

INDUSTRIAL PROPERTY FOR LEASE

Approximately 2,100 Square-Foot Flex Unit Available

904 E Russell St , Fayetteville, NC 28301



for more information

NEIL GRANT

Principal / Broker

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Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | www.grantmurrayre.com

Approximately 2,100 Square-Foot Flex Unit Available 904 E RUSSELL ST , FAYETTEVILLE, NC 28301

PROPERTY DETAILS & HIGHLIGHTS

Building Name	Downtown Flex Unit 2,100 SF Available
Property Type	Industrial
Property Subtype	Flex Space
Building Size	10,000 SF
Space Available	2,100 SF
Lease Rate	\$ 3,000 per month
Year Built	2022

Now available for lease at 904 E Russell Street in Fayetteville is one flex unit, offering a total of approximately 2,100 square feet. The unit measures roughly 35 feet wide by 60 feet long and includes an office, bathroom, 12'x14' roll-up door, and warehouse space with high ceilings. The entire space is fully climate-controlled with HVAC already installed, making it ideal for light distribution, storage, service-based businesses, and general flex use. The unit can be leased for \$3,000 per month, with a flat TICAM charge of \$150 per unit per month. The property is built up and located in a recognized flood zone, ensuring modern standards and peace of mind. This is a rare opportunity to lease high-quality, move-in-ready flex space in a growing area.



- One Space Available!
- 2,100 SF
- An additional half-acre laydown yard available
- Perfect for Light distribution, flex spaces, storage, etc.
- 12' X 14' roll-up doors

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ADDITIONAL PHOTOS



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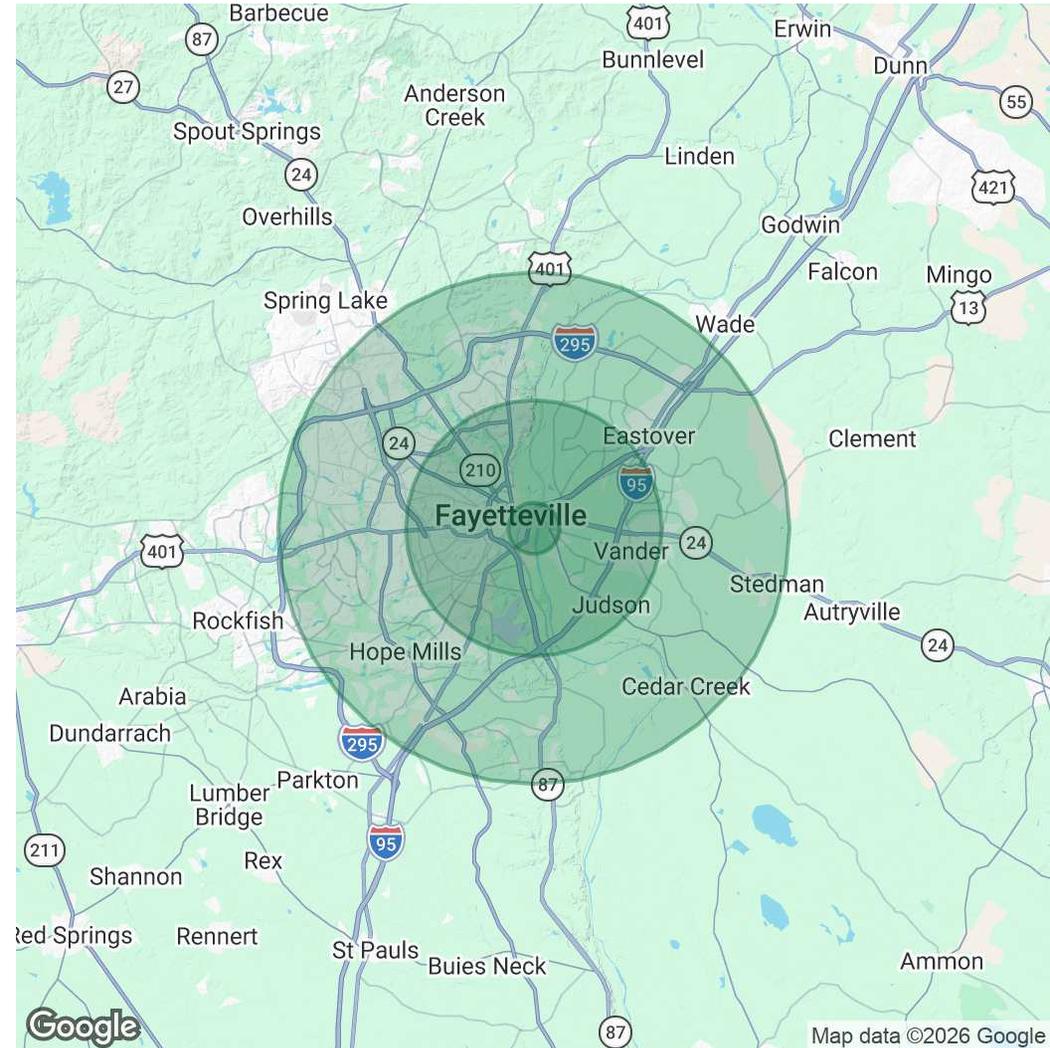
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,548	62,818	244,604
Average Age	36.1	36.5	33.4
Average Age (Male)	37.8	35.4	32.2
Average Age (Female)	34.8	38.2	34.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	695	26,111	97,206
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$21,857	\$52,788	\$54,509
Average House Value	\$68,734	\$121,406	\$128,586

2020 American Community Survey (ACS)



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