

INDUSTRIAL PROPERTY FOR LEASE

# New Flex Space Near Fort Liberty

3430 Acadia St, Fayetteville, NC 28303



*for more information*

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

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**Grant - Murray**

REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | [www.grantmurrayre.com](http://www.grantmurrayre.com)

# PROPERTY OVERVIEW

<b>Available SF:</b>	1,750 SF
<b>Lease Rate:</b>	\$2,000.00/month (MG)
<b>Lot Size:</b>	3.47 Acres
<b>Year Built:</b>	2024
<b>Building Size:</b>	3,500 SF
<b>Zoning:</b>	CC

## property description

NEW 3,500+ SF FLEX BUILDING UNDER CONSTRUCTION near Fort Liberty. The building has two spaces available that are 1,750 SF each, and rent is \$2,000/month (gross). The spaces will be delivered with a single restroom, a small office, and a 12'x12' roll-up door in the front and rear of the space.

The property is located off of Bonanza Dr near the intersection of Yadkin Rd and just minutes away from the Fort Liberty gates, the new Amazon facility, the I-295 interchange, and the Cross Creek Mall area. The area is surrounded by many other businesses, fast food, and retail. Traffic counts on Bonanza Dr are 6,800. Within a three mile radius, there are 53,653 residents with an average household income of \$58,443.



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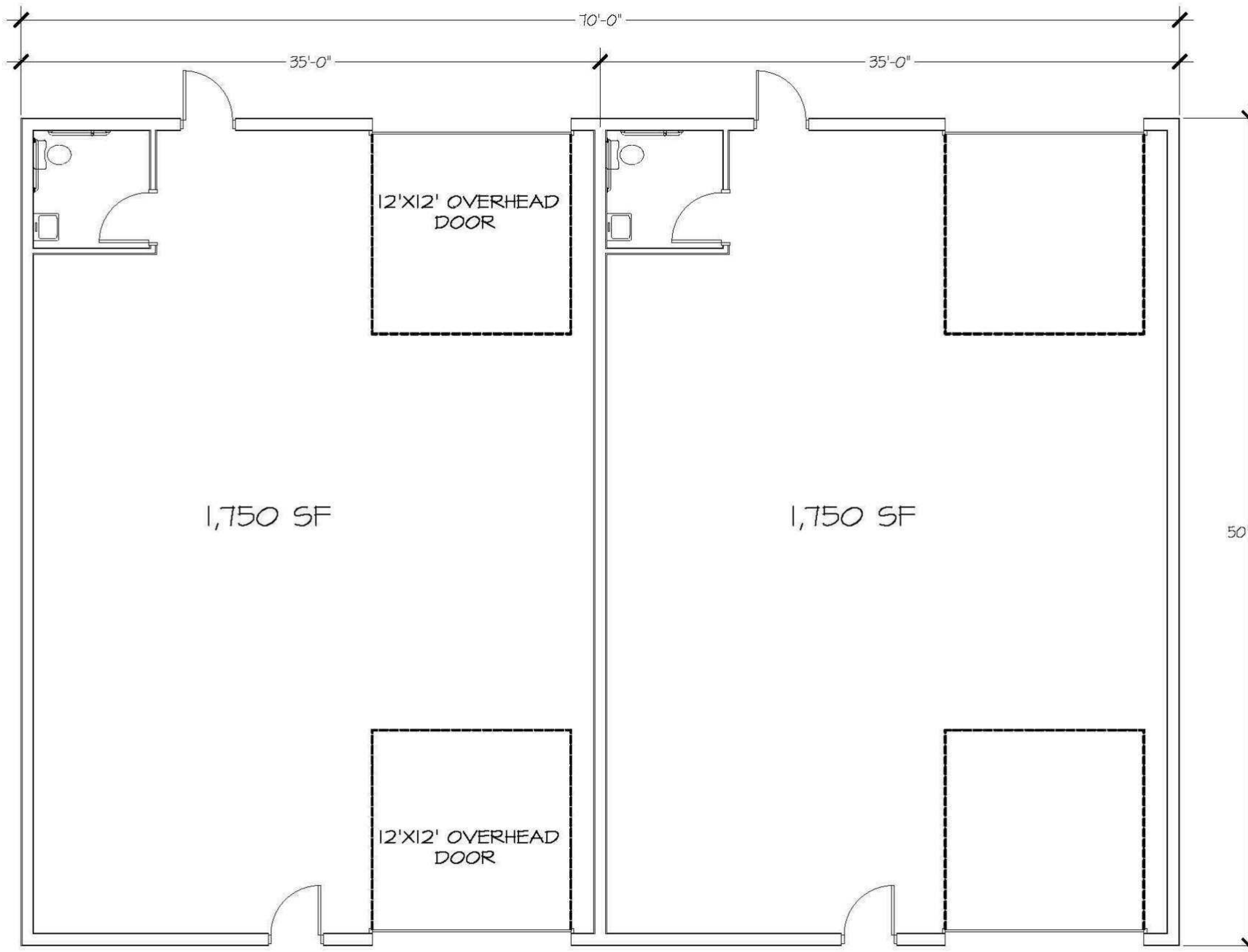
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BONANZA PHASE TWO BUILDING



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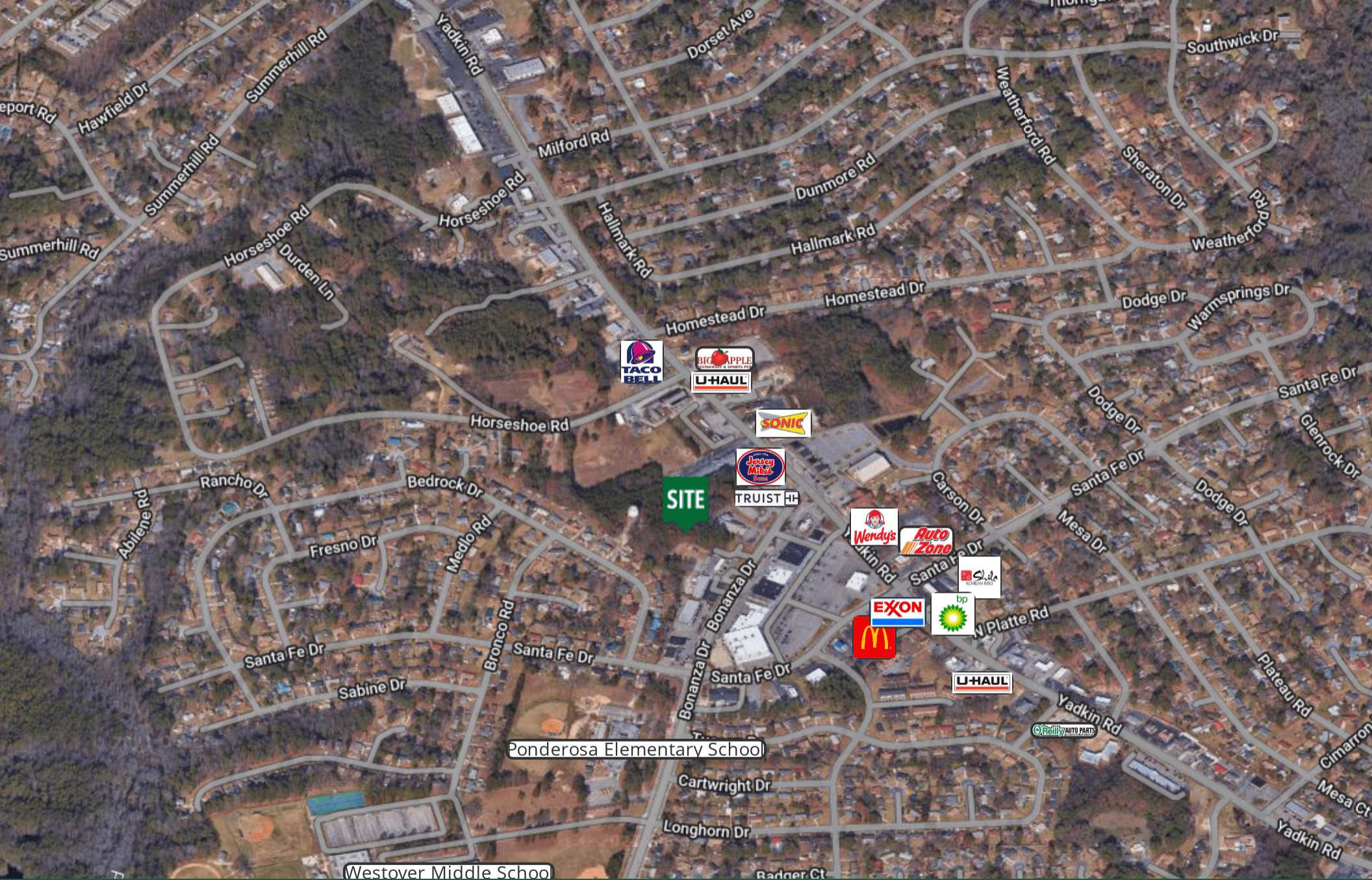
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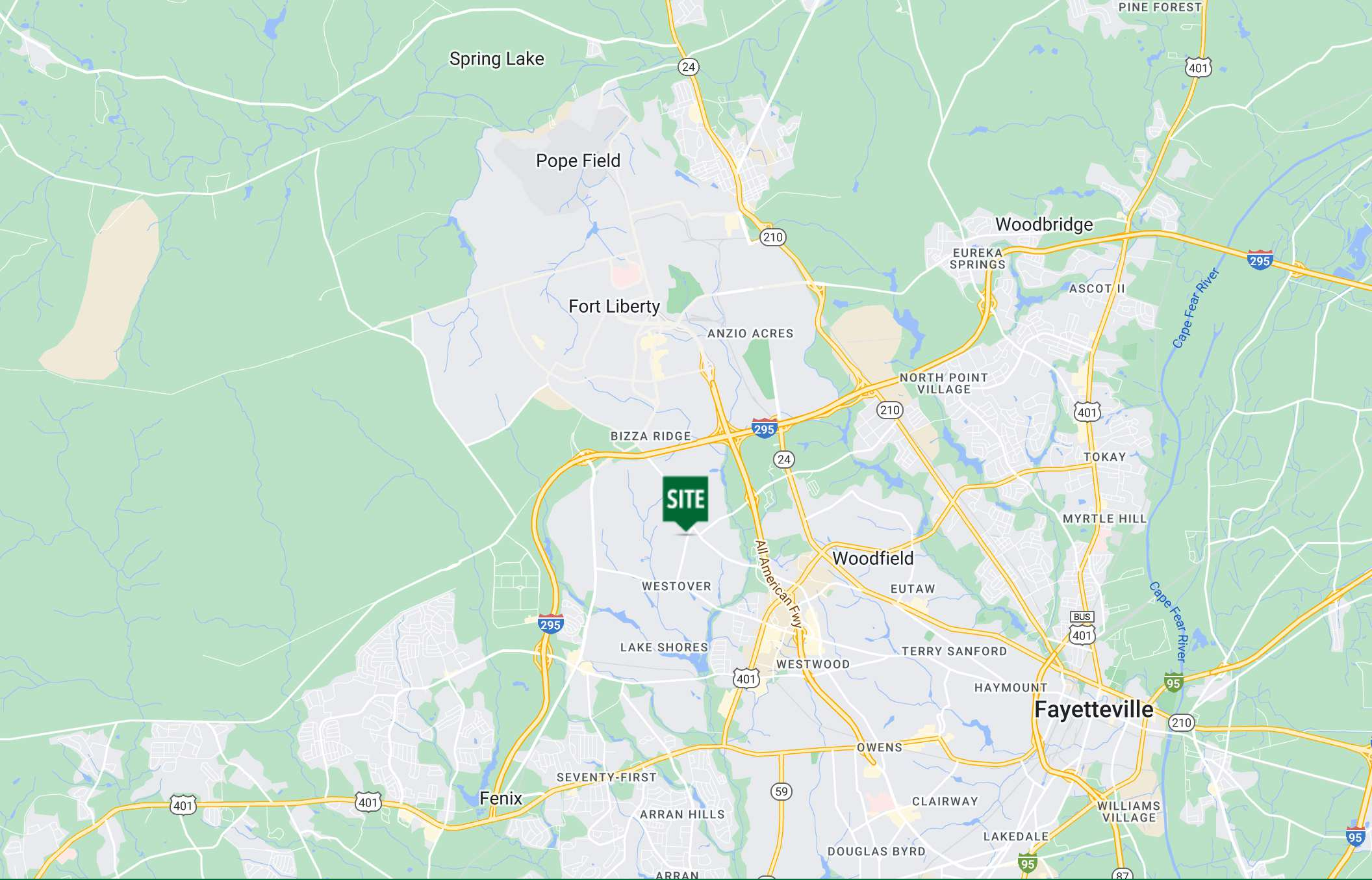
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Maxar Technologies



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