

INDUSTRIAL PROPERTY FOR SALE

826 Shannon Dr

Fayetteville, NC 28303



for more information

COREY CROEGAERT

Commercial Broker and Investment Specialist
O: 910.987.2579
C: 910.987.2579
corey.c@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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



PROPERTY OVERVIEW

32,000+ DAILY TRAFFIC

Sale Price:	\$1,499,000
Building Size:	18,920 SF
Zoning:	CC
Daily Traffic Count	32,000
Cap Rate:	7.54%
NOI:	\$113,000

property description

For Sale - 826 Shannon Drive | Fayetteville, NC

Exceptional warehouse and office space available for sale just off Bragg Boulevard, offering excellent visibility and accessibility in one of Fayetteville's most active commercial corridors (32,000+ vehicles per day). Located near major retailers like Starbucks, Food Lion, McDonalds, Krispy Kreme and 7Brew

This property features a 18,920 SF warehouse that includes dedicated office space, two loading dock doors, and a drive-in door, ideal for a wide range of distribution, storage, or light industrial users. The site also includes a 4,240 SF fenced laydown yard, providing secure outdoor storage or vehicle staging space.

Zoned CC (Community Commercial), the property offers flexibility for multiple business types. The space is currently fully leased with an NOI of \$113,000.

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ADDITIONAL PHOTOS



for more information

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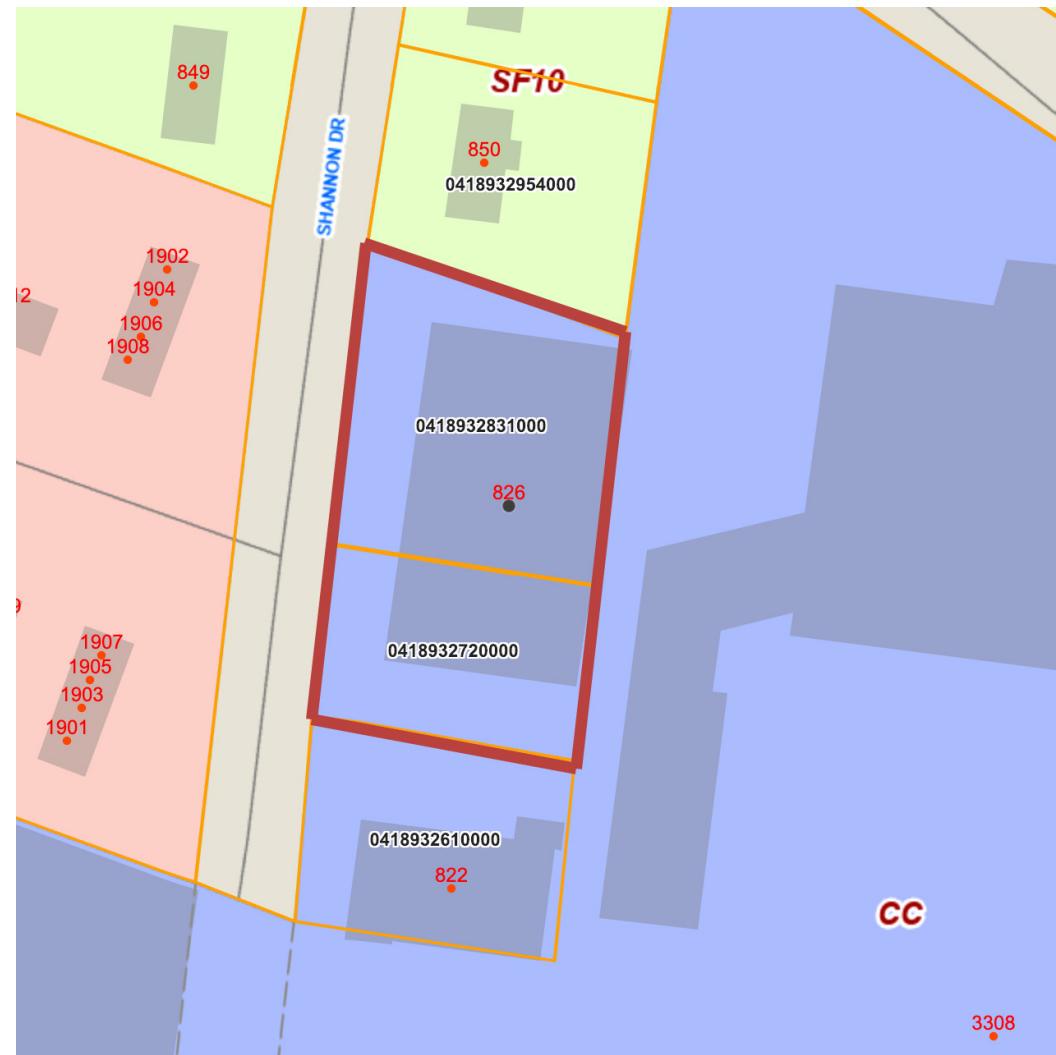
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ZONING



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