



# Warehouse For Lease

658 Southern Ave,  
Fayetteville, NC 28306

Industrial Warehouses for Lease  
Great for Distribution, Storage & Recreational Uses

- Building 1 (Poe St): ~30,000 Square Feet Available (Divisible to 3 Units)
  - Variable Rental Rate (\$8 - \$10 psf / year)
  - Dock High & At Grade Doors w/ Ramp
  - Clear Height 12 - 25 Feet (No Columns)
- Building 2 (Railroad Side): 1,560 SF - 3,510 SF
  - \$10 Per Foot Annually + Modified Gross
  - Shared Dock High & Shared At Grade Door w/ Ramp
  - Clear Height 12 - 25 Feet (No Columns)
- ~3 Acres of Industrial Outside Storage
- New TPO flute-fill (insulated) roof
- New Electrical Panels & Distribution
- New LED lighting
- New Gravel Driving Surface
- New Additional Roll Up Doors



Taylor Nuccitelli



919-798-0447

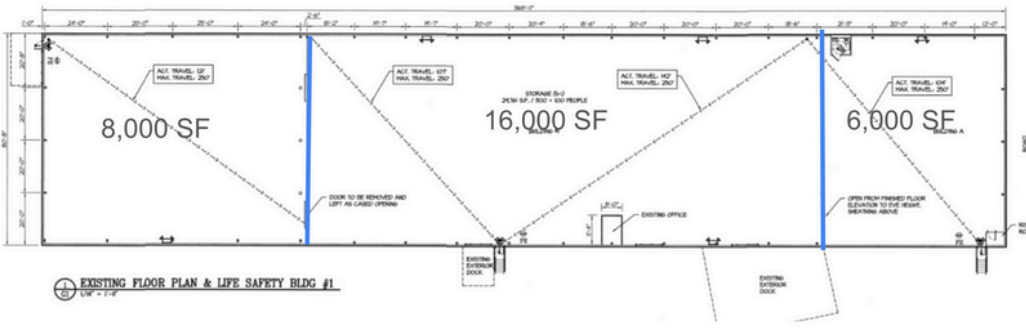


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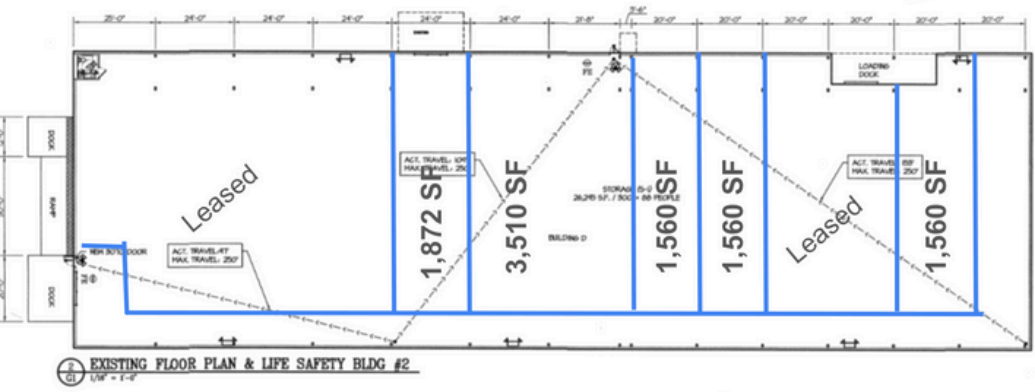




Building 1: ~30,000 Square Feet (Single Tenant or Divisible, 3 Units)



Building 2: 26,000 Square Feet (Divisible)





## Immediate Access to:

- US Route 401
- North Carolina Highway 81
- I-95 Business Loop
- Interstate 95
- Fayetteville Regional Airport

