

FLEX SPACE FOR LEASE
1682 Middle River Loop
Fayetteville, NC 28312



for more information

SUSAN EVANS

Broker

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Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | www.grantmurrayre.com



PROPERTY OVERVIEW

Available SF:

7,000 SF WHSE
5,000 SF Office

Lease Rate:

\$4.00 PSF WHSE
\$ 12.00 PSF Office

Laydown Yard:

Available

Ceiling Height

16 Feet

Renovated:

2024

Zoning:

HI/CZ

Property description

1682 Middle River Loop offers 12,000 square feet of industrial flex space designed for users who need a strong blend of front-office presence and back-end functionality. The layout includes approximately 5000 square feet of updated office space with modern finishes, drop ceilings, and some existing furniture, creating an efficient setup for teams that want to move in with minimal downtime. An additional 7000 square feet of warehouse space supports daily operations with 16-foot clear heights, three drive-in bays, and one loading dock to streamline loading, storage, and distribution. Property is subdivided. A secure laydown yard adds valuable exterior capacity for equipment, fleet vehicles, trailers, or material staging, giving tenants flexibility that is increasingly difficult to find in the market. With HICZ zoning, city water and sewer, and a configuration suited for contractors, logistics groups, service operators, and industrial supply users, this property offers the infrastructure and adaptability needed to support a wide range of industrial business models.

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PROPERTY DETAILS & HIGHLIGHTS

Property Type	Industrial/ Flex
Dock & Drive In Doors	3 Drive in and 1 Dock
APN	0447-46-4759
Space Available	12,000
Lot Size	60,351 SF
Ceiling Height	16 Feet
Year Last Renovated	2024
Lease Rate Warehouse Area (7,000 SF WHSE)	\$ 4 SF/YR
Lease Rate Office Area (5,000 SF Office Area)	\$ 12 SF/YR



- 12,000 SF Industrial Flex Building
- 5,000 SF Updated Office Space
- 7,000 SF functional warehouse area
- Three drive-in bays, one dock
- Secure laydown yard on site
- HICZ zoning with city utilities

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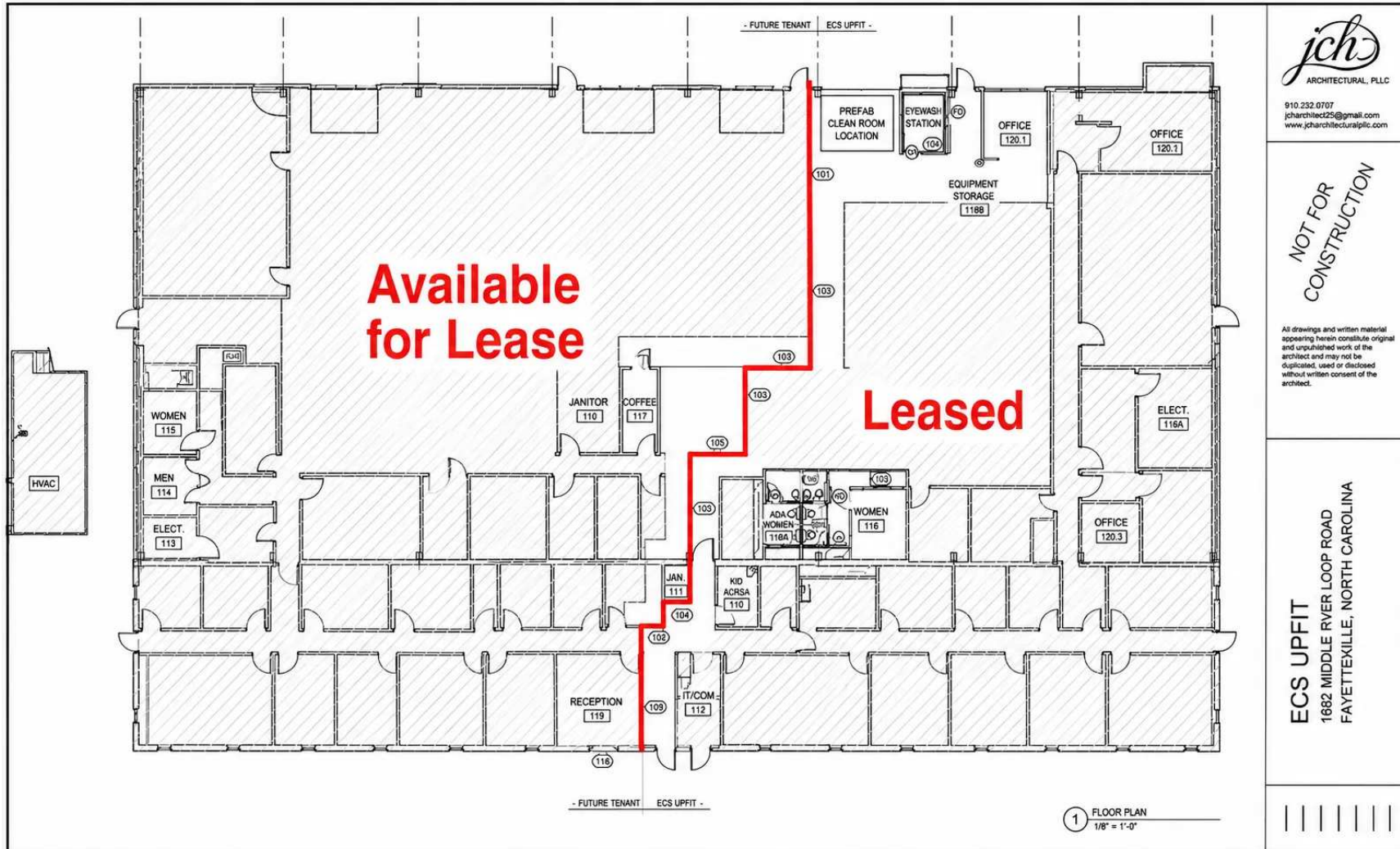


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ADDITIONAL PHOTOS



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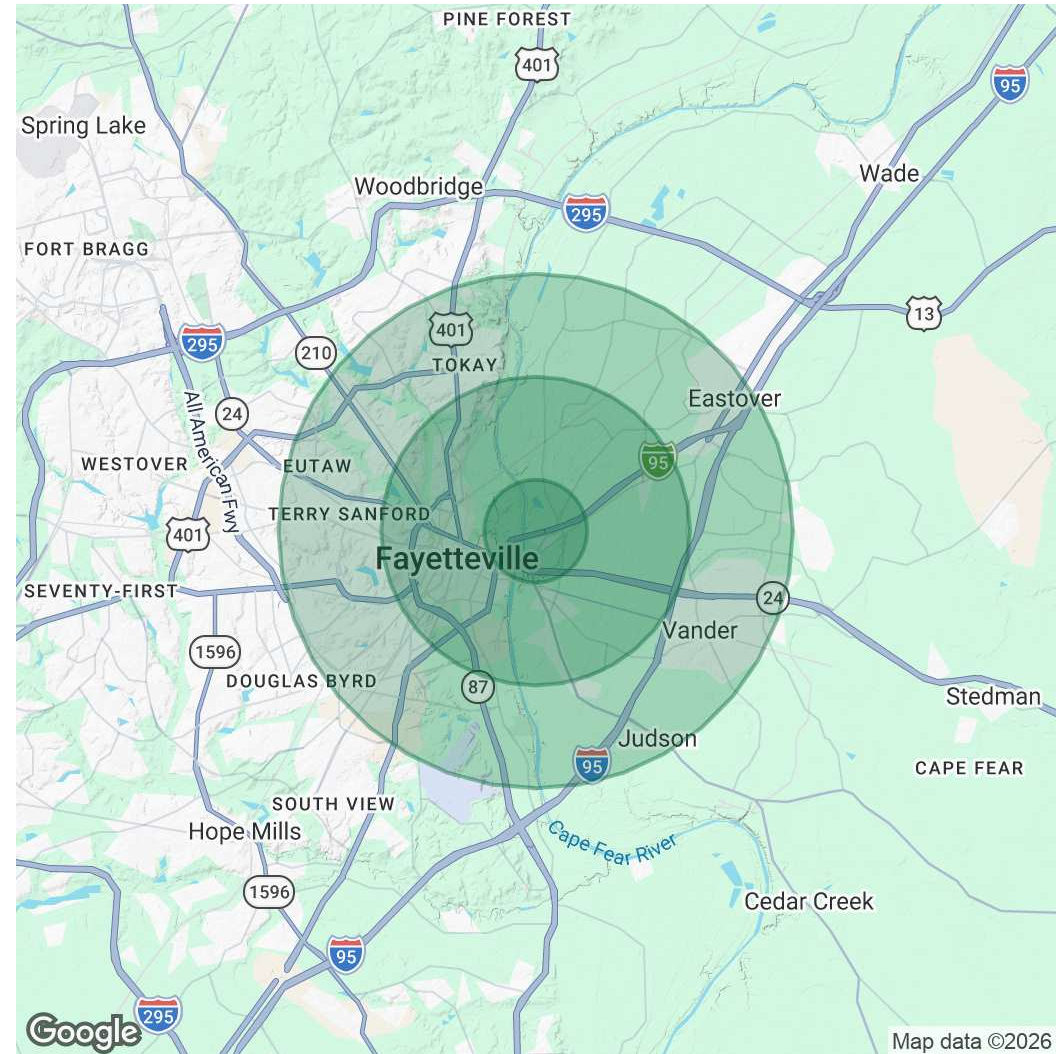
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	942	16,497	60,707
Average Age	45.5	37.0	38.9
Average Age (Male)	44.3	35.3	36.3
Average Age (Female)	45.3	39.4	42.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	459	7,262	26,408
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$41,314	\$57,377	\$72,824
Average House Value	\$168,022	\$193,272	\$215,923

2023 American Community Survey (ACS)



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