

FLEX WAREHOUSE FOR LEASE

110 N 4th St

Spring Lake, NC 28390



COURTYARD[®]
BY MARRIOTT



26,000 DAILY TRAFFIC



for more information

COREY CROEGAERT

Commercial Broker and Investment Specialist

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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

Building Size: 4,000 SF

Monthly Rate \$4500 NNN

Lot Size W/ Fenced Lay Down Yard: 98,114 SF

Acres: 2.96

Zoning: C(P)

property description

This versatile 2.96-acre property at 110 N Fourth St in Spring Lake, NC, offers a unique opportunity for lease, catering to both office and industrial needs. The existing structure features a well-appointed 27x32 showroom, five private offices, and a spacious warehouse with a 9-foot ceiling height and a roll-up door. Complementing the interior is a secure 42,000-square-foot fenced laydown yard, ideal for equipment storage, fleet parking, or outdoor operations. The building's layout is designed to accommodate a seamless workflow between office, showroom, and warehouse functions, making it an excellent choice for contractors, distributors, or light industrial users. With both indoor and outdoor assets thoughtfully integrated, this property delivers unmatched functionality in an area experiencing robust commercial growth.

Strategically located less than half a mile from NC Highway 87 and just two miles from the intersection of NC Highway 24 and NC Highway 210, this property offers outstanding connectivity for local and regional travel. Its location also benefits from proximity to several national retail and dining brands, including Taco Bell, Zaxby's, and Dunkin', all within walking distance. The site is a convenient 10-minute drive to I-295, providing seamless access to Fayetteville and the surrounding areas. Located adjacent to Fort Liberty (formerly Fort Bragg), the property is in an area experiencing steady economic and population growth. This highly accessible location ensures excellent visibility and convenience for clients, and customers.



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SHOWROOM



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ADDITIONAL PHOTOS



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FENCED IN LAYDOWN YARD



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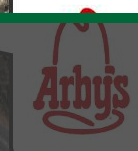
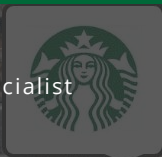
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Fort Liberty North Post Main Exchange



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