



# For Lease

## Fayetteville Distribution Center

590 Assembly Court  
Fayetteville, NC

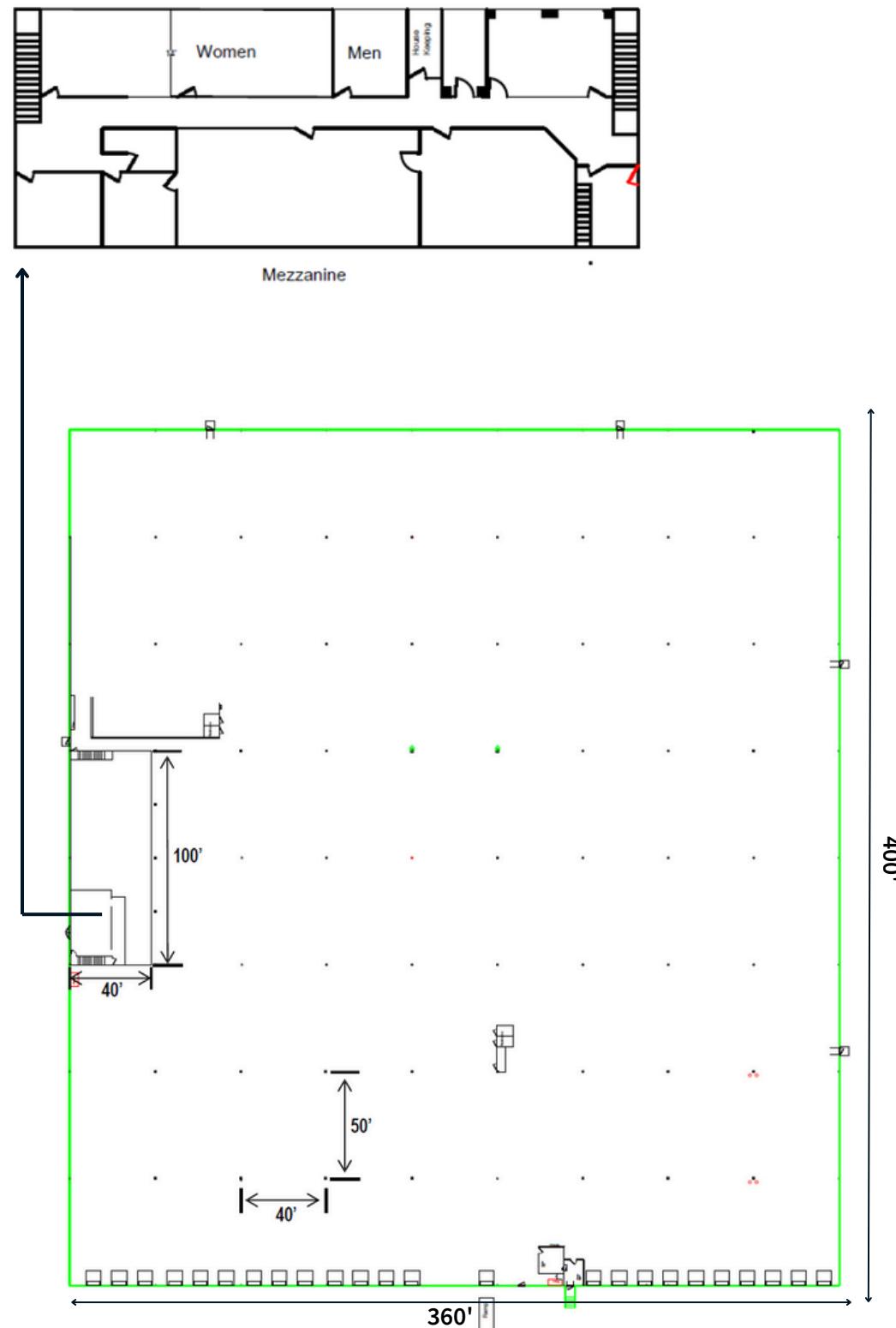
±148,000 SF Distribution  
Facility with Expansion  
Capacity



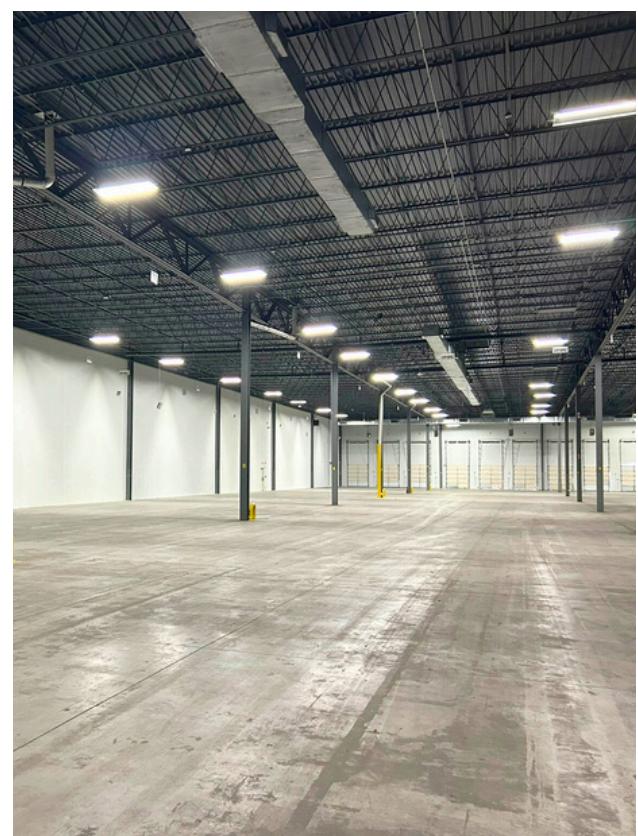
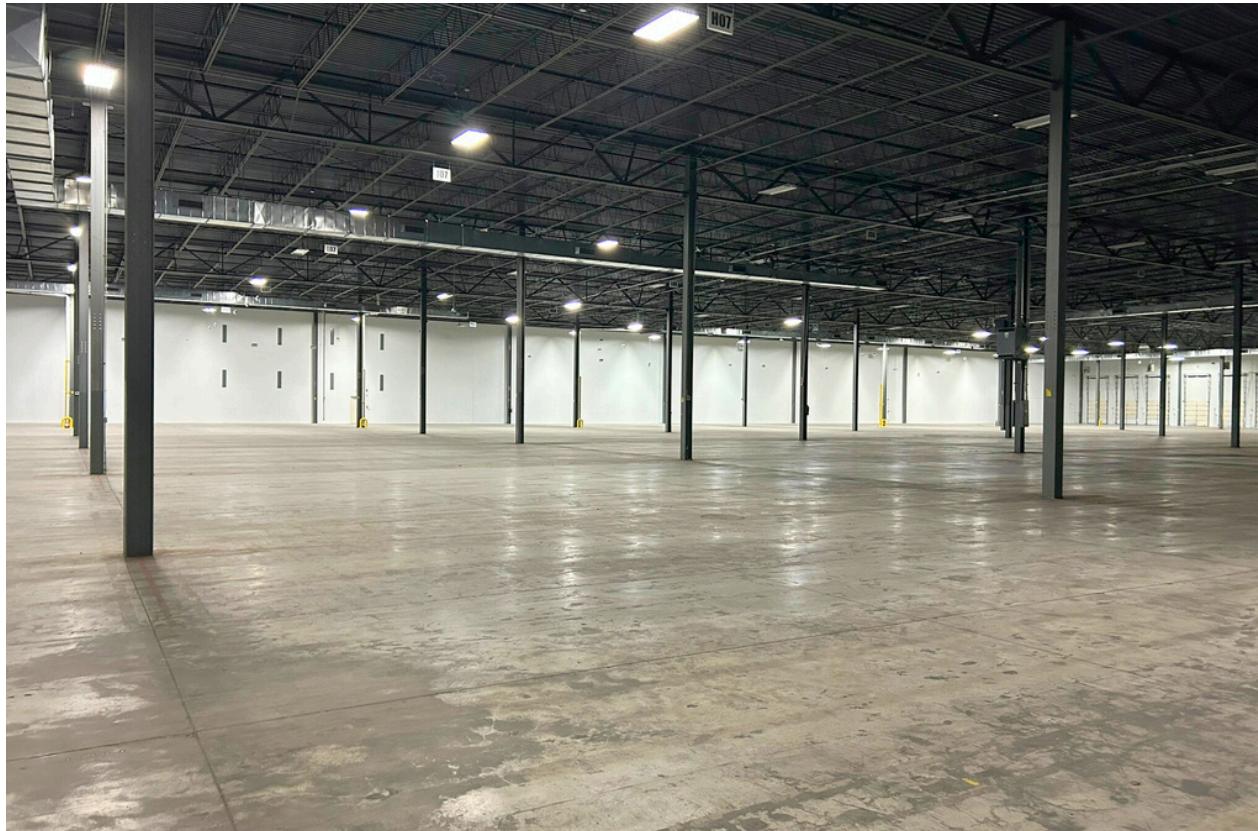
# Location Overview

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



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