



For Lease

Fayetteville Distribution Center

590 Assembly Court
Fayetteville, NC

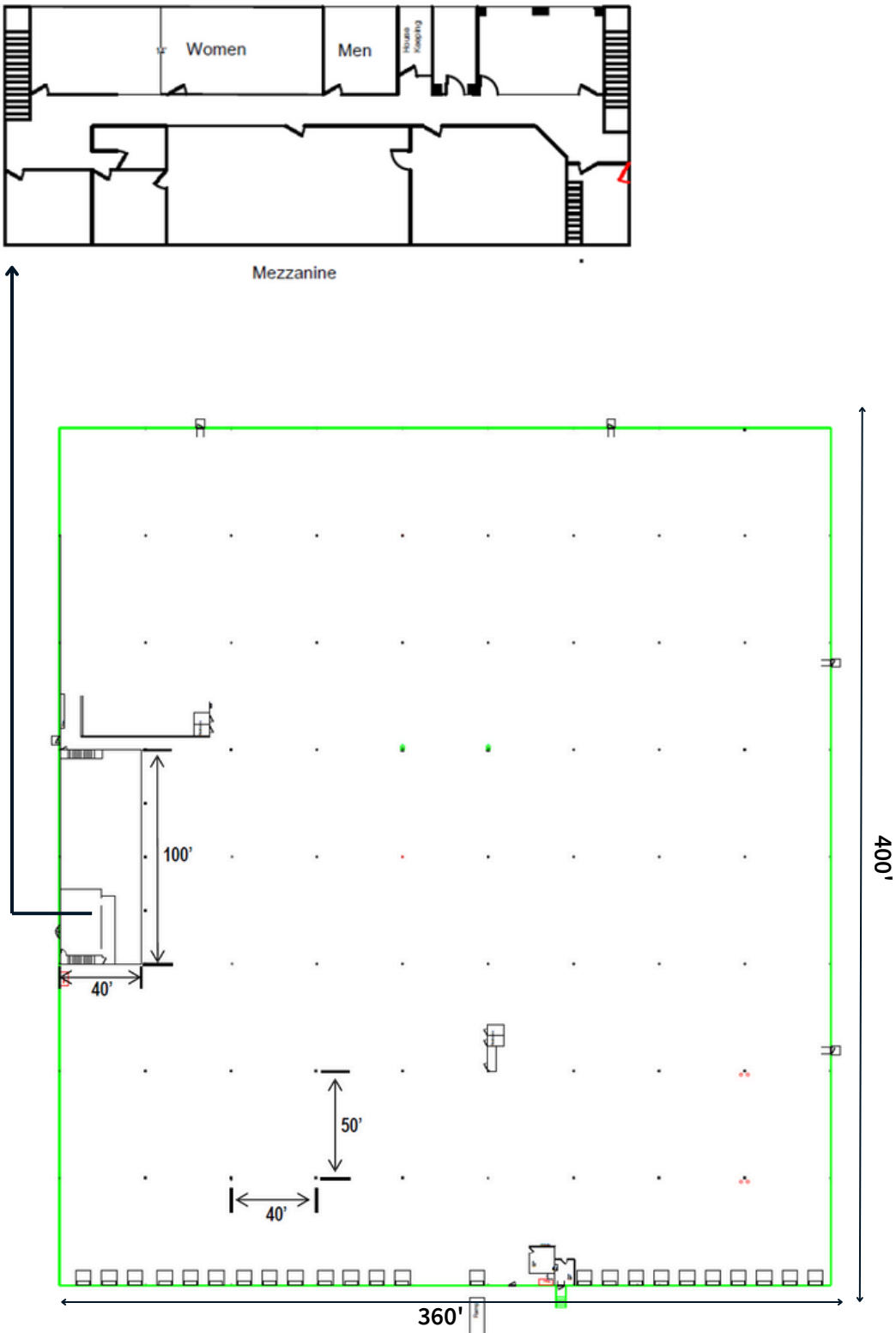
±148,000 SF Distribution
Facility with Expansion
Capacity



Location Overview

590 Assembly Court
Fayetteville, North Carolina

Size	Mezzanine Office: ±4,000 SF Warehouse: ±144,000 SF Total: ±148,000 SF
Rate	Call for Pricing
Expansion Capacity	Up to 300,000 SF (estimated)
Acreage	±21.3 Acres
Zoning	M(P), Cumberland County
Topography	Flat
Column Spacing	50' x 40'
Ceiling Height	24'
Year Built	1996
Fire Protection	100% Wet System
Power	2500 A / 480 v / 3ph / 4 Wire
Loading	24 dock-high doors (9' x 10') with pit levelers + seals and 1 drive-in door
Employee Parking	227+ existing spaces
Lighting	Interior - Florescent Exterior- Metal Halide
Floor	6" concrete slab
Construction	Tilt-up concrete
Water & Sewer	Cumberland County



Photos



Proposed Expansion Plan



Optimal Access to I-95



Please Contact:

Al Williams
Managing Director
al.williams@jll.com
919-424-8154

Lee Allen
Executive Managing Director
lee.allen@jll.com
843-805-5111

Simon Copeland
Associate
simon.copeland@jll.com
919-424-8454

About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of \$20.9 billion and operations in over 80 countries around the world, our more than 103,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAY™. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit [jll.com](https://www.jll.com).