

# STUMP

FAYETTEVILLE 2 | SALE ONLY



## Opportunity

- Corporate headquarters setting.
- Most of the facility is climate controlled
- High ceilings for racking
- Smaller areas sectioned off for screen printing (64,126 SF)
- Packaging and Sewing (78,772 SF).

**1 Soffe Drive**  
Fayetteville, NC  
(Cumberland County)

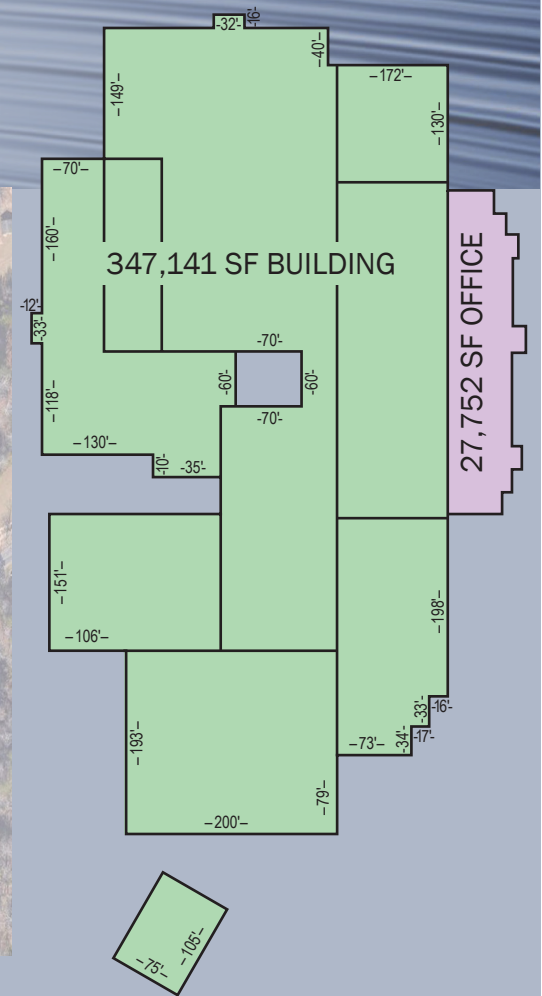
The Stump Corporation | office 704-332-3535  
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**Randy Stump** | 704-589-5529 cell | randy@stumpnet.com  
**John Stump** | 704-231-3110 cell | john@stumpnet.com





# 1 Soffe Drive Fayetteville, NC



## Highlights:

<b>BUILDING SIZE</b>	347,141	<b>LEASE RATE</b>	N/A
<b>ACREAGE</b>	21.86	<b>AGE</b>	1980-1997
<b>OFFICE SPACE</b>	27,752	<b>CONDITION</b>	Very Good
<b>CEILING HEIGHT</b>	Primarily 36'	<b>WALLS</b>	Steel Framed Masonry
<b>TRUCK DOORS</b>	24 Dock High Door; 2 Drive in Doors	<b>FLOORS</b>	Concrete
<b>DIMENSIONS</b>	Varied	<b>ROOF</b>	Standing Seam Metal Roof
<b>BAY SPACING</b>	Primarily 50' X 28' and 59' X 28'	<b>WATER</b>	PWC
<b>PARKING</b>	500+ (Expandable)	<b>SEWER</b>	Municipal
<b>ZONING</b>	Industrial	<b>ELECTRIC</b>	PWC
<b>DATE AVAILABLE</b>	N/A	<b>GAS</b>	Piedmont Natural Gas
<b>LAST USE</b>	Apparel Manufacturing and Distribution	<b>HEAT</b>	Gas Fired Units
<b>SELLING PRICE</b>	\$15,000,000	<b>SPRINKLER</b>	100% Wet
		<b>LIGHTING</b>	T-8 & Metal Halide



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