



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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



INDUSTRIAL PROPERTY FOR LEASE

LUMBER BRIDGE WAREHOUSE SPACE

18631 NC-71, Lumber Bridge, NC 28357

for more information

NEIL GRANT

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ROGER MARX

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	Warehouse 1- 65,000 SF Warehouse 2- 55,000 SF Office Space- 8,600 SF
Lease Rate:	\$2.75 SF/YR WHSE 1 \$ 3.25 SF/ YR WHSE 2 \$ 8.00 SF/YR Office Laydown Yard Negotiable
Lot Size:	68.29 Acres
Year Built:	1973
Building Size:	495,000
Renovated:	1994
Zoning:	12- Heavy Industrial
Market:	Lumber Bridge
Submarket:	Lumberton

PROPERTY OVERVIEW

This entire facility is situated on a 63 acre, fenced and gated lot. The property has 6 inch concrete floors with over 600 parking spaces and up to 20 acres of laydown yard available. The facility has various cranes, could have the rail reconnected. The total power is over 12,000 volts. The property has two warehouse spaces and one office space available

- The 65,000 square feet warehouse has an average height of 14' clearance., 2 dock high loading doors, Men and women restrooms with several stalls, LED lights, Sprinkled, Three-phase power plus.
- The 55,000 square feet warehouse has 20 foot clearance height, one bathroom, LED Lighting, laydown yard available, sprinkled.
- The office space is approximately 8,600 square feet and they can be leased together or sub-divided based on the use. The office area features a nice open lobby, several private offices and two conference rooms.

LOCATION OVERVIEW

This warehouse facility is conveniently located near Mountainair Farms and Sanderson Farms. The property has good access to I-95 and the Fayetteville airport.

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ADDITIONAL PHOTOS



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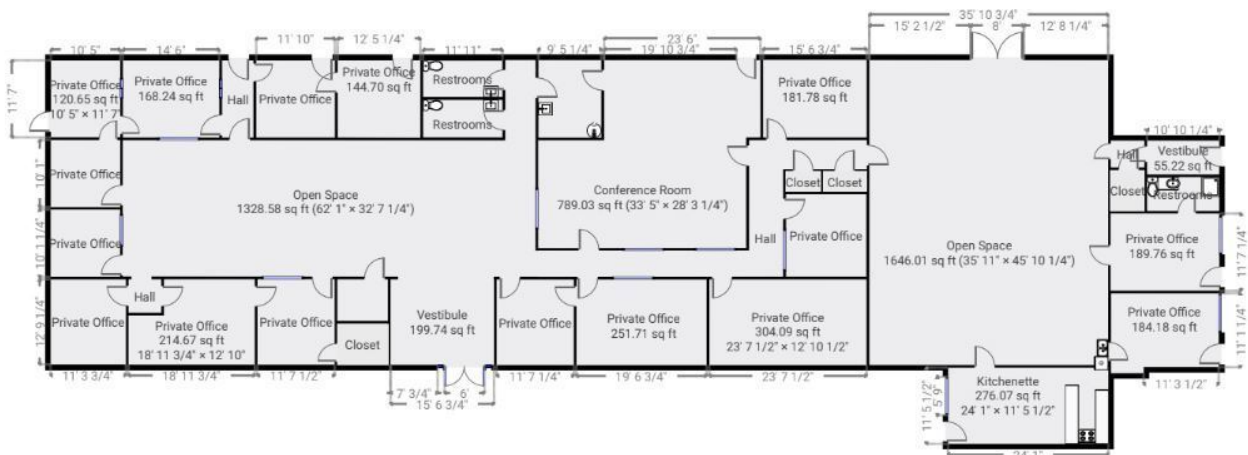
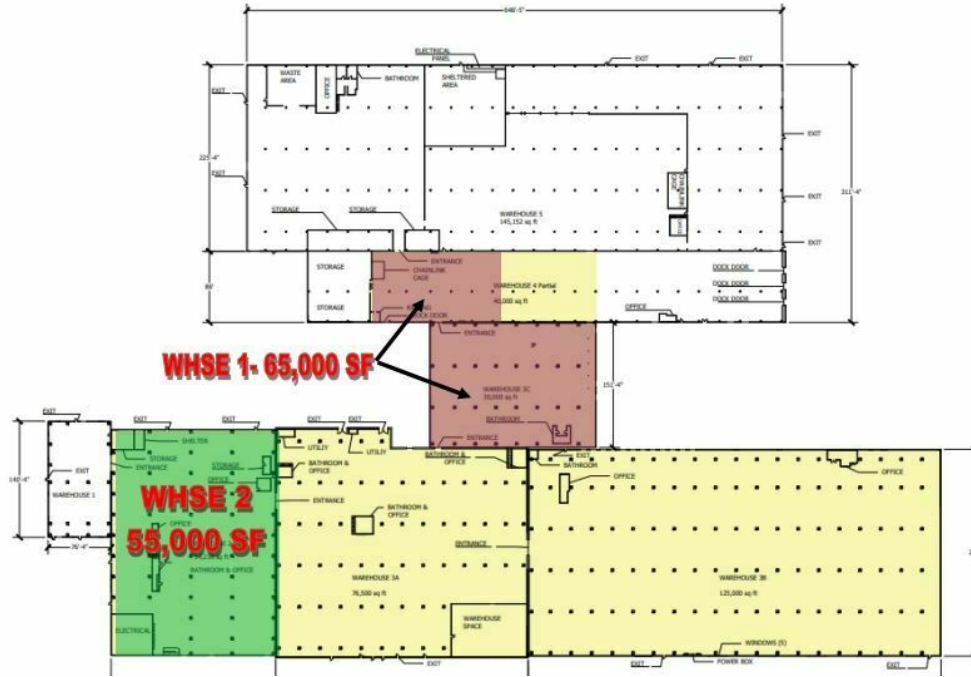
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Warehouse Space Plan



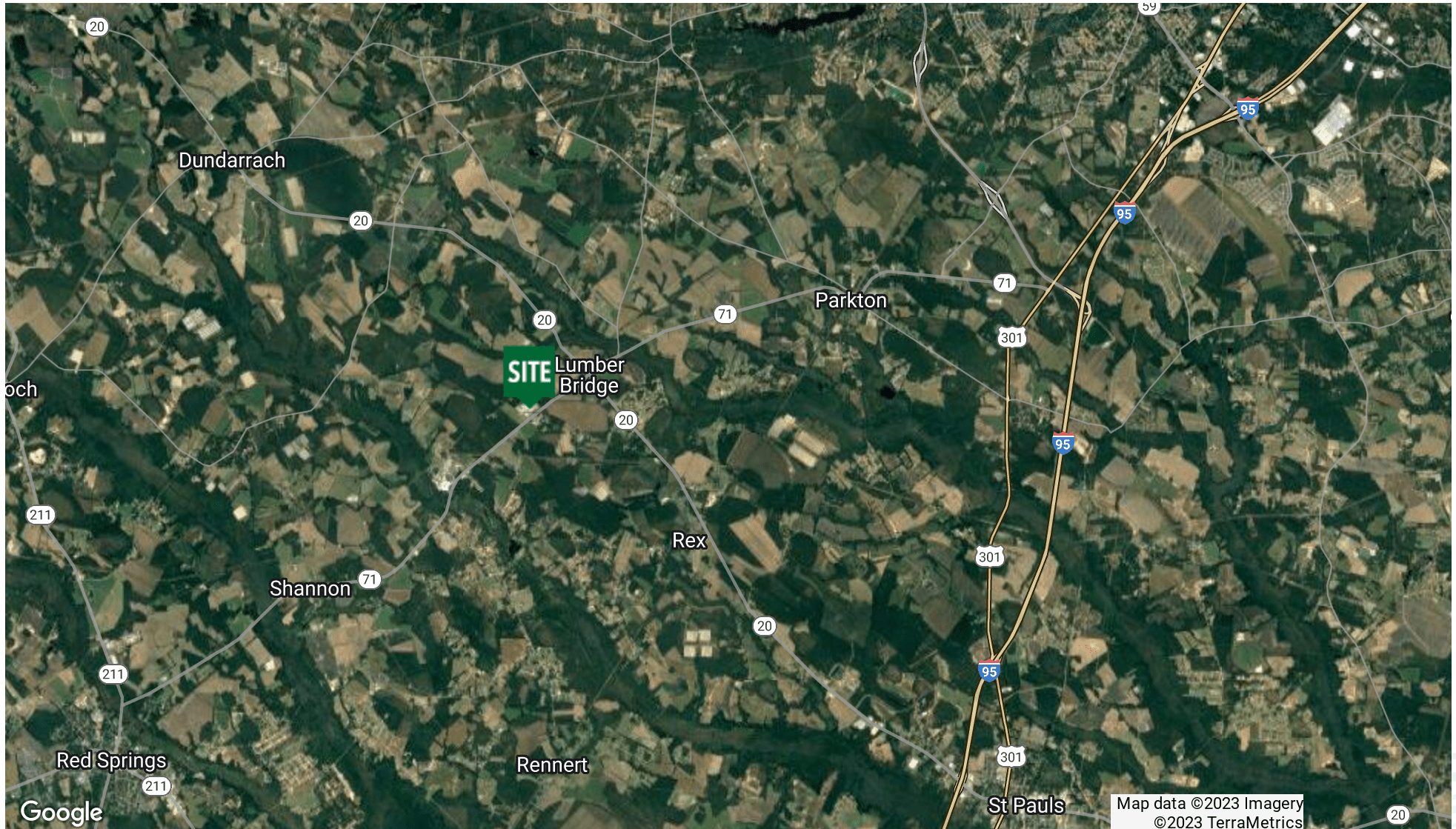
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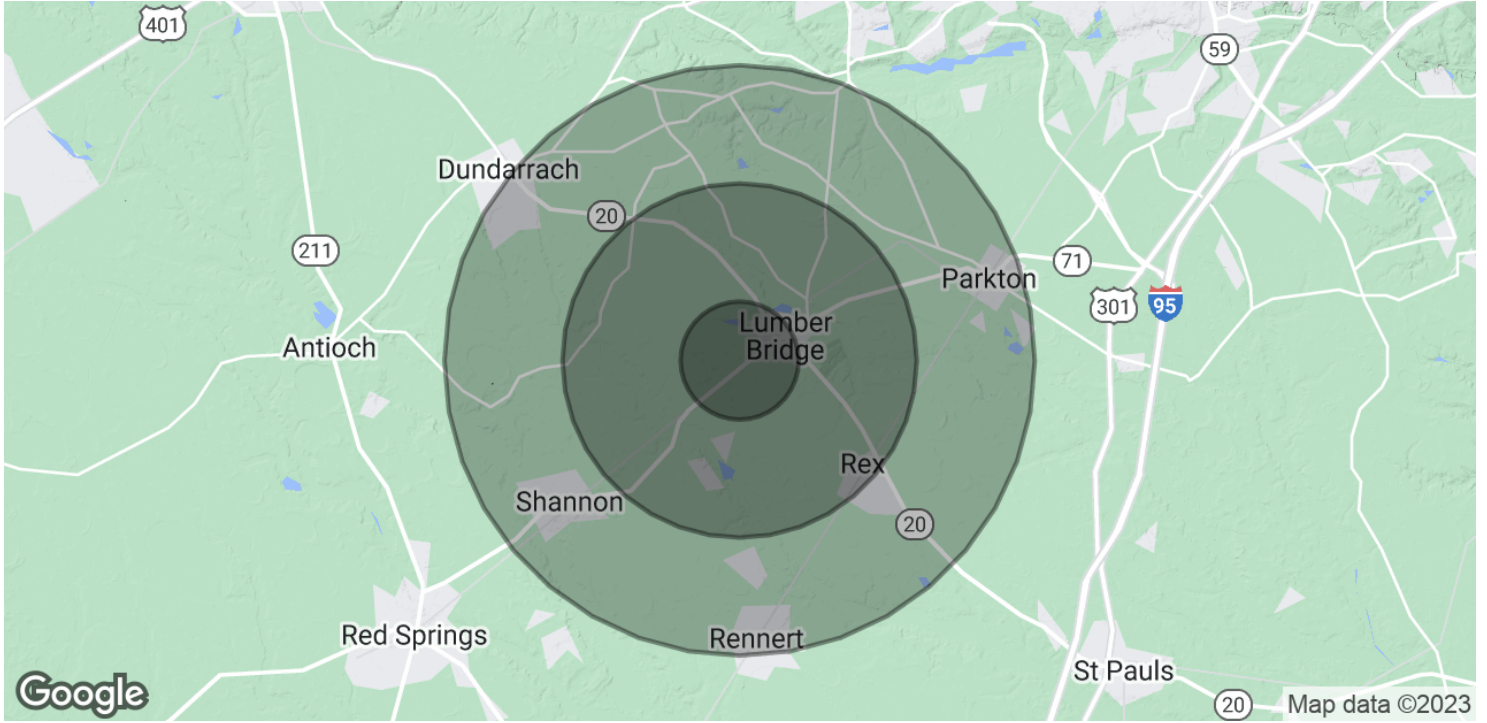
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	225	2,536	8,161
Average Age	46.2	42.9	41.1
Average Age (Male)	40.5	41.9	40.7
Average Age (Female)	53.7	43.8	41.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	125	1,205	3,703
# of Persons per HH	1.8	2.1	2.2
Average HH Income	\$63,209	\$53,667	\$48,171
Average House Value	\$52,632	\$79,802	\$80,076

** Demographic data derived from 2020 ACS - US Census*

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