

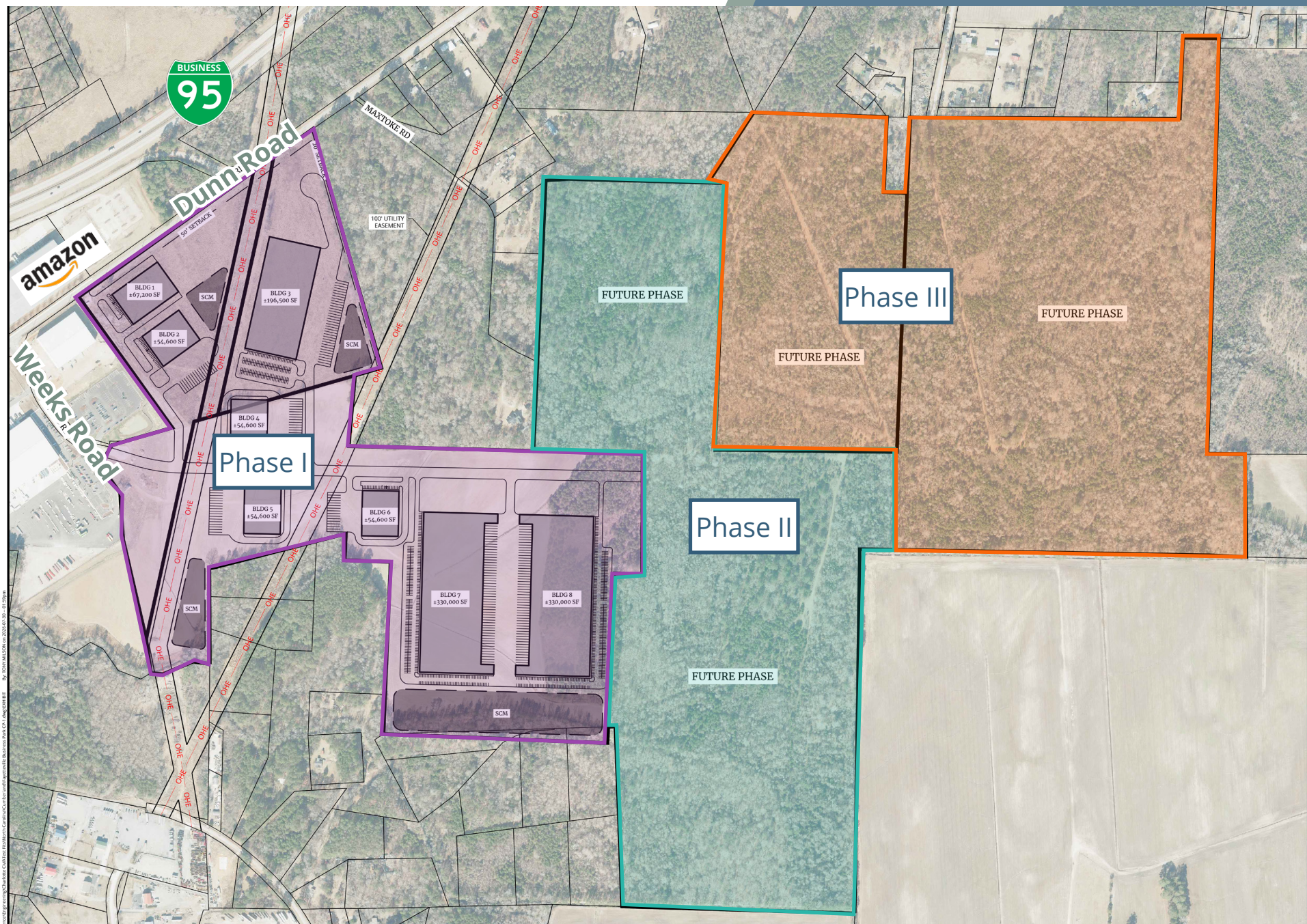


FAYETTEVILLE BUSINESS PARK

2057 WEEKS ROAD
FAYETTEVILLE, NORTH CAROLINA

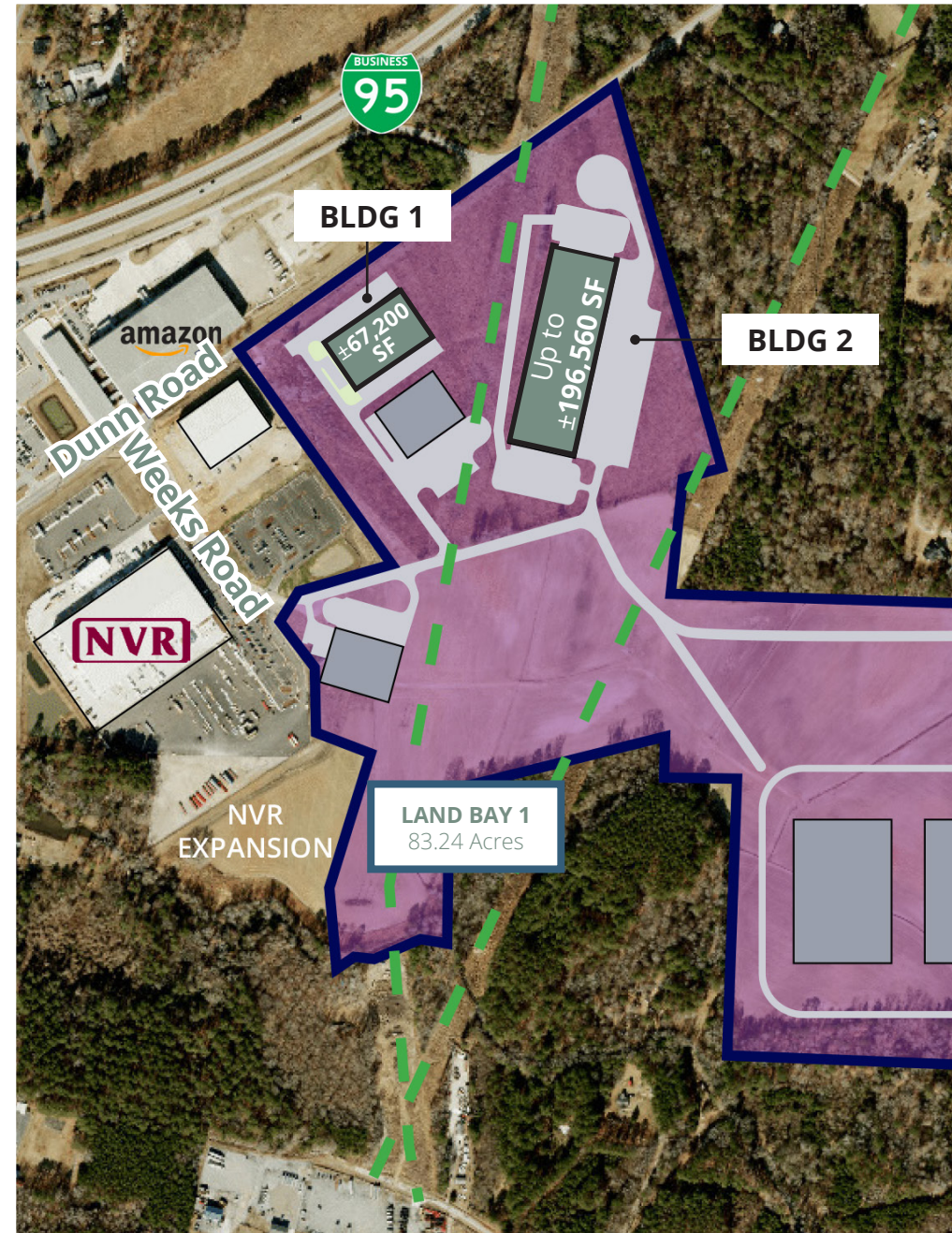
FOR LEASE

PHASE ONE & FUTURE PHASES



PHASE ONE

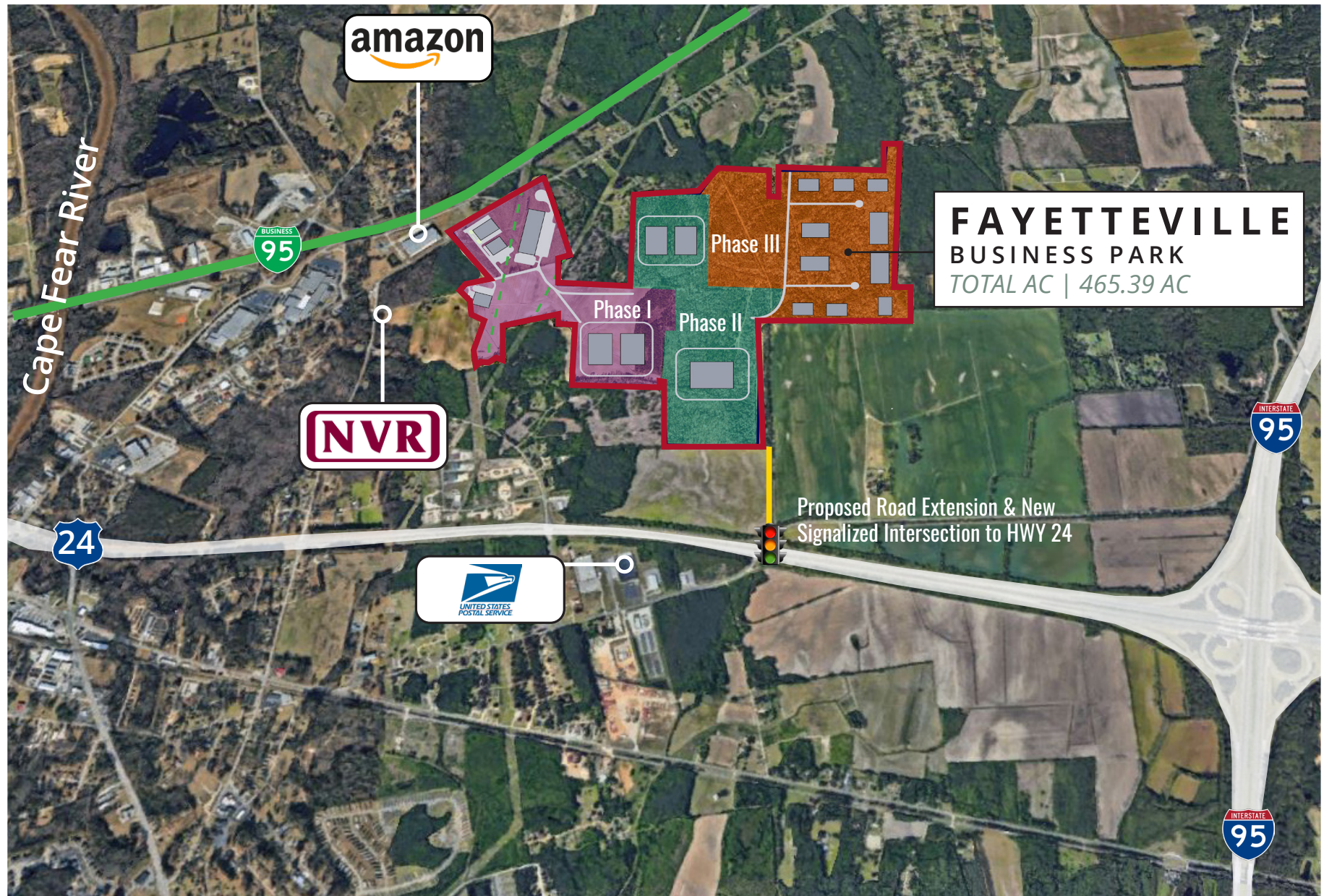
	BUILDING 1	BUILDING 2
BUILDING SIZE	67,200 SF <i>Expandable</i>	196,560 SF <i>Can be Demised</i>
OFFICE AREA	1,500 SF	1,500 SF
BUILDING DIMENSIONS	190' x 353'	260' x 756'
COLUMN SPACING	(6) 50' x 50' (1) 47' x 50' (1) 50' x 60' speed bay	54' x 50' Typical 54' x 60' Speed Bay
CLEAR HEIGHT	36'	36'
LOADING DOCKS	(6) 9 x 10	24 - 9' x 10' 12 - 9' x 10' knockouts
DRIVE-IN DOORS	(1) 14 x 16 ramped	2 - 14' x 14' ramped
DOCK EQUIPMENT	Seals, bumpers and 40,000 lbs. levelers	Seals, bumpers and 40,000 lbs. levelers
AUTO PARKING	±12 - 15 Spaces	±138 spaces
TRAILER PARKING	±150 - 160 Spaces	±39 stalls
ROOF	0.45 mil TPO with R-20 insulation	0.45 mil TPO with R-20 insulation
FLOOR	6" Unreinforced 4,000 PSI concrete	6" Unreinforced 4,000 PSI concrete
TRUCK COURT	200'	200'
HVAC	Gas fired unit heaters air rotations by fans and louvers	Gas fired unit heaters air rotations by fans and louvers
LIGHTING	Monitor sensor LED	Monitor sensor LED
SPRINKLERS	ESFR	ESFR
LAND BAY 1	83.24 Acres	83.24 Acres
DELIVERY	Q1 2028	Q1 2028



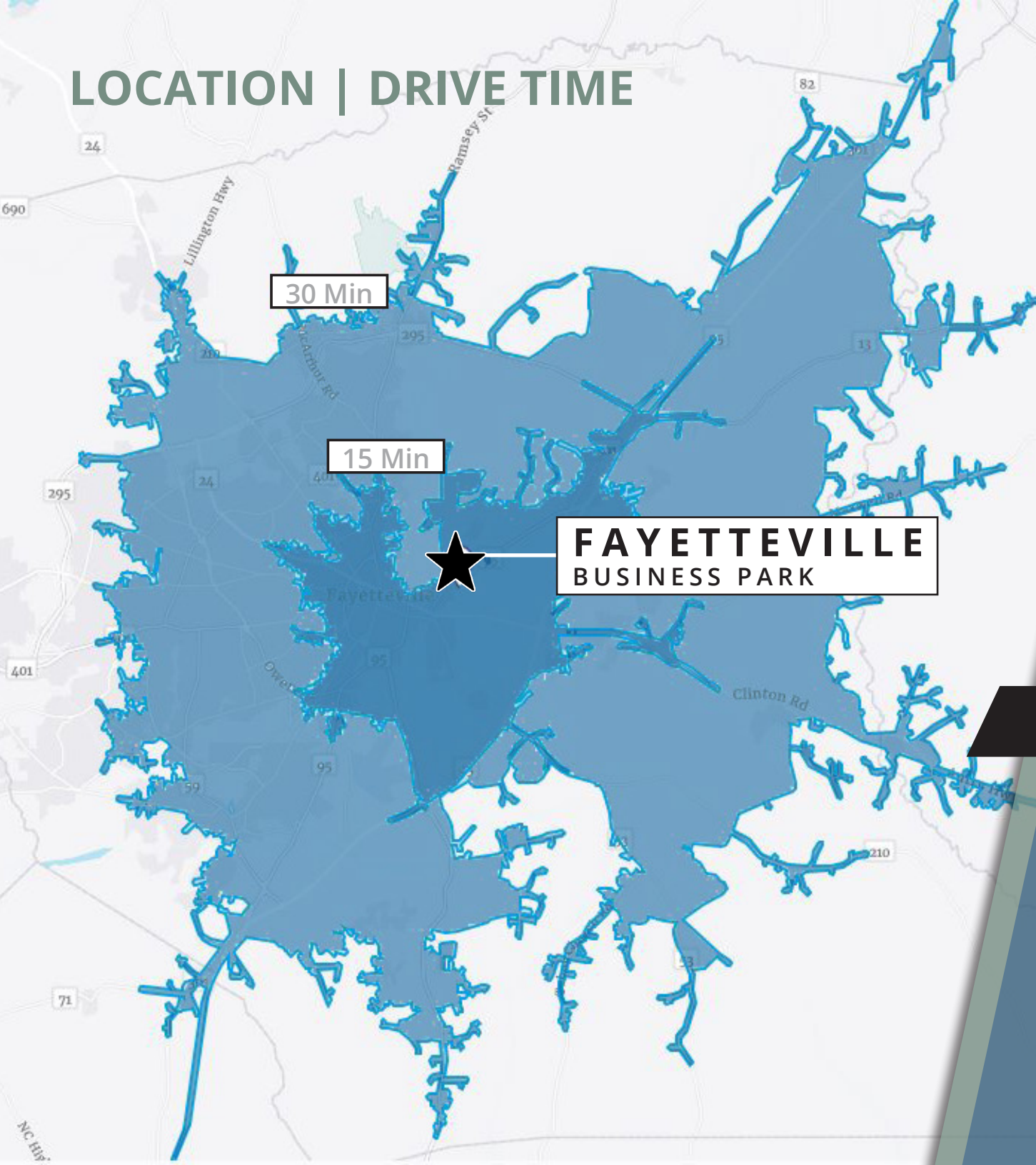
BUILDING 3 - ALTERNATIVE PLAN



CORPORATE NEIGHBORS



LOCATION | DRIVE TIME



DISTANCES



1 Mile / 1 Min



3 Miles / 3 Min



10 Miles / 16 Min
Fayetteville Regional Airport



95 Miles / 1 Hr 42 Min
Port of Wilmington (FTZ Eligible)

DEMOGRAPHICS



POPULATION

15 Min | 64,108
30 Min | 379,969



LABOR FORCE

15 Min | 25,910
30 Min | 148,881



AVG. INCOME

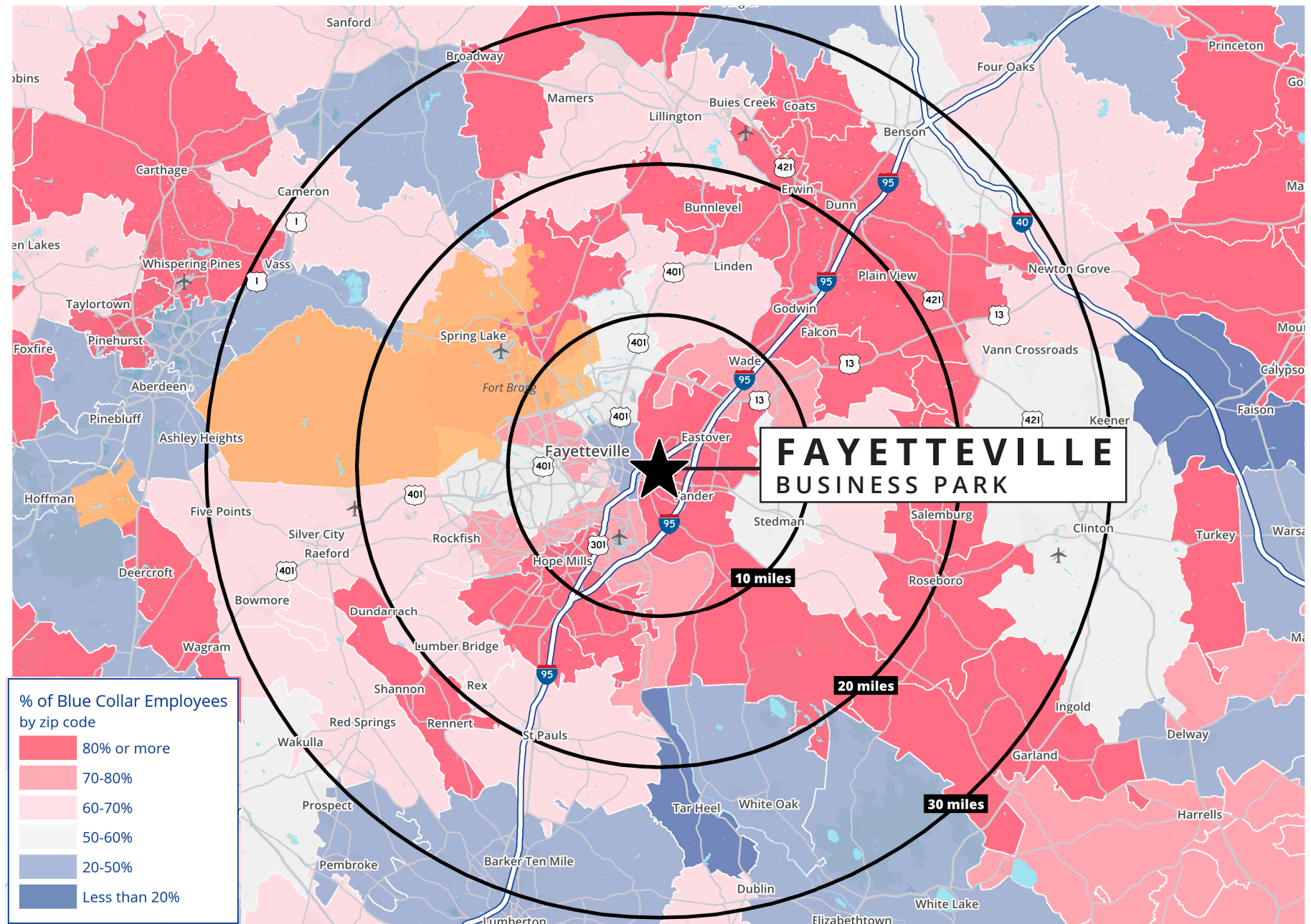
15 Min | \$67,788
30 Min | \$68,492



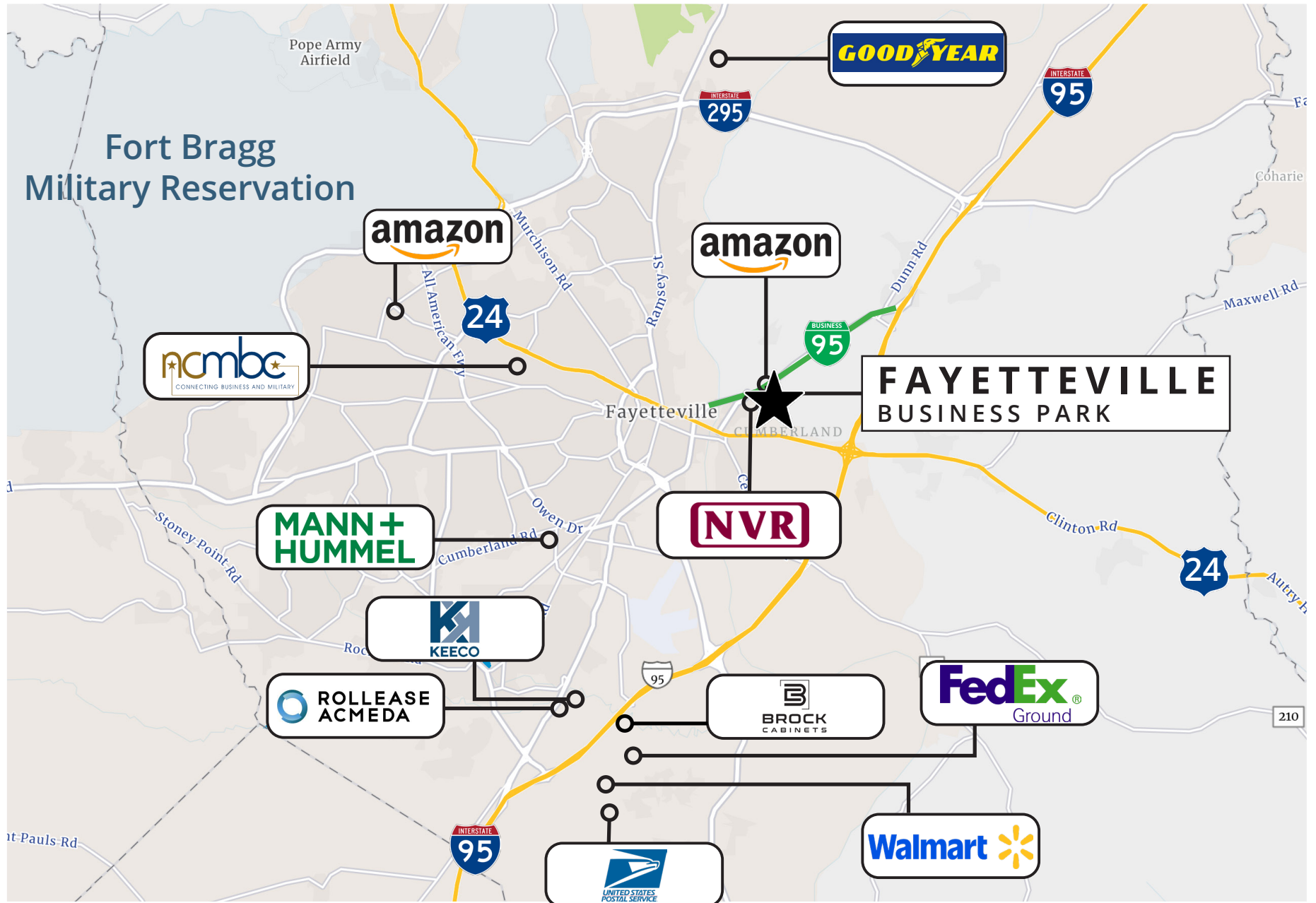
EST. HOUSEHOLDS

15 Min | 26,104
30 Min | 147,626

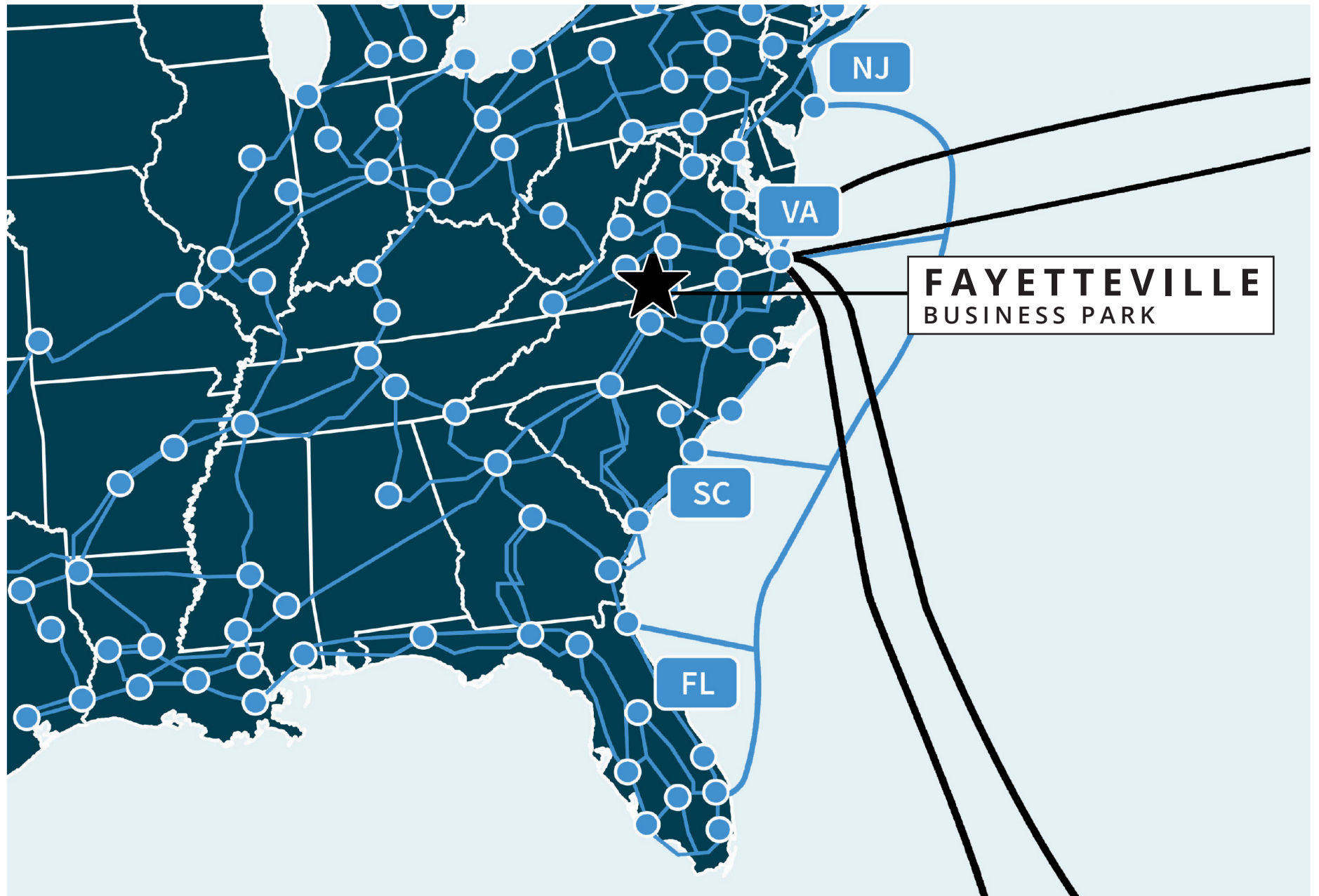
LABOR ANALYSIS



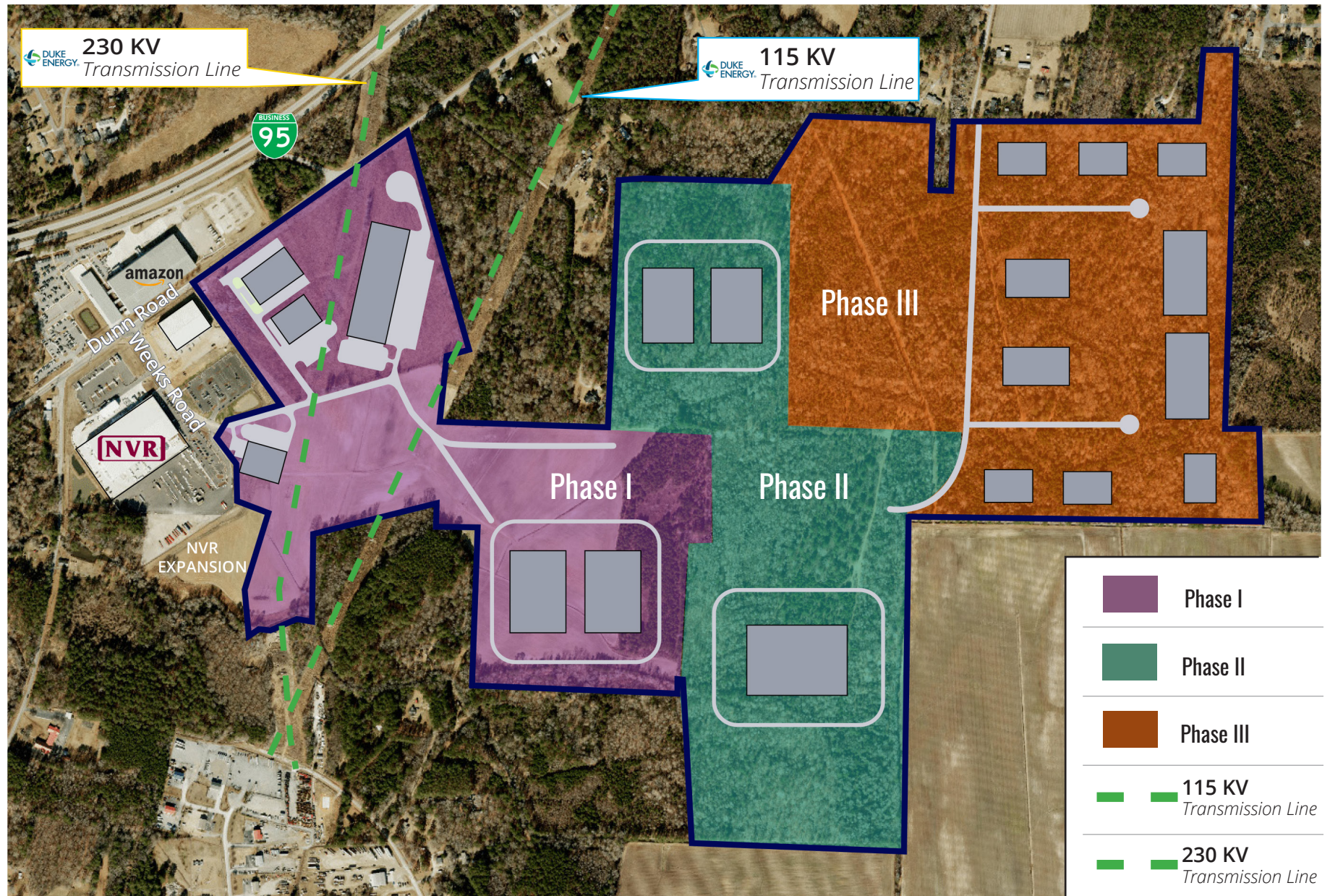
CORPORATE NEIGHBORS



LONG HAUL FIBER MAP



DUKE POWER TRANSMISSION LINES



FAYETTEVILLE BUSINESS PARK

2057 WEEKS ROAD
FAYETTEVILLE, NORTH CAROLINA

FOR LEASE

DEVELOPED BY:



CONTACT

DON MOSS, SIOR | CCIM

Vice Chair | Charlotte

+1 704 409 2372

don.moss@colliers.com

LARRY LAKINS, SIOR

Executive Vice President | Raleigh

+1 919 815 5327

larry.lakins@colliers.com

JD ALLEN

Senior Associate | Charlotte

+1 704 409 2368

jd.allen@colliers.com

SHIELDS BENNETT

Associate | Raleigh

+1 919 805 3314

shields.bennett@colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. **Colliers International Group Inc.**

