

Flex/Office/Warehouse Property for Sale

2727 Hope Mills Rd, Fayetteville, NC 28306



for more information

SUSAN EVANS

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



PROPERTY OVERVIEW

Sale Price:	\$1,500,000
Lot Size:	1.65 Acres
Year Built:	2016
Building Size:	12,000 SF
Renovated:	2016
Zoning:	C3

property description

Offered at \$1,500,000, this investment comprises four buildings situated on approximately 1.65 acres, allowing for a variety of ownership and leasing strategies. The improvements support an owner-user or user-lease structure, creating multiple income streams through flexible occupancy configurations. Anchoring the site is a class A two-story office/warehouse building at 2727 Hope Mills Road, well suited for office, flex, service, or select retail uses. The warehouse is approximately 4810 SF, and the two-story office building consists of about 3000 SF up and 3000 SF downstairs. The building has 5 restrooms, several offices on each floor, an extra-large conference room, an elevator, and two 14 Ft rollup doors in the warehouse. The warehouse has a two-story ceiling height. In addition to the main building, there are 3 additional buildings for a value-added opportunity. High-visibility frontage along Hope Mills Road enhances branding and signage exposure while supporting consistent daily traffic. Zoning is C-3

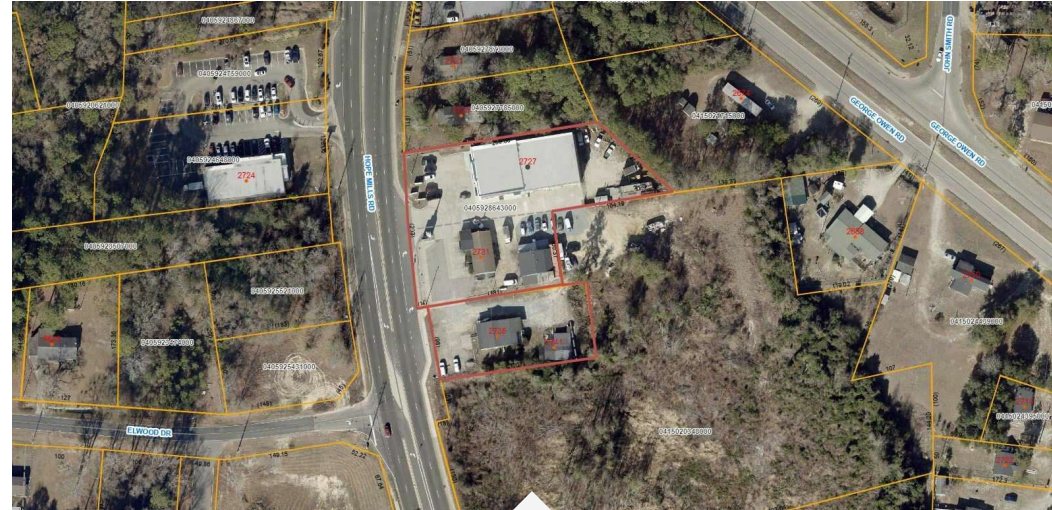
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PROPERTY DETAILS & HIGHLIGHTS

Building Name	Flex/Office/Warehouse Property for Sale
Property Type	Office/ Flex/ Warehouse
Property Subtype	Flex Space
APN	0405-95-8405/ 0405-92-8643
Building Size	12,000 SF +
Lot Size	1.65 Acres
Year Built	2016
3 Additional Value Add Buildings	6,300 +/- SF
Number of Floors	2
Number of Buildings	4

Offered at \$1,500,000, this investment comprises four buildings situated on approximately 1.65 acres, allowing for a variety of ownership and leasing strategies. The improvements support an owner-user or user-lease structure, creating multiple income streams through flexible occupancy configurations. Anchoring the site is a class A two-story office/warehouse building at 2727 Hope Mills Road, well suited for office, flex, service, or select retail uses. The warehouse is approximately 4810 SF, and the two-story office building consists of about 3000 SF upstairs and 3000 SF downstairs. The building has 5 restrooms, several offices on each floor, an extra-large conference room, an elevator, and two 14 ft rollup doors in the warehouse. The warehouse has a two-story ceiling height. In addition to the main building, there are 3 additional buildings for a value-added opportunity. High-visibility frontage along Hope Mills Road enhances branding and signage exposure while supporting consistent daily traffic. Zoning is C-3



- **\$1.5M—List Price below tax value**
- **Four buildings on 1.65 acres**
- **Suitable for investor, owner-user, or a user/leaseback**
- **Service, Flex or office uses**
- **Prime visibility and access on Hope Mills Road**

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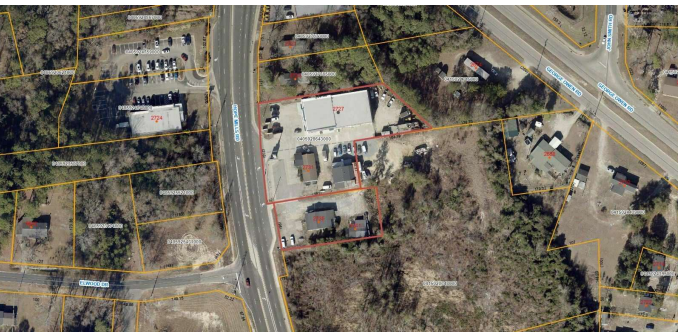
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ADDITIONAL PHOTOS



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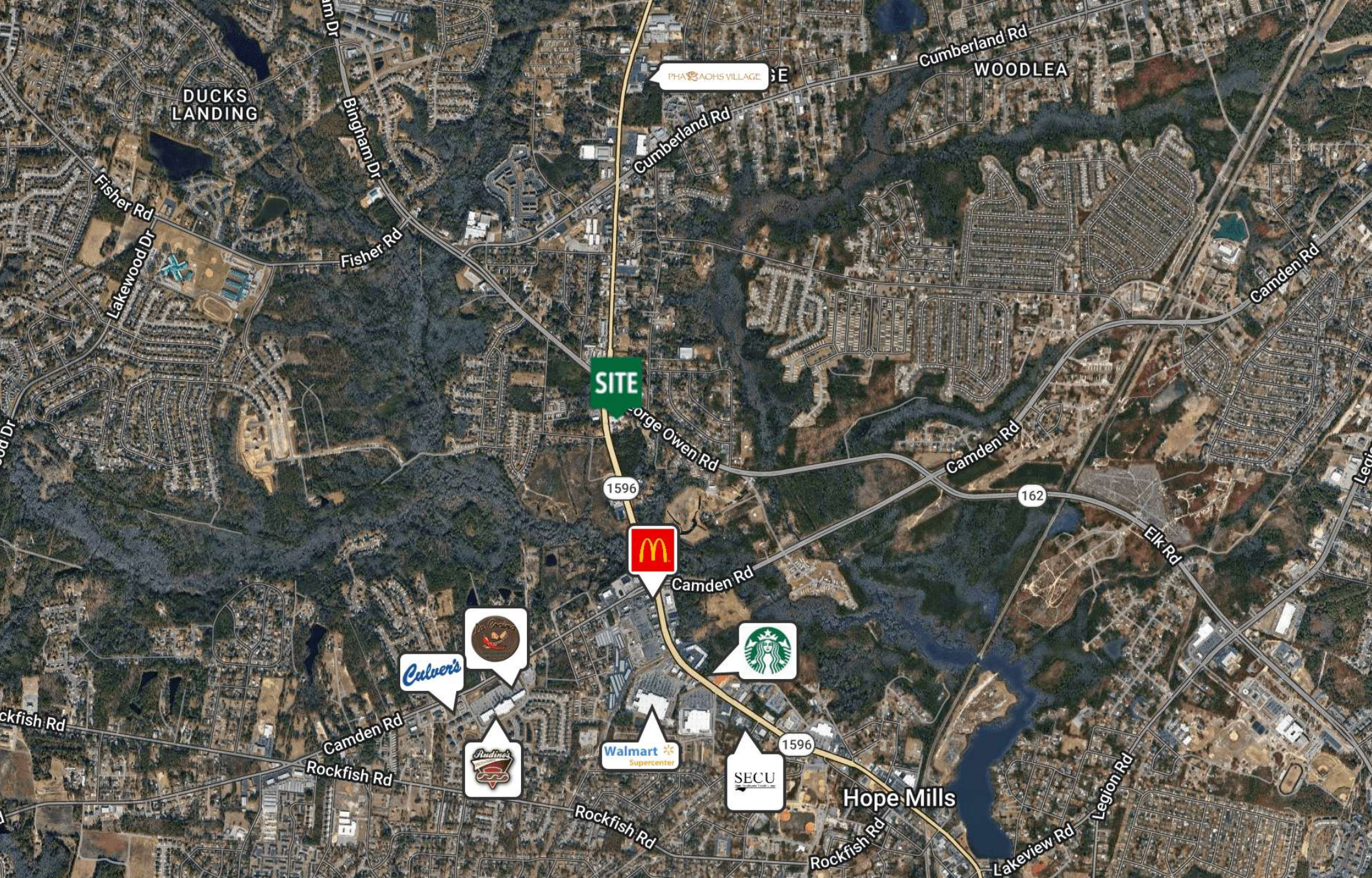
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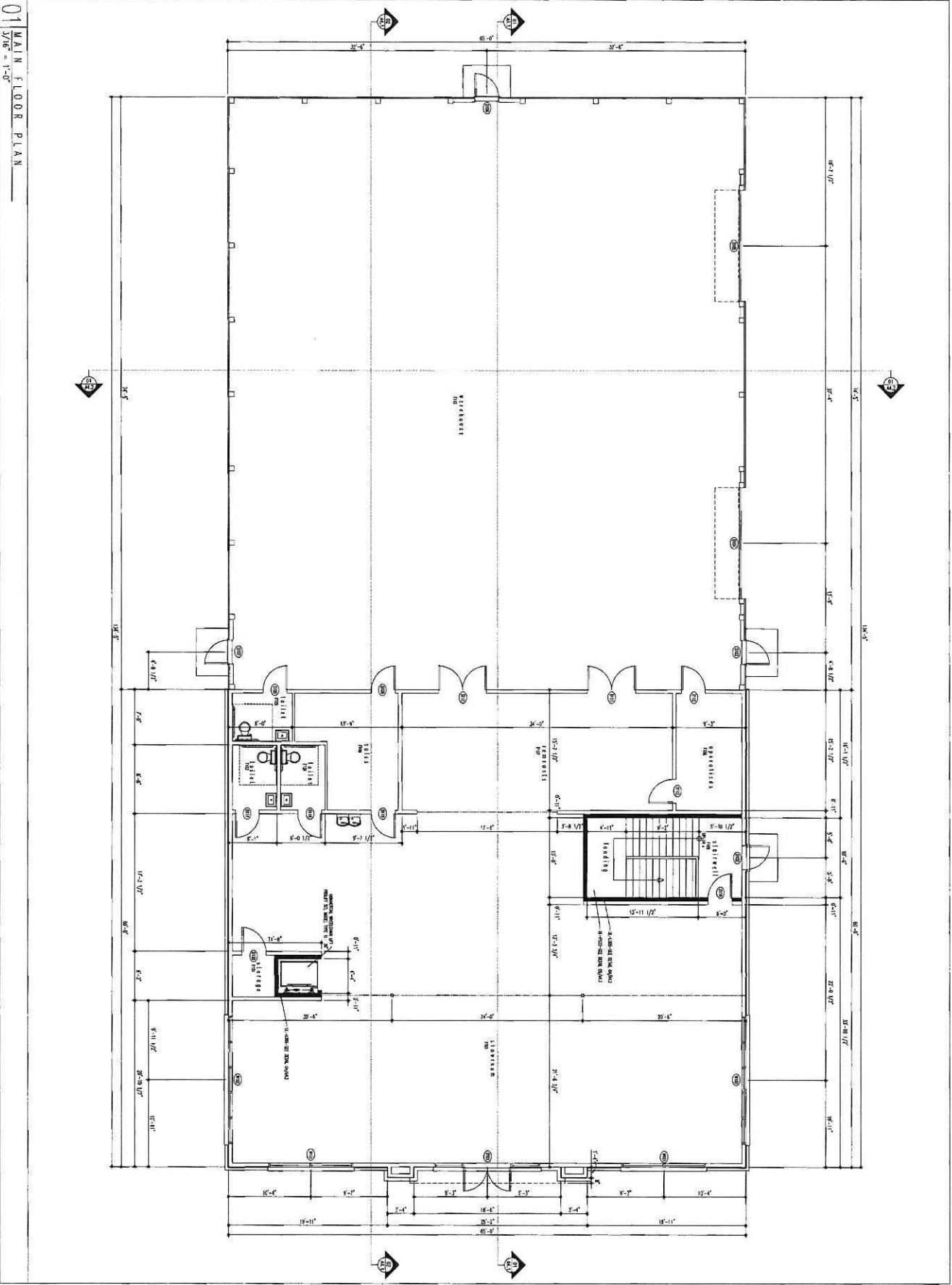


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COMMERCIAL AND INVESTMENT BROKERAGE

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

Maxar Technologies



Sheet No. 16-016	Sheet No. 16-016
Scale: 1/8" = 1'-0"	Scale: 1/8" = 1'-0"
Author: RCL	Author: RCL
Check: D11/16	Check: D11/16
Drawn: RCL	Drawn: RCL
Project: 16-016	Project: 16-016
Sheet No. 16-016	Sheet No. 16-016

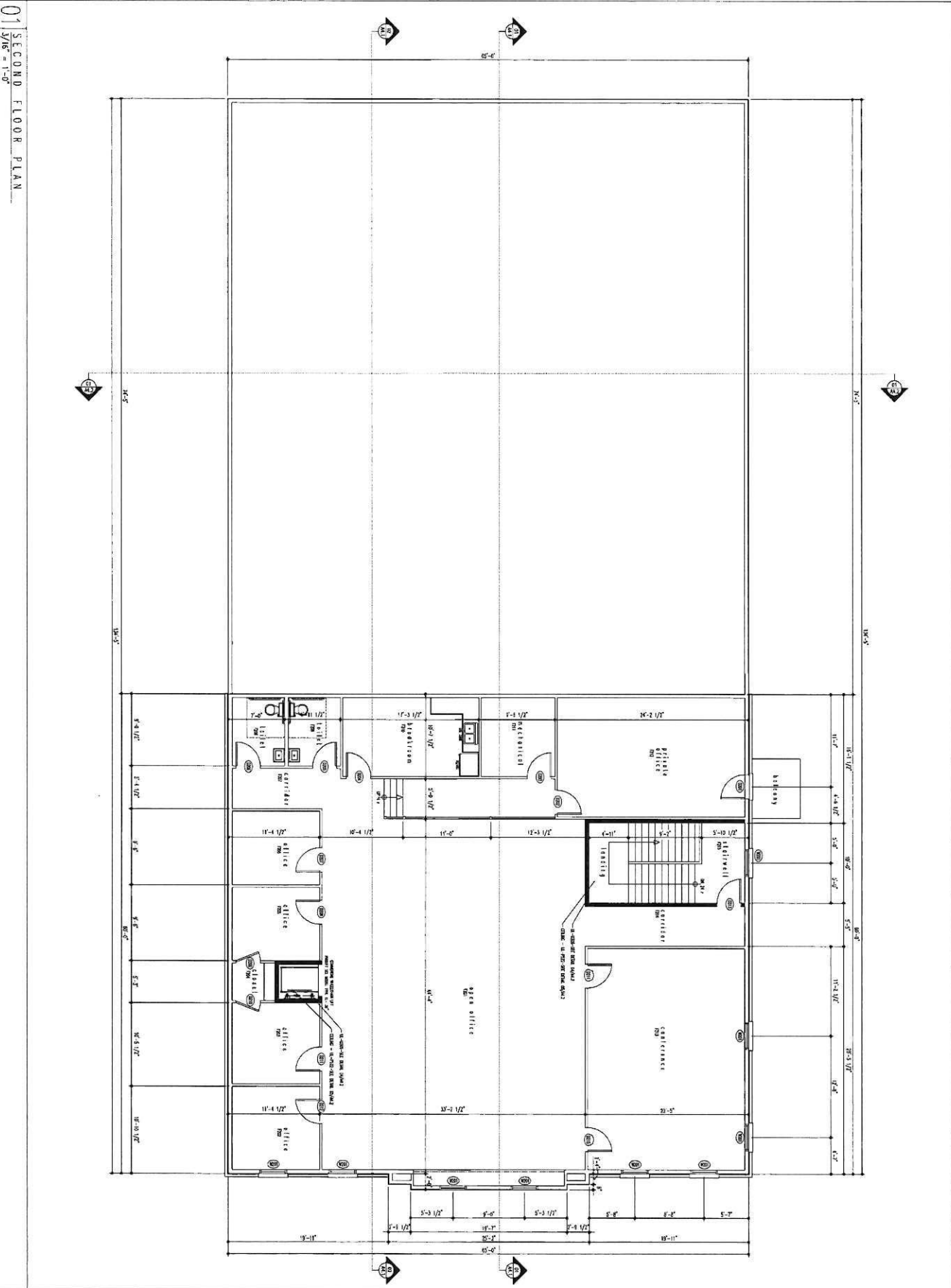
Project Name:
Main Floor Plan

Project Name:
A New Building for
Cape Fear Flooring

Project Location:
2731 Hope Mills Rd
Hope Mills
North Carolina 28306

Cape Fear Flooring New Facility





Drawing Name:
 Second Floor Plan
 Project Name:
 A New Building for
 Cape Fear Flooring
 Project Location:
 2731 Hope Mills Rd
 Hope Mills
 North Carolina 28356

Drawing No. 16-015
 Date: 01/18/16
 Sheet No. A1.2

Cape Fear Flooring New Facility

ROBERT CHARLES EVANS
 ARCHITECT
 2000 South Main Street, Suite 100, Fayetteville, North Carolina 28401

