



## COMMERCIAL PROPERTY FOR SALE

### PROPERTY OVERVIEW

**PRICE** | \$1,800,000.00

**PIN** | 694451001020

**ACREAGE** | 13.8 +/- ACRES

**SQUARE FEET** | 4,200 +/- SF

**ROAD FRONTAGE** | 450 +/- FEET

**ZONING** | COMMERCIAL

Highly desirable location on heavily traveled Fayetteville Rd/401 between Fayetteville, Raeford, Southern Pines, Aberdeen, and Pinehurst. The property features 13.8 +/- acres with a light industrial building and 450 +/- feet of road frontage. Prefab warehouse was built in 1985 and is approximately 4,200 +/- square feet with two (2) 12'x12' ft roll-up doors, one with a drive-up loading dock.

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**PHOTOS**



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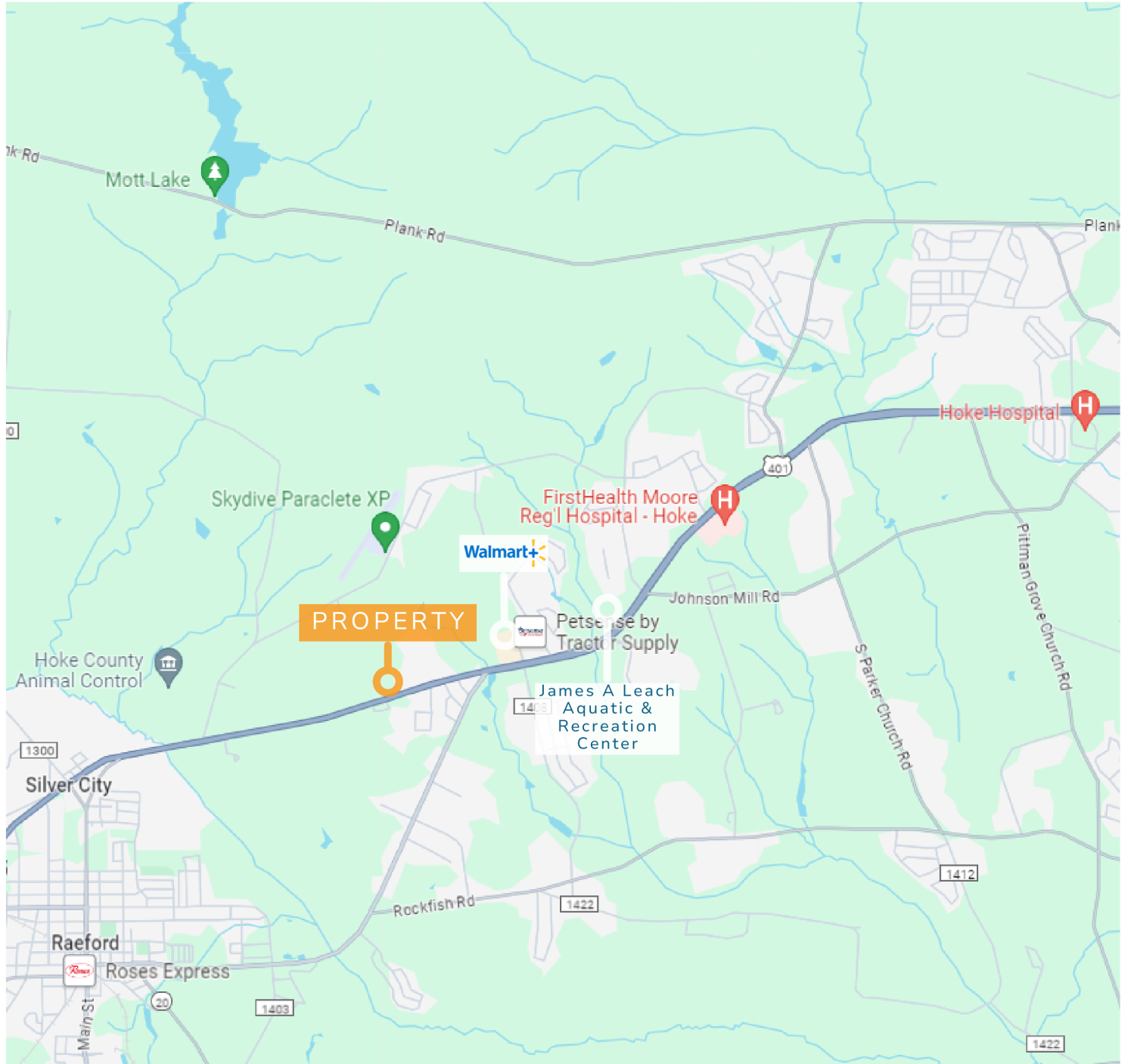
**AERIAL**



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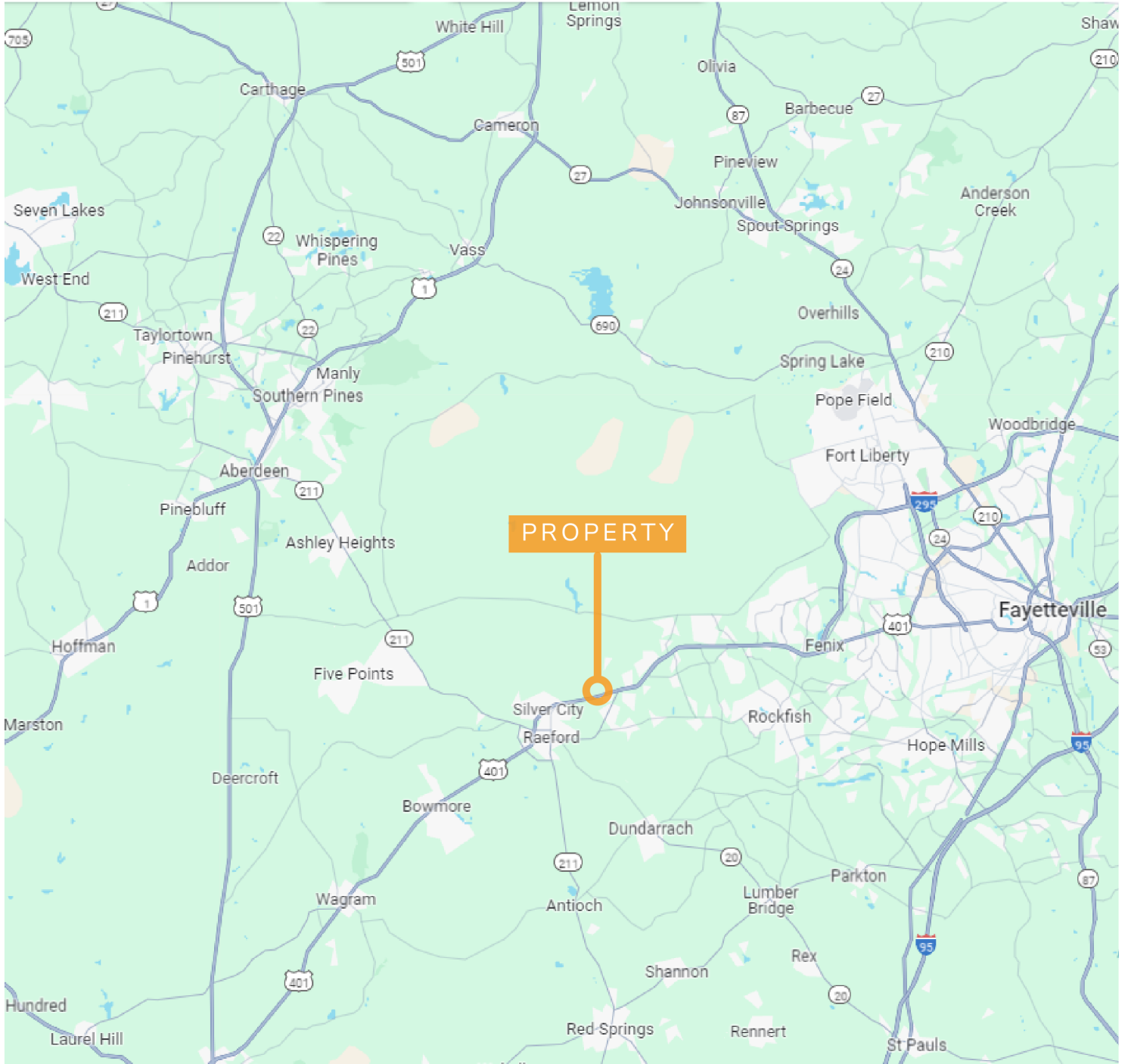
**AREA MAP**



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**LOCATION MAP**



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