



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

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



INDUSTRIAL PROPERTY FOR LEASE

7139 POWELL ST
Wade, NC 28395

for more information

NEIL GRANT

Principal / Broker
O: 910.829.1617 x206
C: 910.818.3252
neil@grantmurrayre.com

SUSAN EVANS

Broker
O: 910.829.1617 x208
C: 919.920.2140
susan@grantmurrayre.com



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	13,960 SF
Lease Rate:	\$6.50 SF/yr (NNN)
Lot Size:	11.13 Acres
Year Built:	1986
Building Size:	14,631
Zoning:	M2
Market:	Wade
Submarket:	Fayetteville

PROPERTY OVERVIEW

Within a mile of I-95, there are excellent industrial warehouses and a laydown yard available. The total warehouse square footage is 13,960. This property offers the option of leasing two warehouses separately or together. The approximate square footage of Warehouse 1 is 7560 SF, while that of Warehouse 2 is 6400 SF. The warehouses have 20-foot ceilings, roll-up doors that measure 16 feet tall by 12 feet wide, and 600 AMP power. Also available is a covered, open shed that measures 30 by 94, or 2800 square feet, and a 2-acre laydown yard. In addition to being gated, fenced, and with access to city water, the property has a septic tank. Leasing the warehouse price range is \$6.50 per SF.

LOCATION OVERVIEW

This commercial warehouse is conveniently located less than a mile from I-95. This warehouse is only an hour's drive from Raleigh, and about 30 minutes to Fayetteville and Fort Bragg. The location of this property lies halfway between Miami and New York.

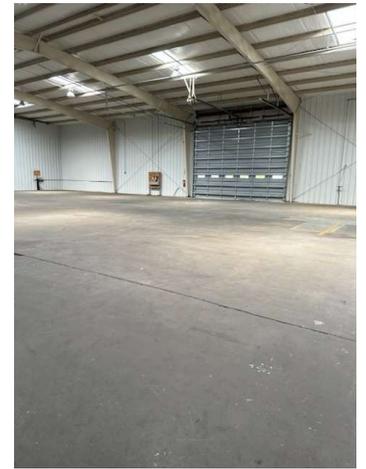
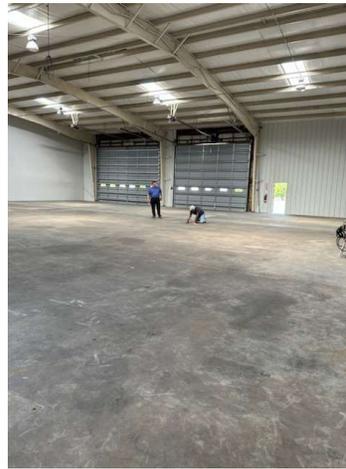
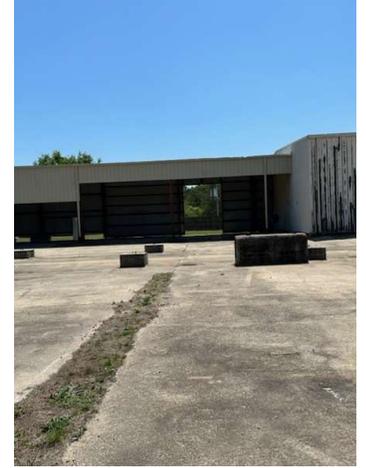
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ADDITIONAL PHOTOS



for more information

NEIL GRANT

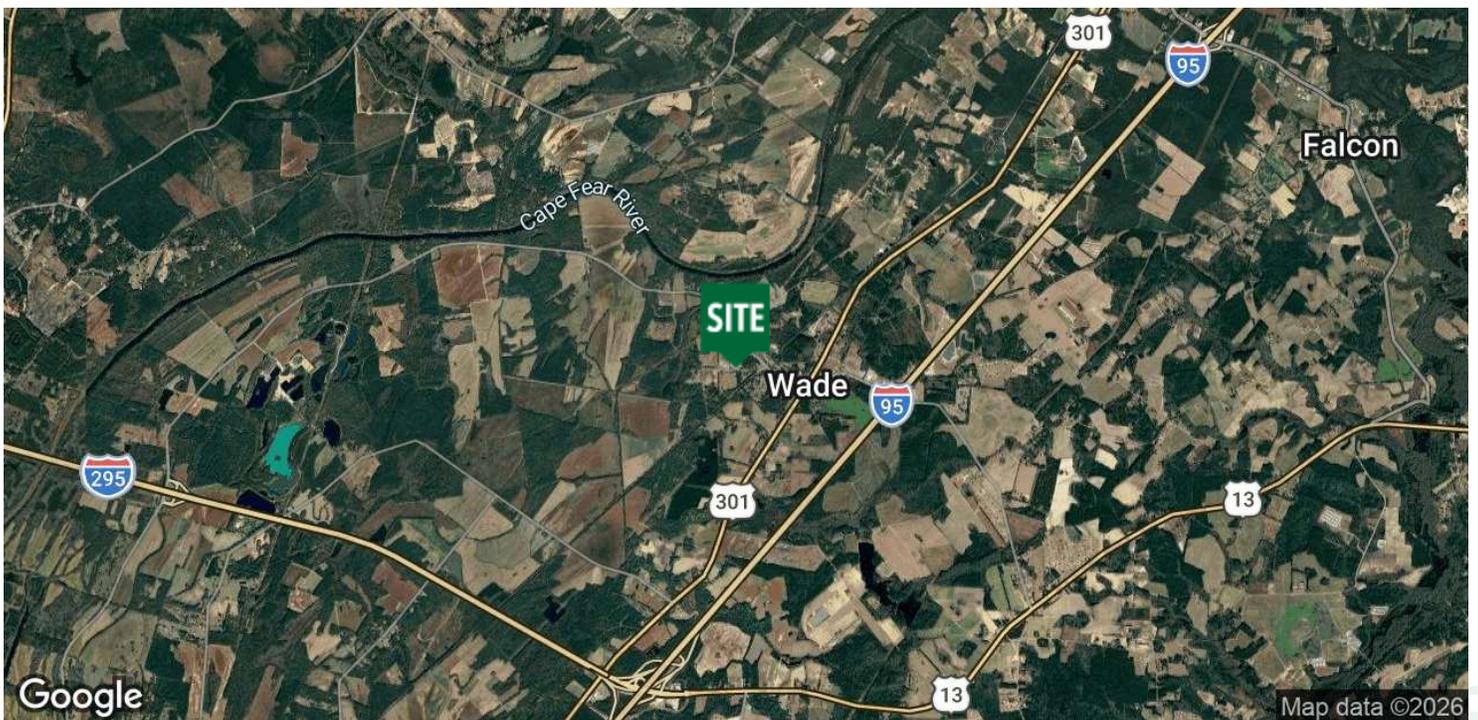
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LOCATION MAP



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