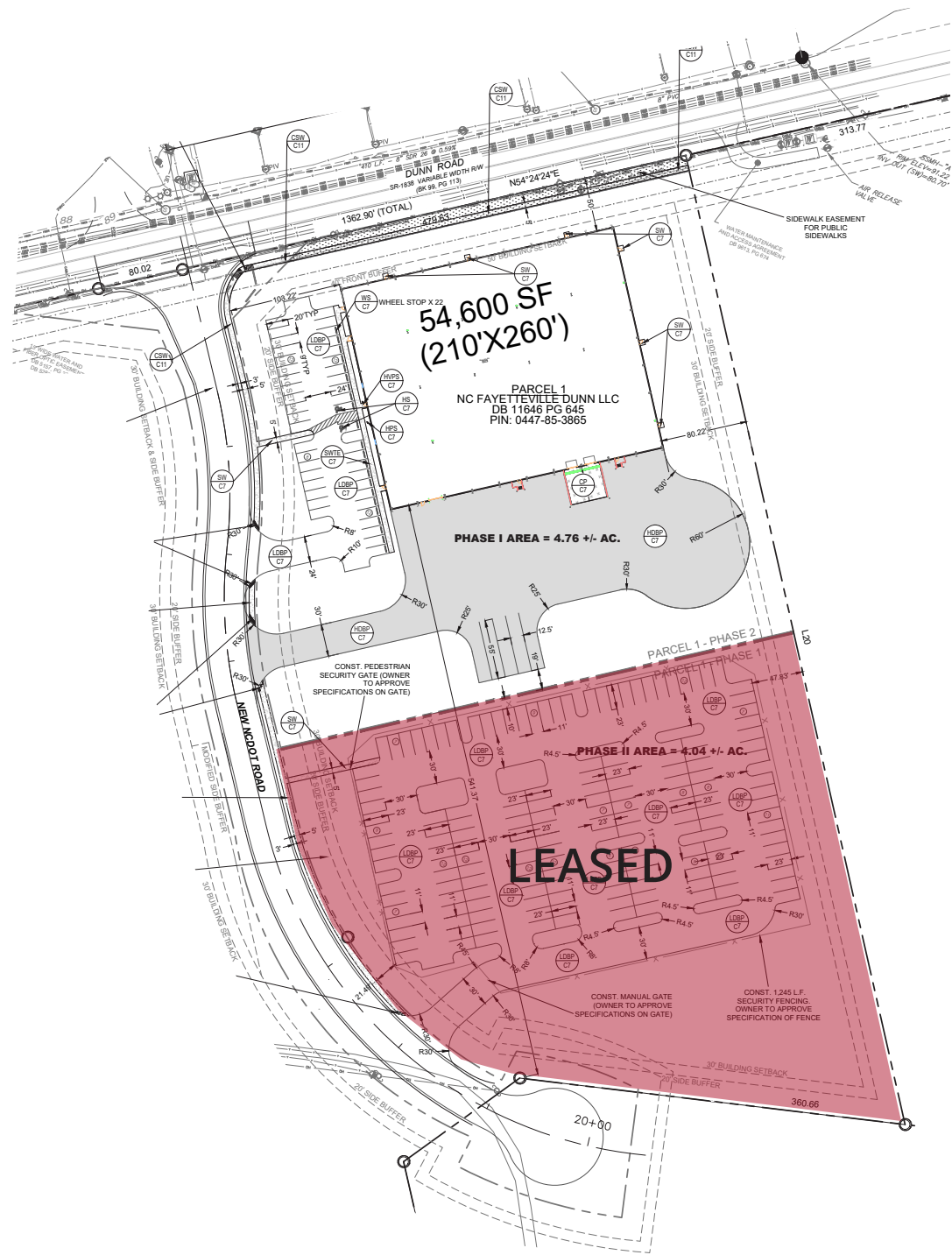
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<b>BUILDING SIZE</b>	<b>54,600 SF</b>
<b>OFFICE AREA</b>	<b>1,200 SF</b>
<b>BUILDING DIMENSIONS</b>	<b>260' x 210'</b>
<b>COLUMN SPACING</b>	<b>52' x 52'</b>
<b>CLEAR HEIGHT</b>	<b>36' Center, 32' Eaves</b>
<b>LOADING DOCKS</b>	<b>(2) 9' x 10'</b>
<b>DRIVE-IN DOORS</b>	<b>(1) 12' x 12'</b>
<b>AUTO PARKING</b>	<b>42 Auto Park</b>
<b>TRAILER PARKING</b>	<b>3 Trailer Stalls</b>
<b>ROOF</b>	<b>Standing Seam Metal</b>
<b>FLOOR</b>	<b>6" Concrete</b>
<b>TRUCK COURT</b>	<b>To Suit</b>
<b>HVAC</b>	<b>To Suit</b>
<b>LIGHTING</b>	<b>To Suit</b>
<b>SPRINKLERS</b>	<b>To Suit</b>
<b>DELIVERY</b>	<b>Est. Q1 2025</b>



FAYETTEVILLE, NORTH CAROLINA



FOR LEASE



FAYETTEVILLE, NORTH CAROLINA



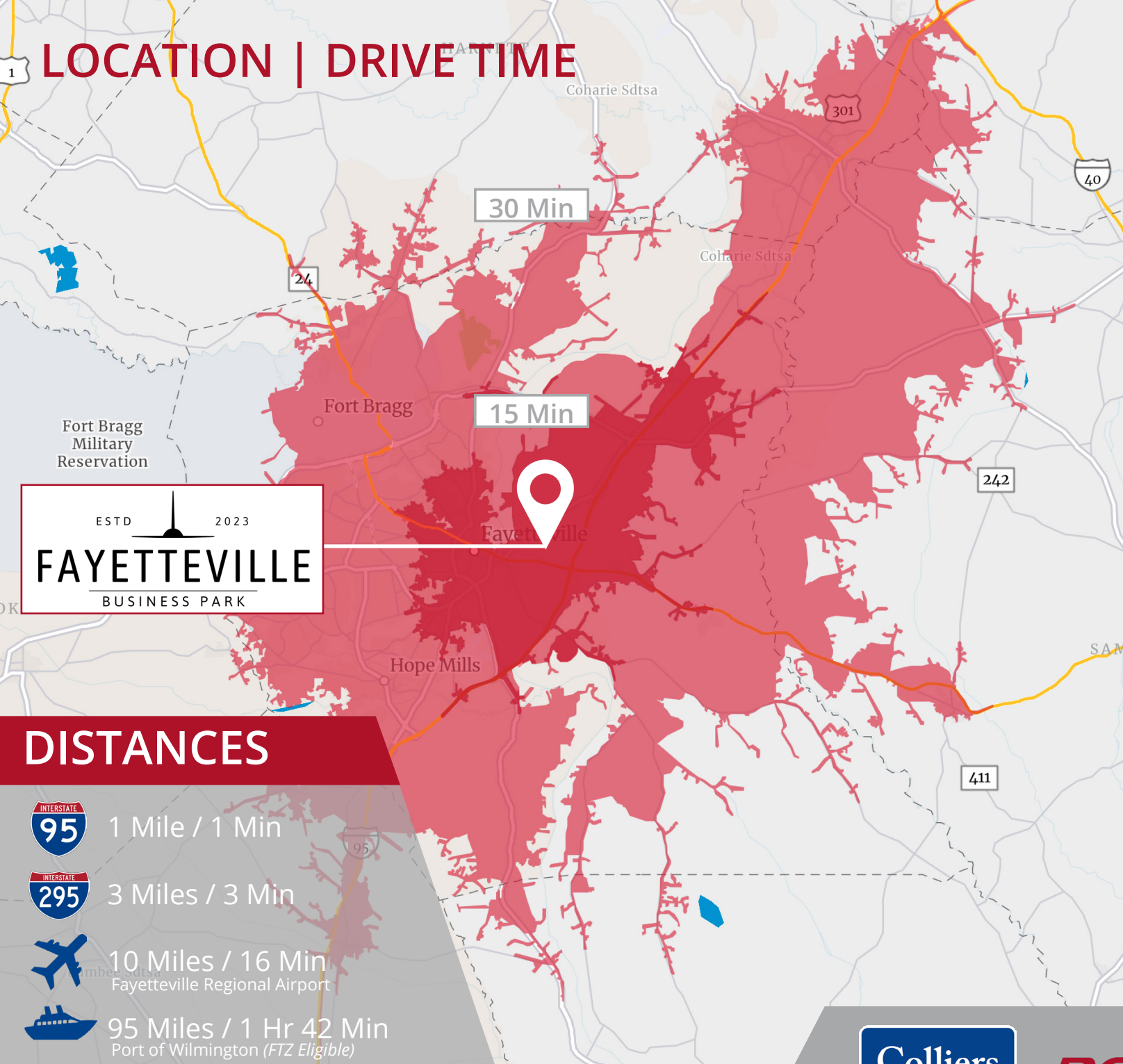
# AERIAL MAP



## CORPORATE NEIGHBORS



# LOCATION | DRIVE TIME



ESTD 2023  
**FAYETTEVILLE**  
BUSINESS PARK

## 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)



### 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

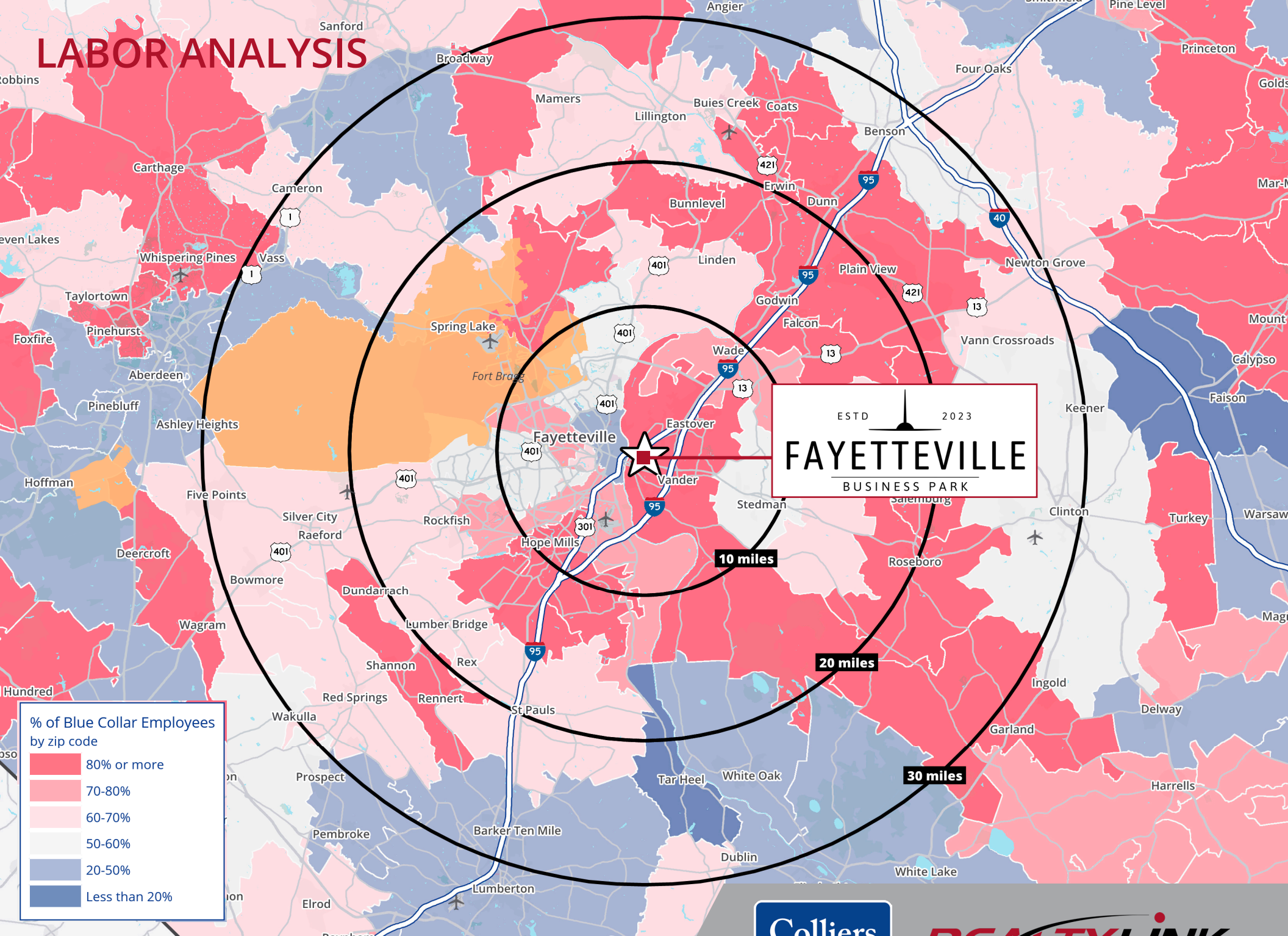


### EST. HOUSEHOLDS

15 Min | 26,104  
30 Min | 147,626



# LABOR ANALYSIS



# AERIAL MAP

Fort Bragg  
Military Reservation

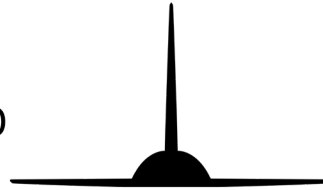


# CORPORATE NEIGHBORS



ESTD

2023



# FAYETTEVILLE

BUSINESS PARK



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