



RESCOMM
REAL ESTATE

Exclusively Listed By:

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I-95 FLEX SPACE w/ PAINT BOOTH

3941 Airline Dr, Fayetteville NC 28306

2112 Skibo Rd
Fayetteville, NC 28314

OFFERING SUMMARY

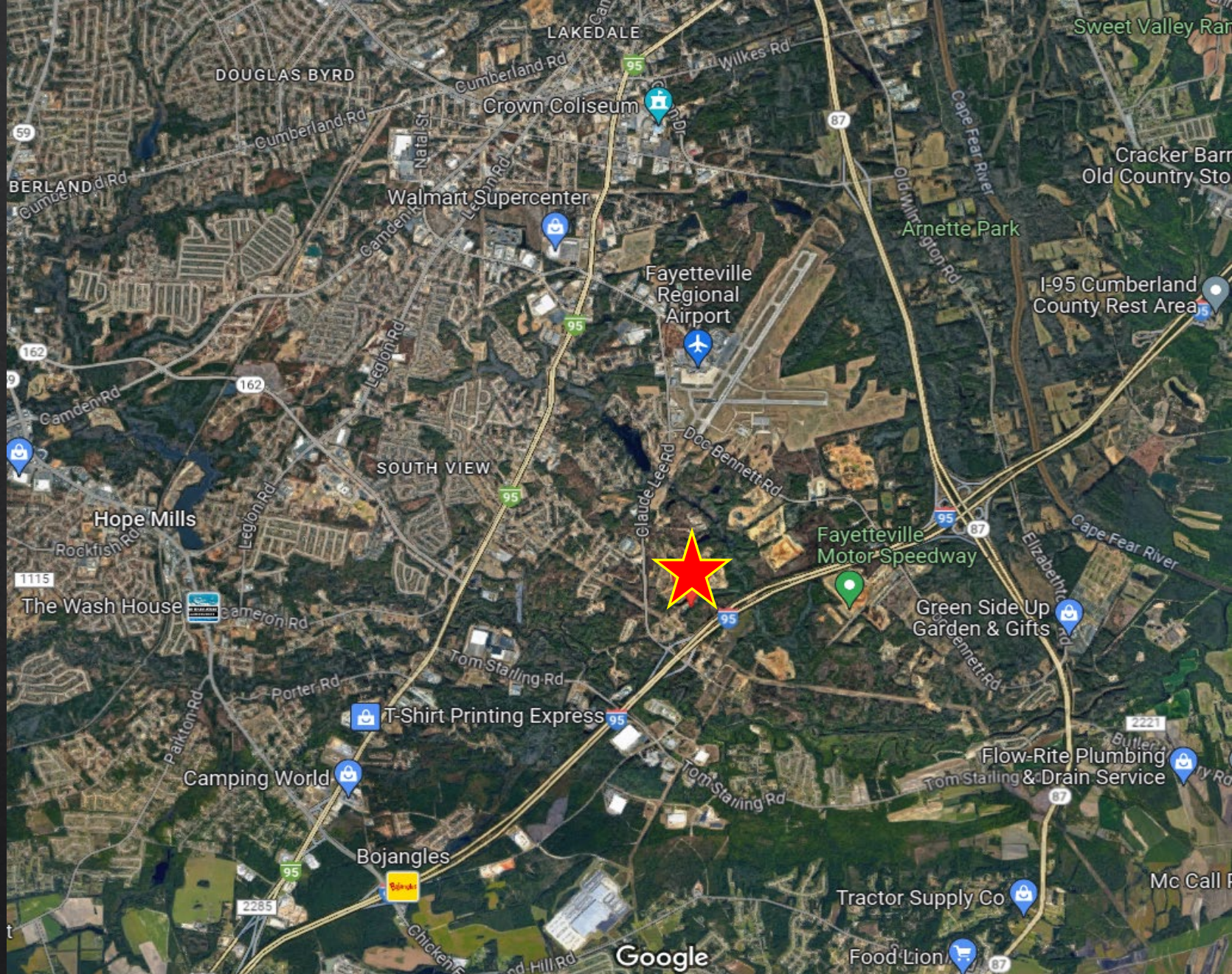
Available SF:	5,610± SF
Lease Rate:	\$3,500 per month (MG)
Lot Size:	1.15± AC
Year Built:	2002
Zoning:	MP – Planned Industrial District
Overlay District:	AOD – Airport Overlay District
Market:	Fayetteville MSA
Submarket:	Airport, Hwy 301, & I-95

OVERVIEW

Explore the possibilities at 3941 Airline Dr, where 5,610± SF of automotive/flex space awaits your vision on 1.15± AC fenced in lot. This dynamic property offers a host of features:

- 5 exterior roll-up doors for seamless vehicle access and loading/unloading
- 2 interior roll-up doors for added flexibility and workflow optimization
- Dedicated office space to manage your operations with focus and ease
- Expansive laydown yard for ample storage and project space
- And the CROWN JEWEL: a paint booth ready to handle your business needs

Strategically positioned next to I-95 & 87, this property ensures proximity to Fayetteville, Robeson County, Airport, and the opportunity to elevate your business presence.



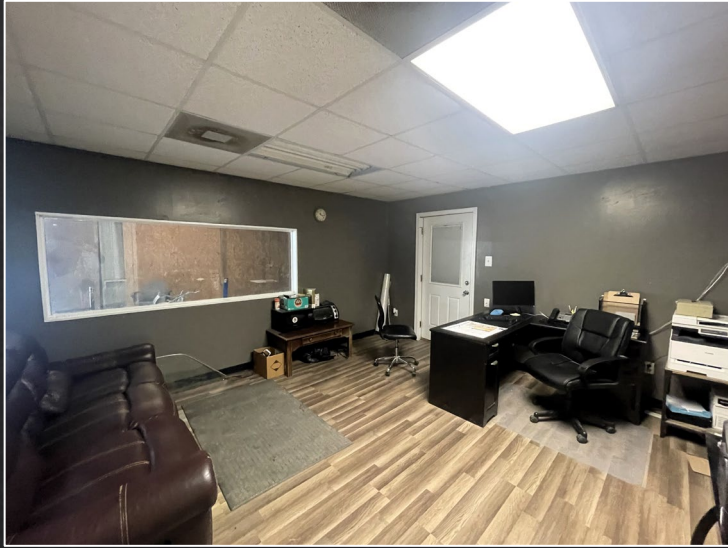
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ADDITIONAL PHOTOS



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**3941 Airline Dr,
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Res-Comm Real Estate Team

Roger Shah, CCIM



Owner/Broker-in-Charge
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Originally from India, Roger came to the U.S. in 1987. He settled in Fayetteville in 1998 and began his real estate career that same year, licensed in North Carolina, South Carolina, and Georgia.

Also in retail business himself since 1991, Roger is very actively involved in commercial real estate dealings and has helped a number of clients in sales, represented buyers and has done investment analysis.

He holds the designation of ABR (Accredited Buyer's Representative), SFR (Short Sale and Foreclosure Resource), and CCIM (Certified Commercial Investment Member).

Rishi Shah, CCIM



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Rishi advises private, corporate, and institutional clients on the acquisition, holding, & disposition of commercial real estate in the state of North Carolina.

Born in Laurinburg, NC, Rishi has spent his entire life living in the great Tar Heel State and is a proud product of the University of North Carolina at Chapel Hill.

Rishi began his real estate career in 2014 and has completed transactions totaling over \$100 million in value.

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