

WAREHOUSE UNITS FOR LEASE

1232, 1275, 1280 SUNCHASE COURT, FAYETTEVILLE

1280 | UNIT 4
2,500 SF

1232 | UNIT 2
4,000 SF

1275 | UNIT 5
2,500 SF

1275 | UNIT 1
4,000 SF



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1232 SUNCHASE COURT, UNIT 2

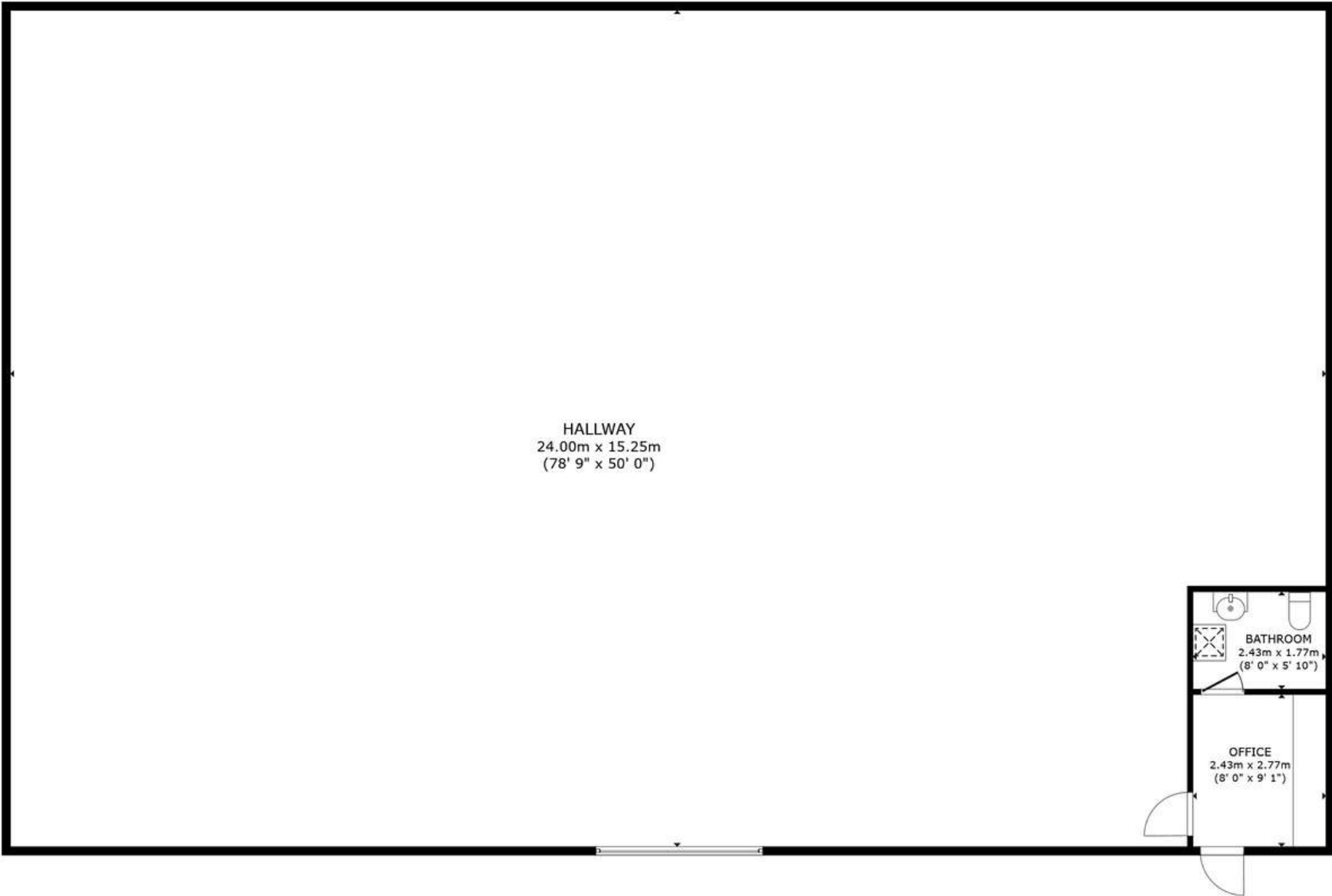
AVAILABLE:	±4,000 SF
ASKING RENT:	\$11.50 PSF
RENT TYPE:	NNN
GRADE LEVEL DOORS:	1 (10' x 10')
MIN WALL HEIGHT:	17' x 10"
MAX CLEAR SPAN:	15' x 7"
PEAK HEIGHT:	19' x 11"

PROPERTY HIGHLIGHTS

- + LESS THAN 1 MILE FROM I-49
- + ±120 SF OFFICE | ±3,880 SF WAREHOUSE
- + TENANT RESPONSIBLE FOR SEPARATELY METERED UTILITIES
- + A FANTASTIC USE FOR DRY STORAGE, CONTRACTING WAREHOUSE, OR LIGHT INDUSTRIAL PURPOSE

BLDG 1232, UNIT 2 | VIRTUAL TOUR





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1275 SUNCHASE COURT, UNIT 1

AVAILABLE: ±4,000 SF

ASKING RENT: **\$11.50 PSF**

RENT TYPE: NNN

GRADE LEVEL DOORS: 1 (14')

MIN WALL HEIGHT: 16'

PEAK HEIGHT: 20'

PROPERTY HIGHLIGHTS

- + LESS THAN 1 MILE FROM I-49
- + ONE SMALL OFFICE AND HALF BATH
- + TENANT RESPONSIBLE FOR SEPARATELY METERED UTILITIES
- + A FANTASTIC USE FOR DRY STORAGE, CONTRACTING WAREHOUSE, OR LIGHT INDUSTRIAL PURPOSE

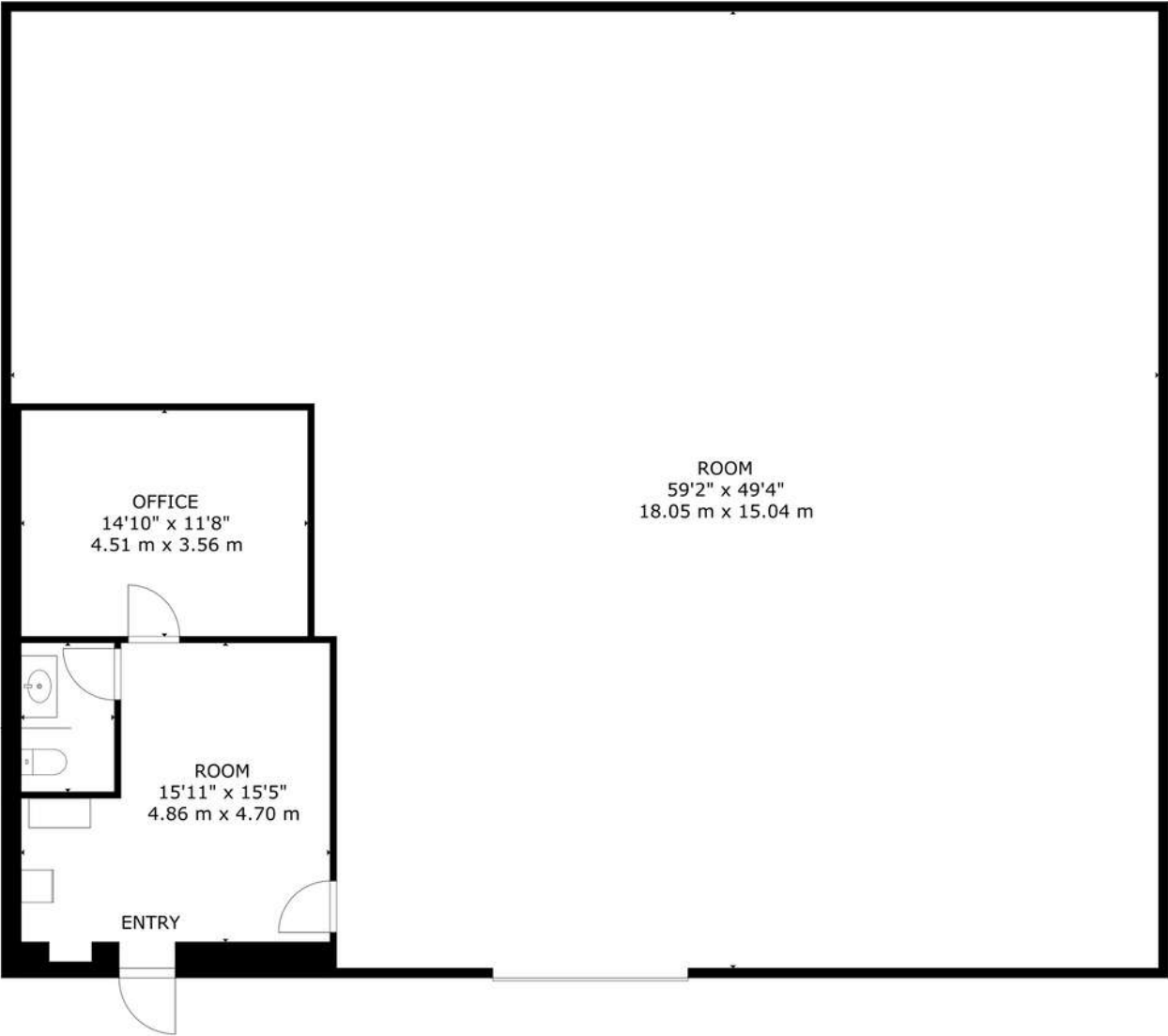


DISCLAIMER: FLOOR PLAN AND INTERIOR PHOTOS ARE FROM A SIMILAR UNIT WITHIN THE INDUSTRIAL PARK AND DO NOT REPRESENT THE EXACT LAYOUT OR FINISHES OF THE AVAILABLE SPACE.



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1275 SUNCHASE COURT, UNIT 5

AVAILABLE:	±2,500 SF
ASKING RENT:	\$11.00 PSF
RENT TYPE:	NNN
GRADE LEVEL DOORS:	1 (14')
MIN WALL HEIGHT:	16'
PEAK HEIGHT:	20'

PROPERTY HIGHLIGHTS

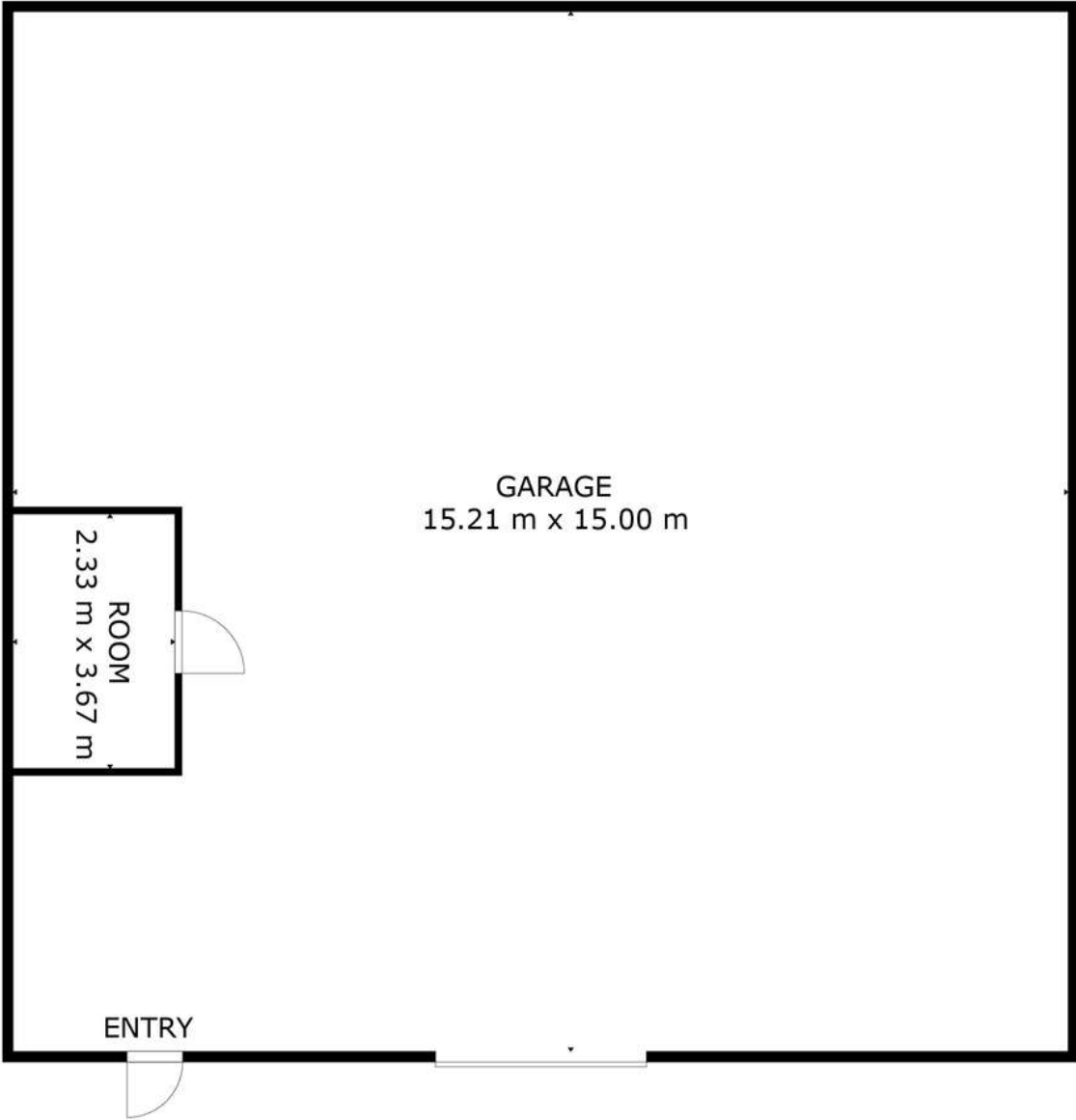
- + LESS THAN 1 MILE FROM I-49
- + TENANT RESPONSIBLE FOR SEPARATELY METERED UTILITIES
- + A FANTASTIC USE FOR DRY STORAGE, CONTRACTING WAREHOUSE, OR LIGHT INDUSTRIAL PURPOSE

BLDG 1275, UNIT 5 | VIRTUAL TOUR



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1280 SUNCHASE COURT, UNIT 4

AVAILABLE: ±2,500 SF

ASKING RENT: **\$11.50 PSF**

RENT TYPE: NNN

GRADE LEVEL DOORS: 2 (10')

MIN WALL HEIGHT: 16'

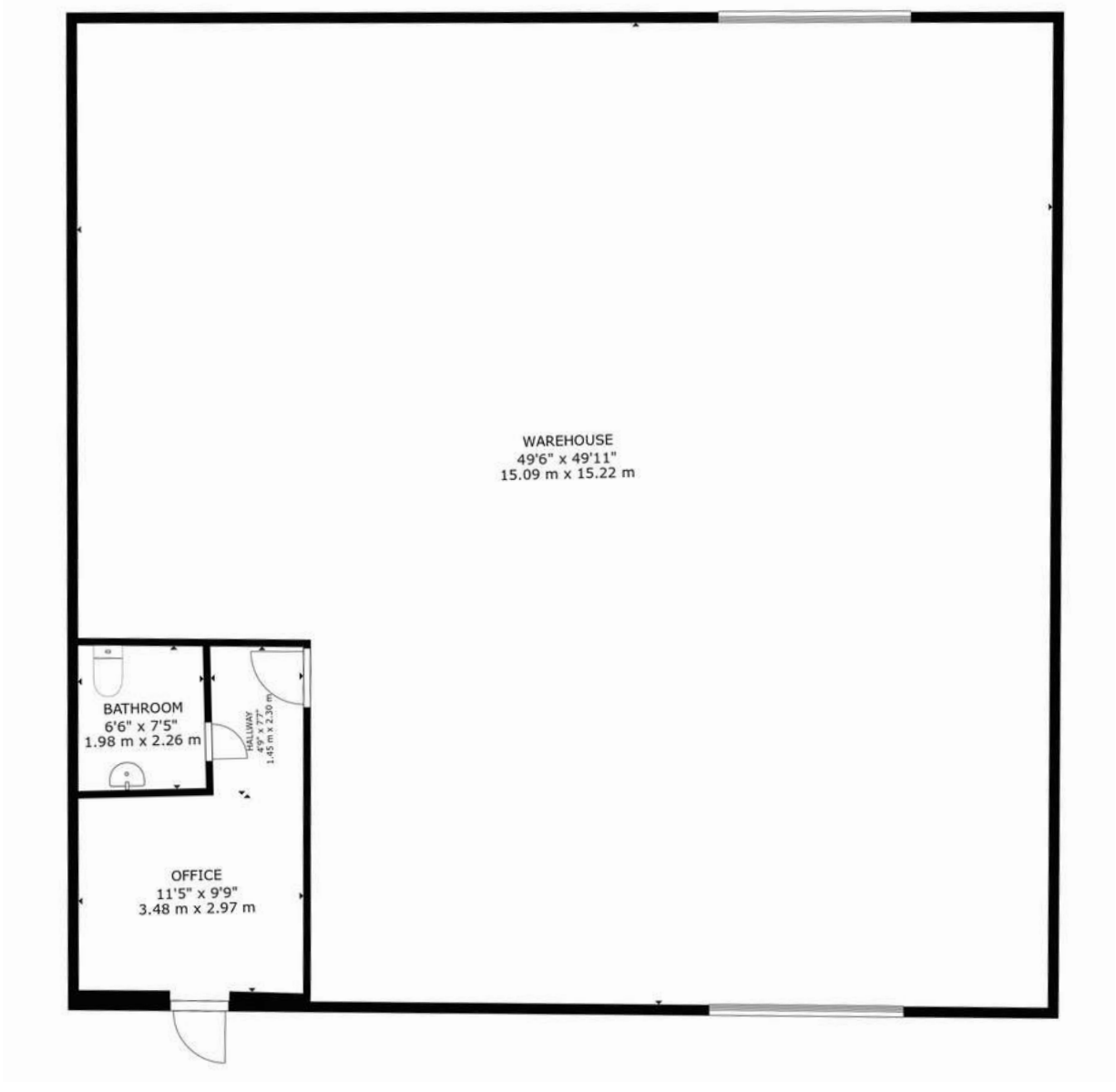
PEAK HEIGHT: 20'

PROPERTY HIGHLIGHTS

- + LESS THAN 1 MILE FROM I-49
- + TENANT RESPONSIBLE FOR SEPARATELY METERED UTILITIES
- + A FANTASTIC USE FOR DRY STORAGE, CONTRACTING WAREHOUSE, OR LIGHT INDUSTRIAL PURPOSE
- + ONE SMALL OFFICE AND HALF BATH
- + HANGING GAS HEATER IN THE WAREHOUSE PORTION

BLDG 1280, UNIT 4 | VIRTUAL TOUR

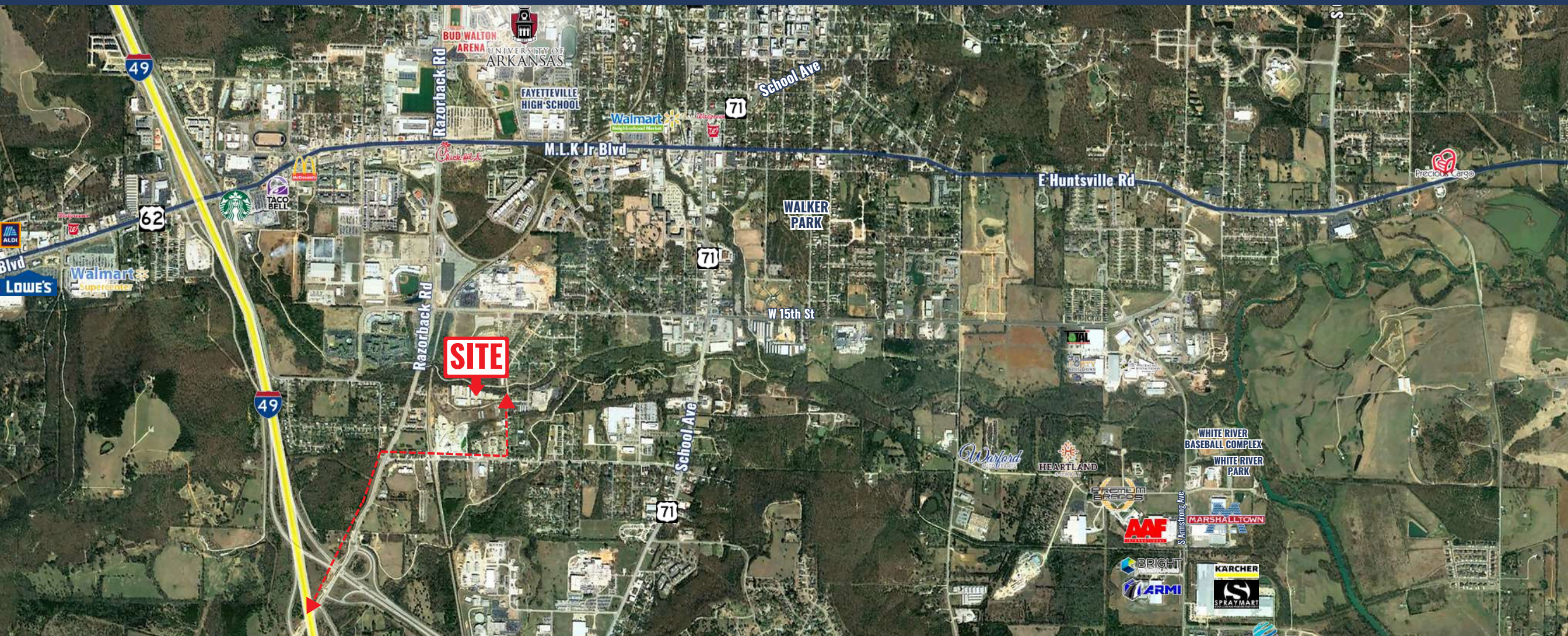






1232, 1275, & 1280 SUNCHASE COURT, FAYETTEVILLE

AERIAL MAP VIEW



INTERSTATE-49



1.0 MILES



3 MIN

M.L.K. JR BLVD



1.4 MILES



3 MIN

HWY 71



1.3 MILES



4 MIN



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DRIVE TIME MAP



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