

INDUSTRIAL PROPERTY FOR LEASE

# 12,480 SF Flex Facility

2236 Southern Ave, Fayetteville, NC 28306



*for more information*

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

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**Grant - Murray**  
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | [www.grantmurrayre.com](http://www.grantmurrayre.com)



## PROPERTY OVERVIEW

|                      |                  |
|----------------------|------------------|
| <b>Available SF:</b> | 12,480 SF        |
| <b>Lease Rate:</b>   | \$12 SF/yr (NNN) |
| <b>Lot Size:</b>     | 1.84 Acres       |
| <b>Year Built:</b>   | 1969             |
| <b>Zoning:</b>       | CC               |

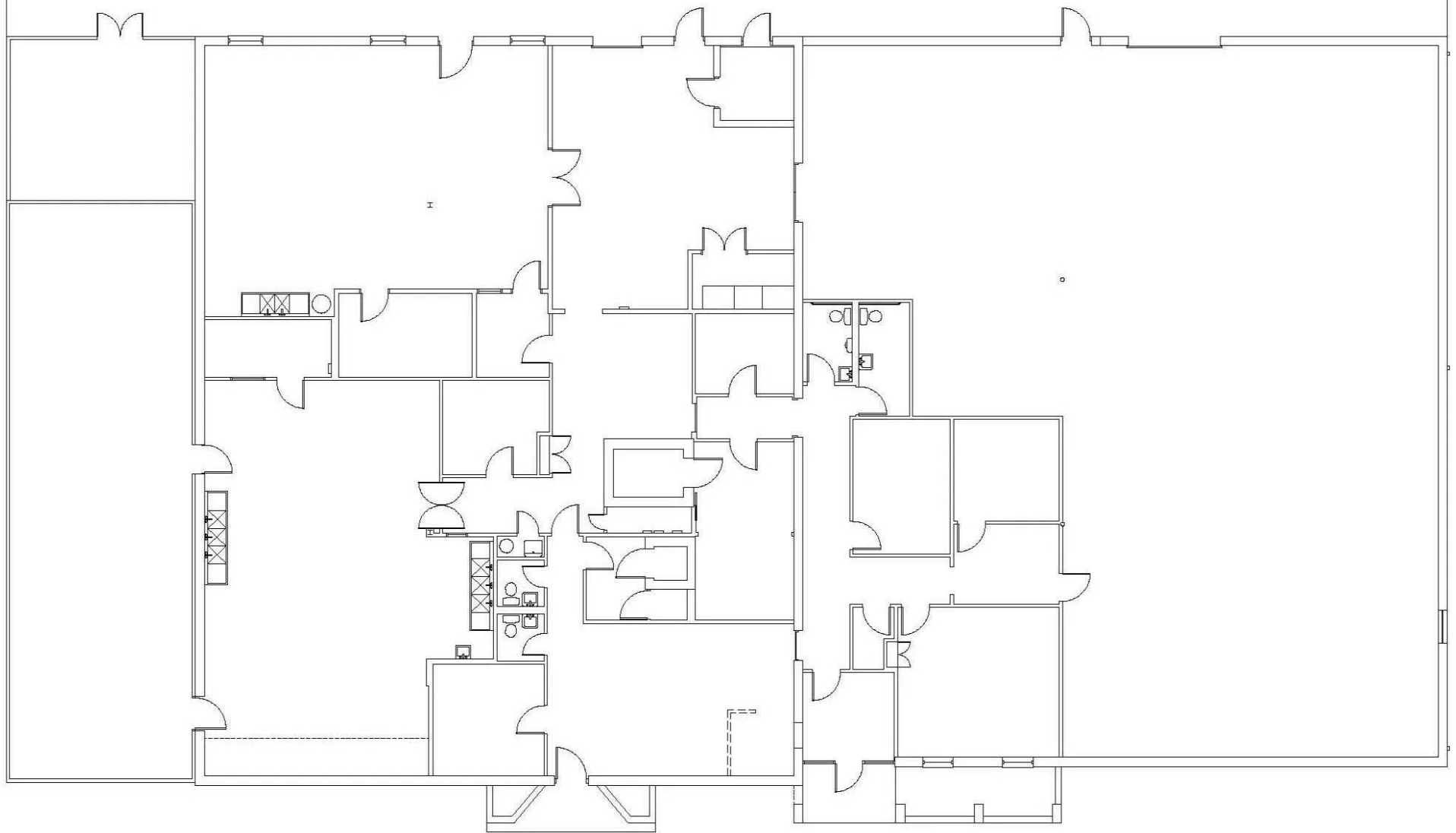
## property description

Now available for lease, this 12,480-square-foot commercial flex facility offers an exceptional opportunity for a wide variety of users, including general flex and warehouse operations, manufacturing, heavy power users, distribution, contractors, technology companies, and food production businesses. With heavy electrical service, immediate proximity to an electrical substation, and an on-site radio antenna tower, the property is well suited for businesses requiring substantial utility capacity and telecommunications infrastructure. The building features a flexible combination of office, production, warehouse, and storage space designed to accommodate a broad range of business operations. A rear on grade-level drive-in loading dock provides efficient shipping and receiving capabilities for trucks and service vehicles.

The owner has recently purchased the adjacent parcel (see attached survey), providing the new tenant with a large outdoor yard for truck parking, trailer storage, equipment storage, and other outside operations. The adjacent lot will be gated, fenced, and graveled to meet the new tenant's specifications, creating a secure and functional outdoor storage yard tailored to the user's operational needs.

For food-related businesses, the property offers a fully equipped commercial kitchen, making it an exceptional opportunity for a ghost kitchen, commissary kitchen, food truck support facility, catering operation, meal preparation business, bakery, food manufacturer, or similar food production user. The existing kitchen infrastructure significantly reduces the time and capital required to begin operations.

\*\*\*\*The property is currently occupied and will be available upon the existing tenant's relocation.\*\*\*\*



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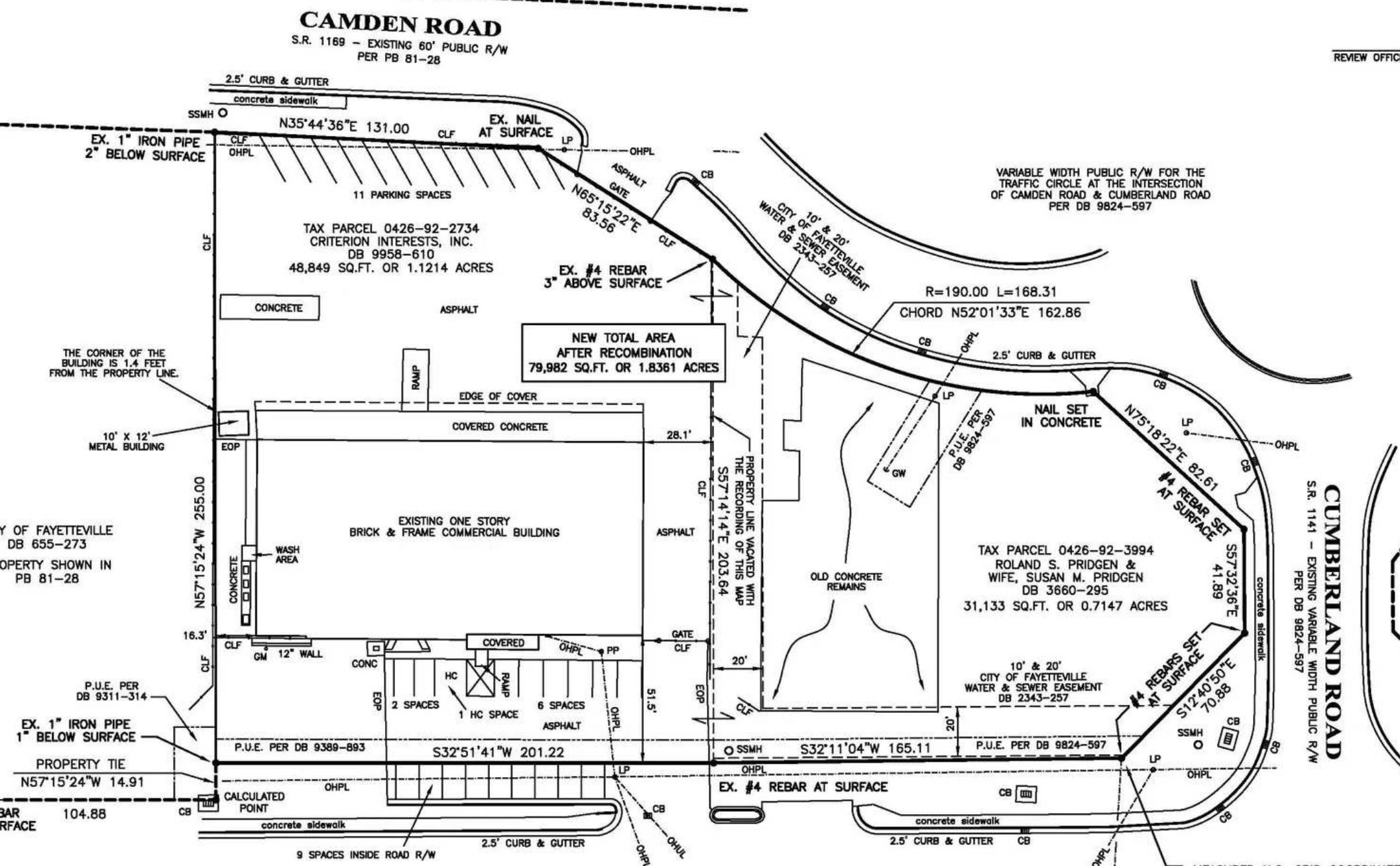
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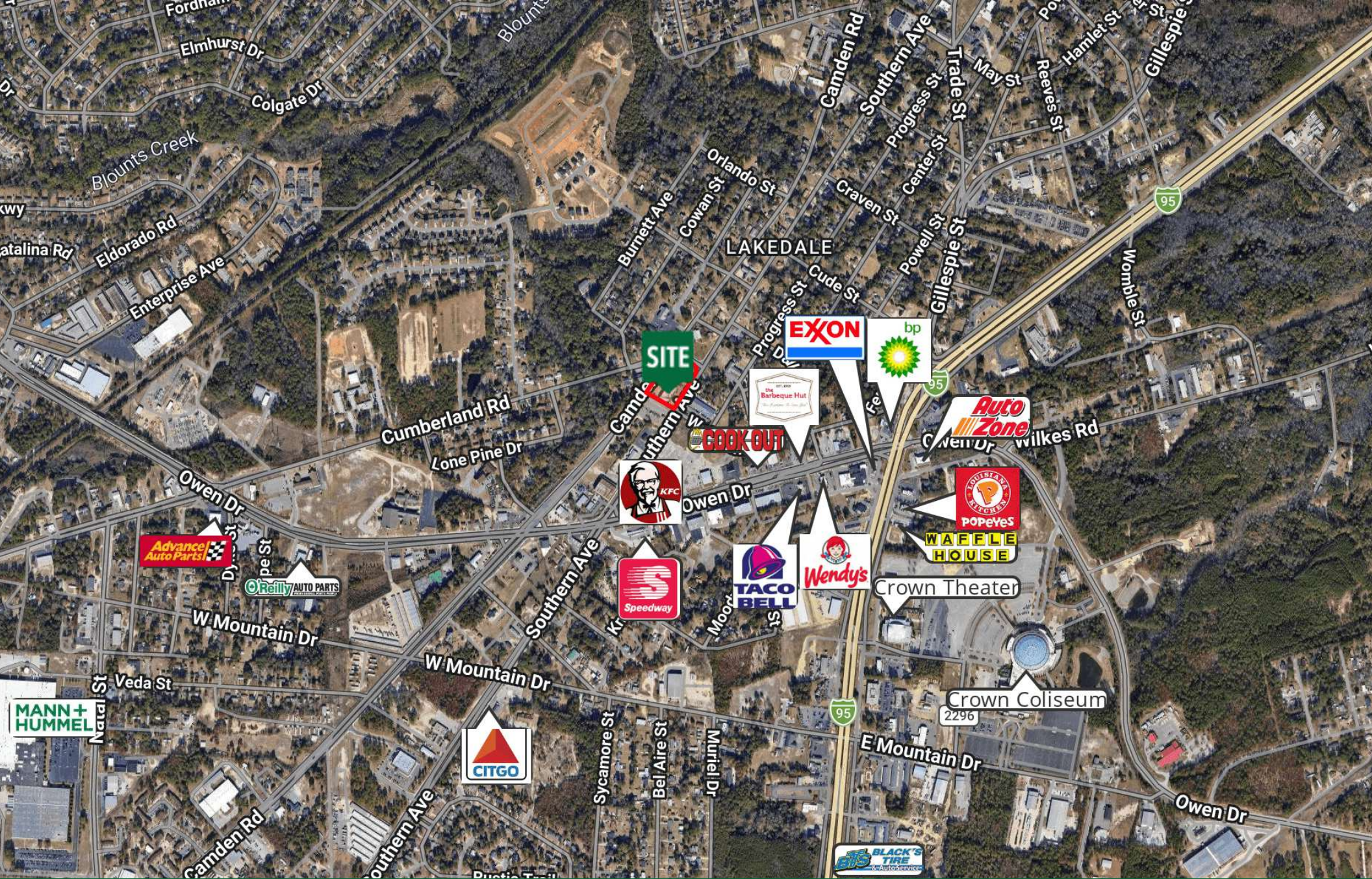
**SOUTHERN AVENUE**  
S.R. 1132 - EXISTING VARIABLE WIDTH PUBLIC R/W  
PER PB 81-28



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THE COMBINED GRID FACTOR  
FOR THE SITE IS 0.999876445



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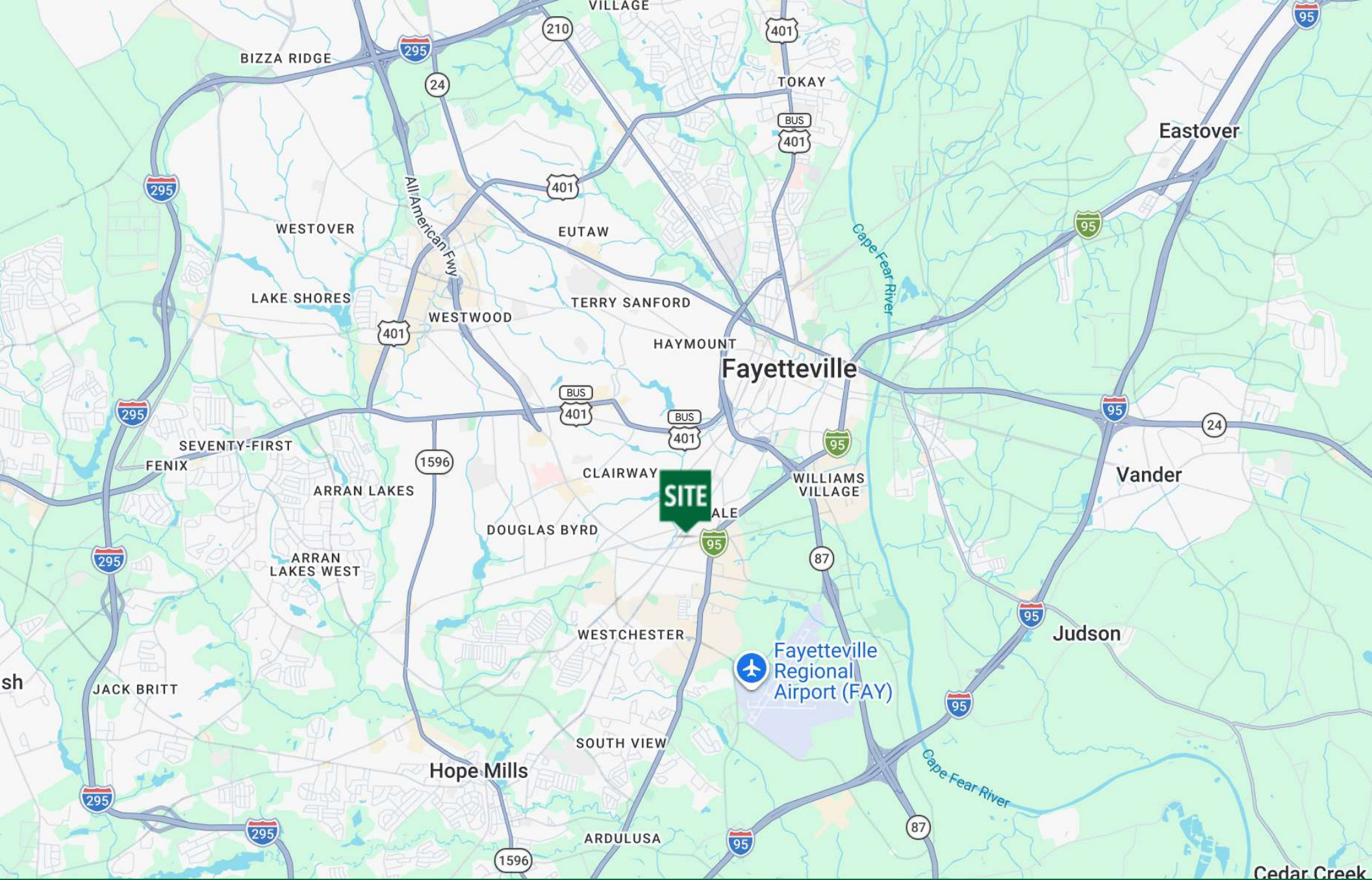


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Maxar Technologies



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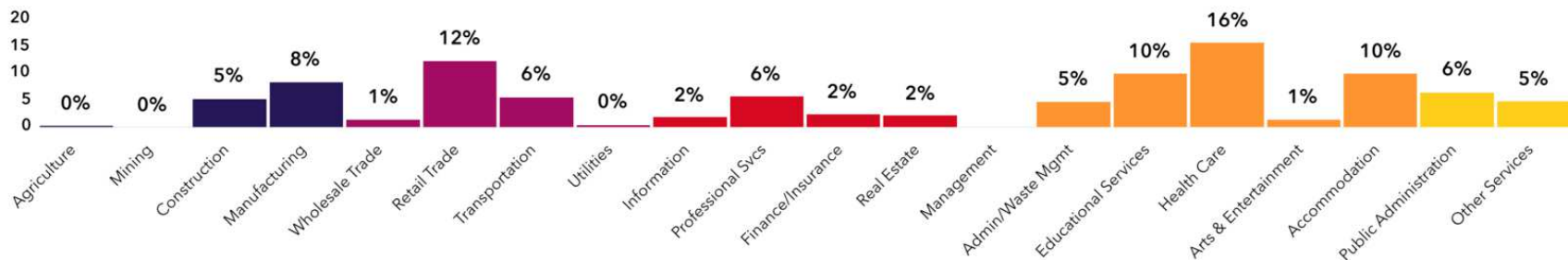
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Map data

Google



**40,484**  
Total Population



## Population



**77,122**  
Daytime Population

**\$59,633**  
Median HH Income



## Income



**\$36,086**  
Per Capita Income

**17,667**  
Total Households



## Housing



**19,627**  
Total Housing Units

**\$228,435**  
Median Home Value



## Homes



**52.5%**  
Home Ownership

**38.7**  
Median Age



## People



Tapestry Segment

# Demographics

**2236 Southern Ave, Fayetteville, North Carolina, 28306**



9%

No HS Diploma



29%

HS Graduate



33%

Some College



30%

Degree or Higher

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2026 and 2028

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