

INDUSTRIAL PROPERTY FOR LEASE

Two Flex Units Available

904 E Russell St, Fayetteville, NC 28301



for more information

NEIL GRANT

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REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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904 E RUSSELL ST , FAYETTEVILLE, NC 28301

PROPERTY DETAILS & HIGHLIGHTS

Building Name	Downtown Flex Units 4,200 SF Available
Property Type	Industrial
Property Subtype	Flex Space
Building Size	10,000 SF
Space Available	4,200 SF
Lease Rate	\$ 6,000 per month
Year Built	2022

Now available for lease at 904 E Russell Street in Fayetteville are two flex units, offering a combined total of approximately 4,200 square feet. Each unit measures roughly 35 feet wide by 60 feet long and includes an office, bathroom, 12'x14' roll-up door, and warehouse space with high ceilings. The entire space is fully climate-controlled with HVAC already installed, making it ideal for light distribution, storage, service-based businesses, and general flex use. The two units can be leased together for \$6,000 per month, with a flat TICAM charge of \$150 per unit per month. For added flexibility, the units can also be subdivided and leased separately. The property is built up and located in a recognized flood zone, ensuring modern standards and peace of mind. This is a rare opportunity to lease high-quality, move-in-ready flex space in a growing area.



- TWO SPACES!
- Can be subdivided
- Additional half acre laydown yard available
- Perfect for Light distribution, flex spaces, storage etc.
- 12' X 14' roll-up doors

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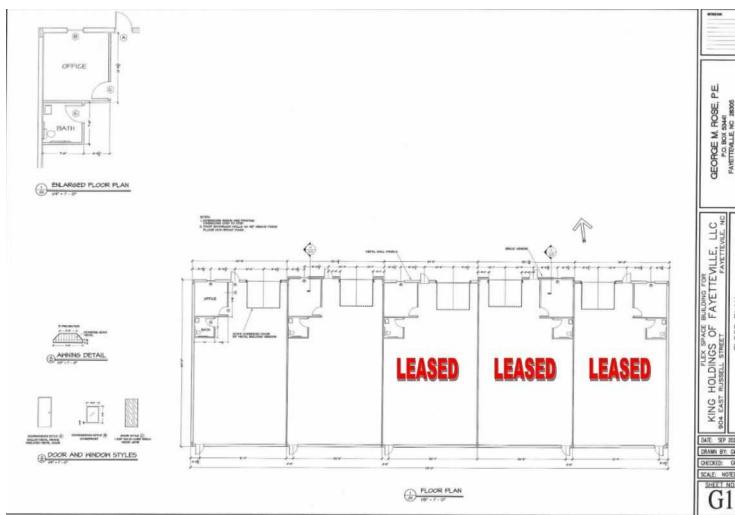
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ADDITIONAL PHOTOS



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