

BANKRUPTCY SALE

±30,932 SF WAREHOUSE AND 463 SELF-STORAGE UNITS

OFFERED INDIVIDUALLY OR AS A PACKAGE

803 S EASTERN BLVD

FAYETTEVILLE, NORTH CAROLINA



±7.55 AC
TOTAL SITE AREA



±102,409 SF
TOTAL SIZE

SIZE	±30,932 SF (Warehouse) ±71,477 SF (Self-Storage)
SITE AREA	±3.76 acres (Warehouse) ±3.79 acres (Self-Storage)
PARKING	Sufficient Parking Spaces
OCCUPANCY	87.3% (Self-Storage)
ZONING	HI - Heavy Industrial District
ACCESS	0.1 mile to US 301 0.7 miles to NC 87 S 4.3 miles to Fayetteville Regional Airport



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Flexible Acquisition Structure

Acquire the full 7.55± acres or purchase the warehouse (3.76± acres) and self-storage (3.79± acres) separately, enabling multiple investment and operating strategies.

Immediate Control & Value Creation

Vacant two-story office warehouse provides day-one control of leasing and rents. Features include 28' clear heights, four roll-up doors, covered loading, mezzanine storage, and office buildout—ideal for logistics and light industrial users.

Stabilized Self-Storage with Built-In Upside

463 total units (288 climate-controlled) at ~87% occupancy. Existing vacancy offers near-term revenue growth without additional capital, while climate-controlled units support premium pricing.

Expansion Capacity on ±3.79 AC Self-Storage Parcel

Excess land allows for future unit development, supporting long-term NOI growth and scalability with demand.

High-Exposure Logistics Hub

700+ feet of frontage with immediate I-95 access, reaching 170M+ consumers within an 8-hour drive and offering multimodal connectivity via rail and regional airport.

Fort Liberty Economic Synergy

Proximity to the world's largest military installation drives recession-resistant demand from a \$10B+ defense economy and a steady pipeline of military-related tenants.

CONTACT US

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All sales are subject to Bankruptcy Court approval, Case No. 5:26-bk-00578, U.S. Bankruptcy Court for the Eastern District of North Carolina (Fayetteville Division)