

Flex/Office/Warehouse Property for Sale

2727 Hope Mills Rd, Fayetteville, NC 28306



for more information

SUSAN EVANS

Broker
O: 910.829.1617 x208
C: 919.920.2140
susan@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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

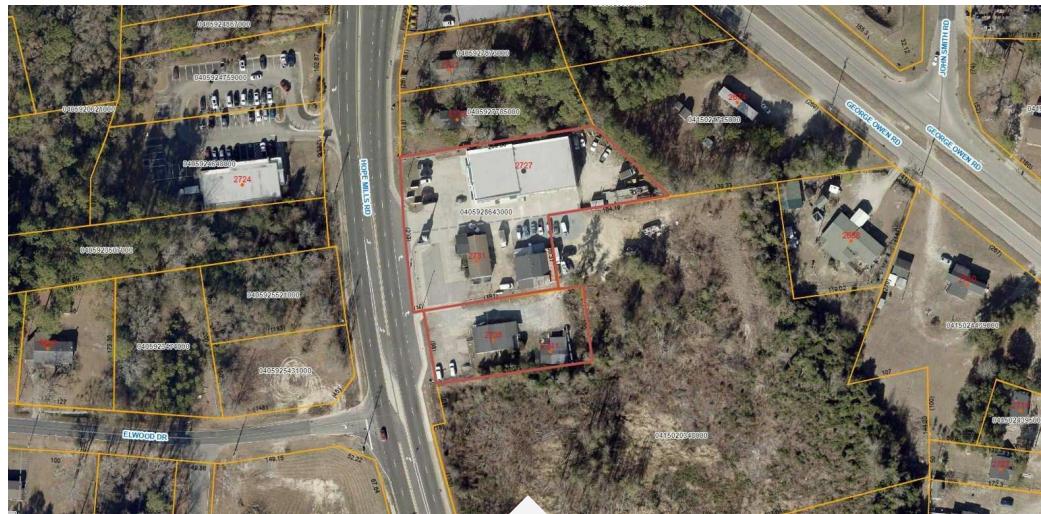
Offered at \$1,500,000, this investment comprises four buildings situated on approximately 1.65 acres, allowing for a variety of ownership and leasing strategies. The improvements support an owner-user or user-lease structure, creating multiple income streams through flexible occupancy configurations. 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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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

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PROPERTY DETAILS & HIGHLIGHTS



- **\$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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ADDITIONAL PHOTOS



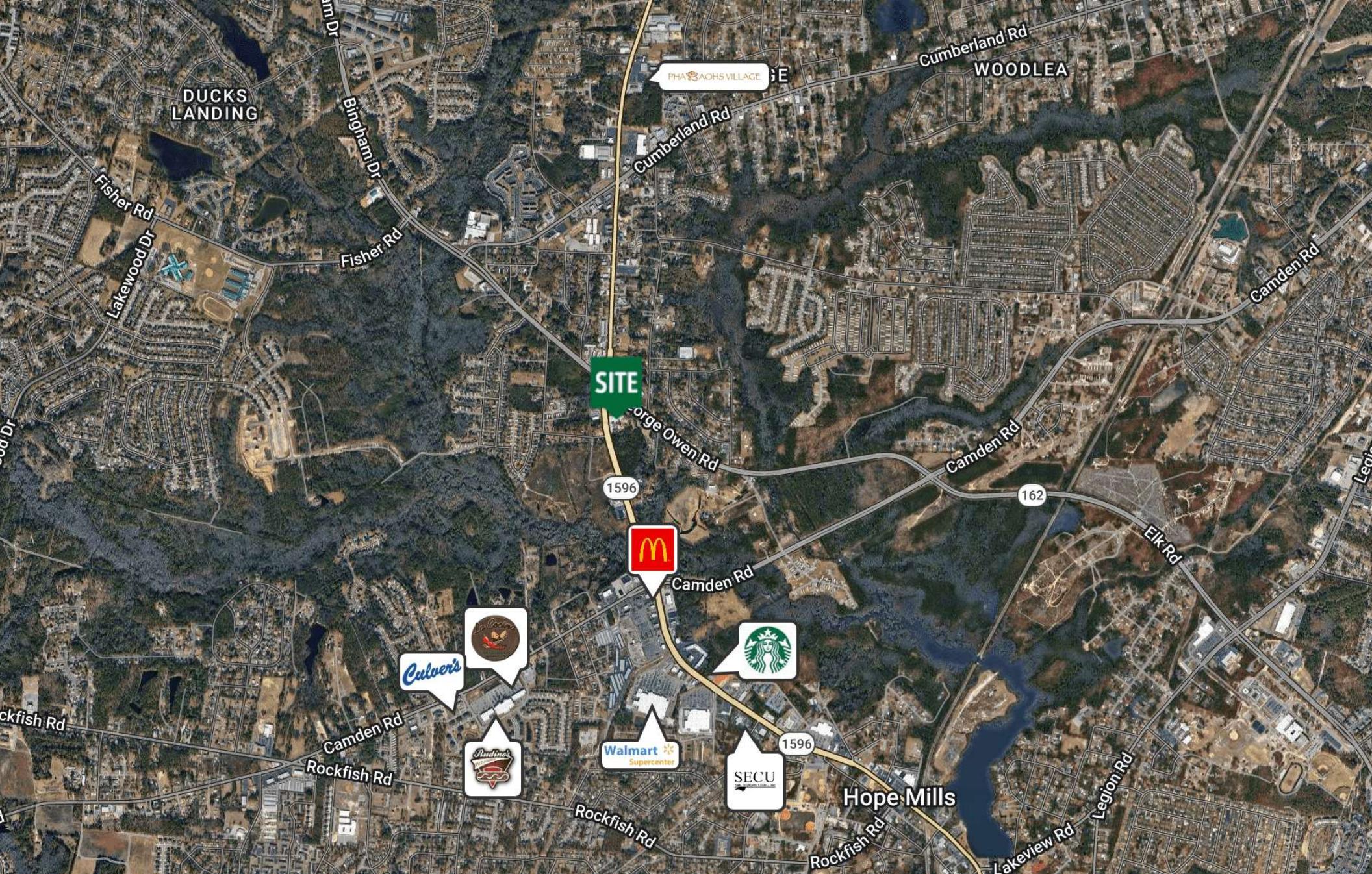
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