

INDUSTRIAL PROPERTY FOR SALE

10,873 SF Flex Building Available

552 E. Russell St, Fayetteville, NC 28301



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

C: 910.988.5284

patrick@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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



PROPERTY OVERVIEW

| | |
|-----------------------|-------------|
| Sale Price: | \$1,530,000 |
| Lot Size: | 1.81 Acres |
| Year Built: | 2005 |
| Building Size: | 10,873 SF |
| Zoning: | CC/MR5 |
| Price / SF: | \$140.72 |
| Submarket: | Downtown |

property description

This flex building at 552 E. Russell St is available for sale at \$1,530,000 (\$140.72/SF) and offers an expansive total of 10,873 square feet, split into 5,567 square feet of office space and 5,306 square feet of warehouse space. The warehouse section features two convenient drive-in doors with 16-foot clear ceiling heights at the eaves, rising to 20 feet at the center, allowing for ample vertical storage or equipment accommodation. The office area is thoughtfully designed, comprising multiple private offices, a reception area, conference rooms, a break room, and a spacious workroom, ensuring a flexible layout to suit various business operations. This property boasts energy-efficient LED lighting throughout the interior and exterior, along with smart-controlled lighting and boiler pump systems, enhancing its overall energy efficiency and operational cost-effectiveness.



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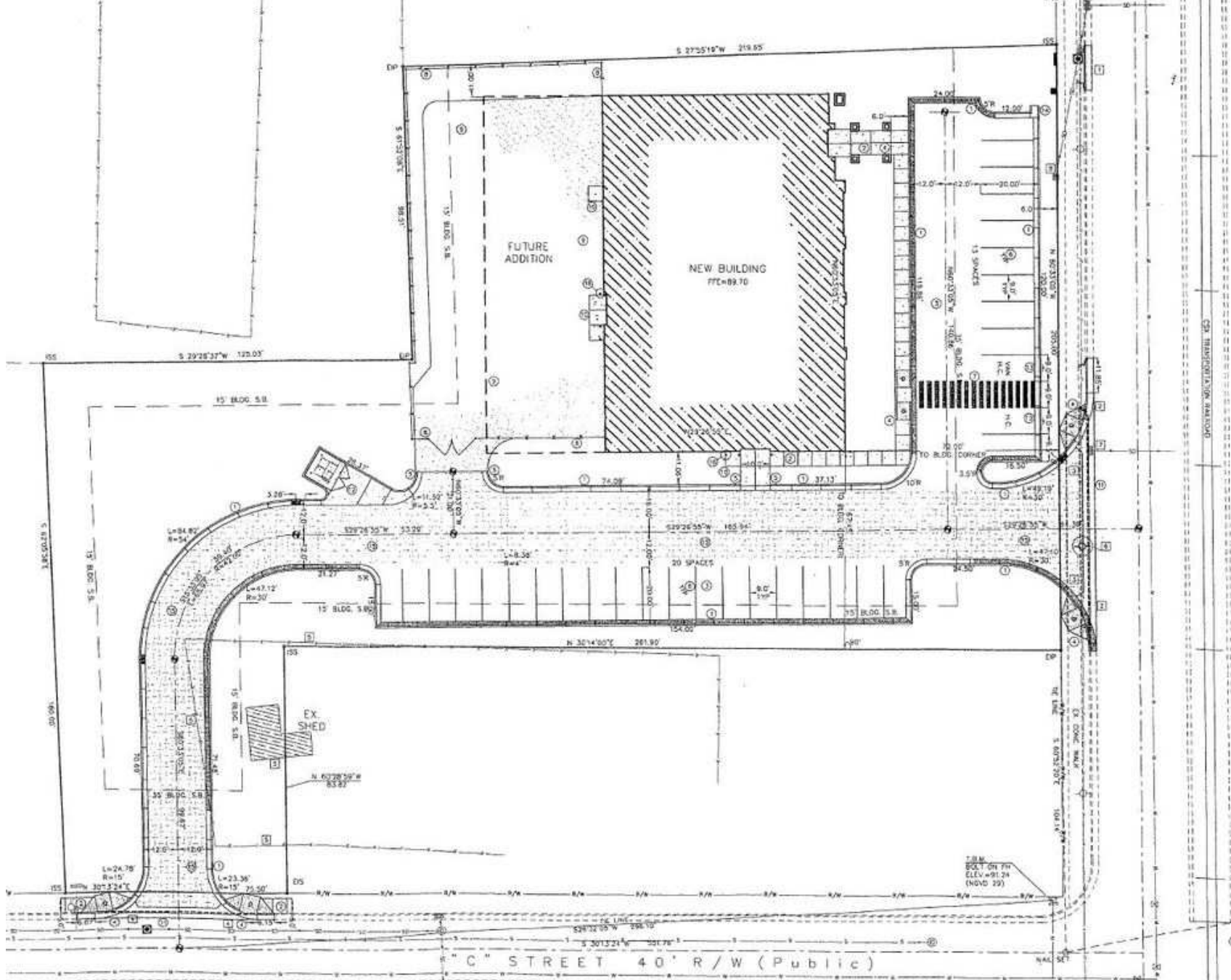


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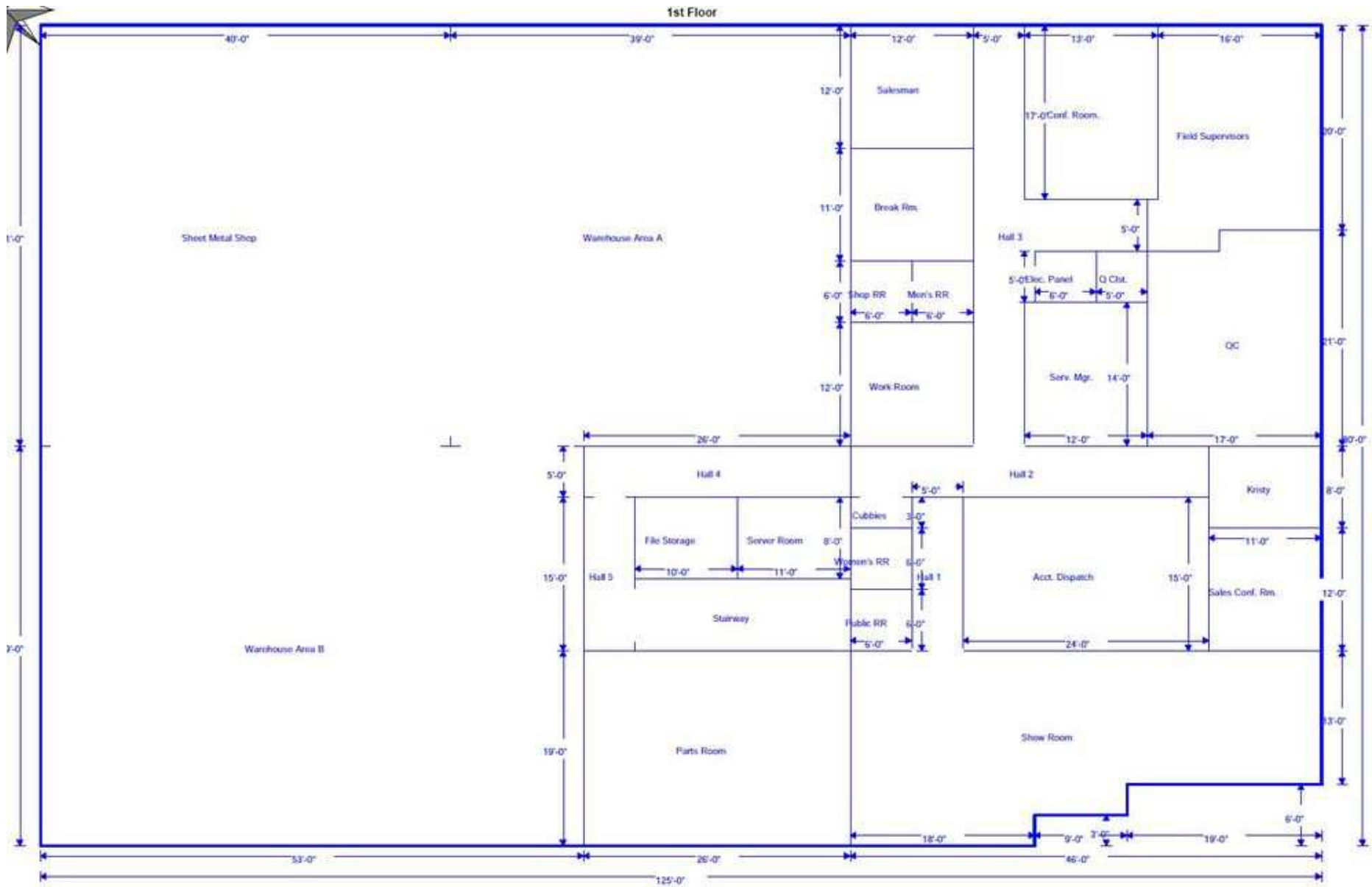
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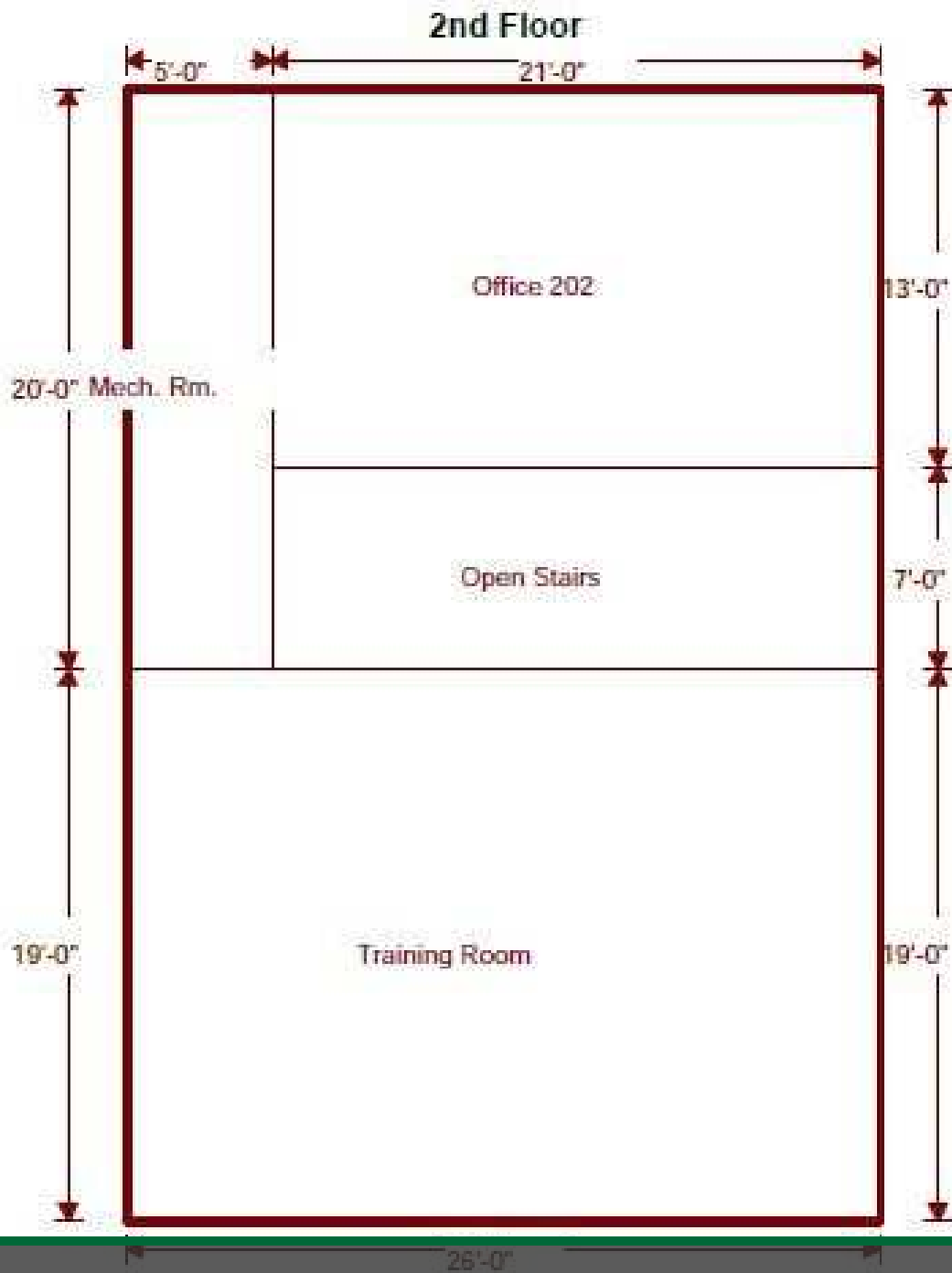
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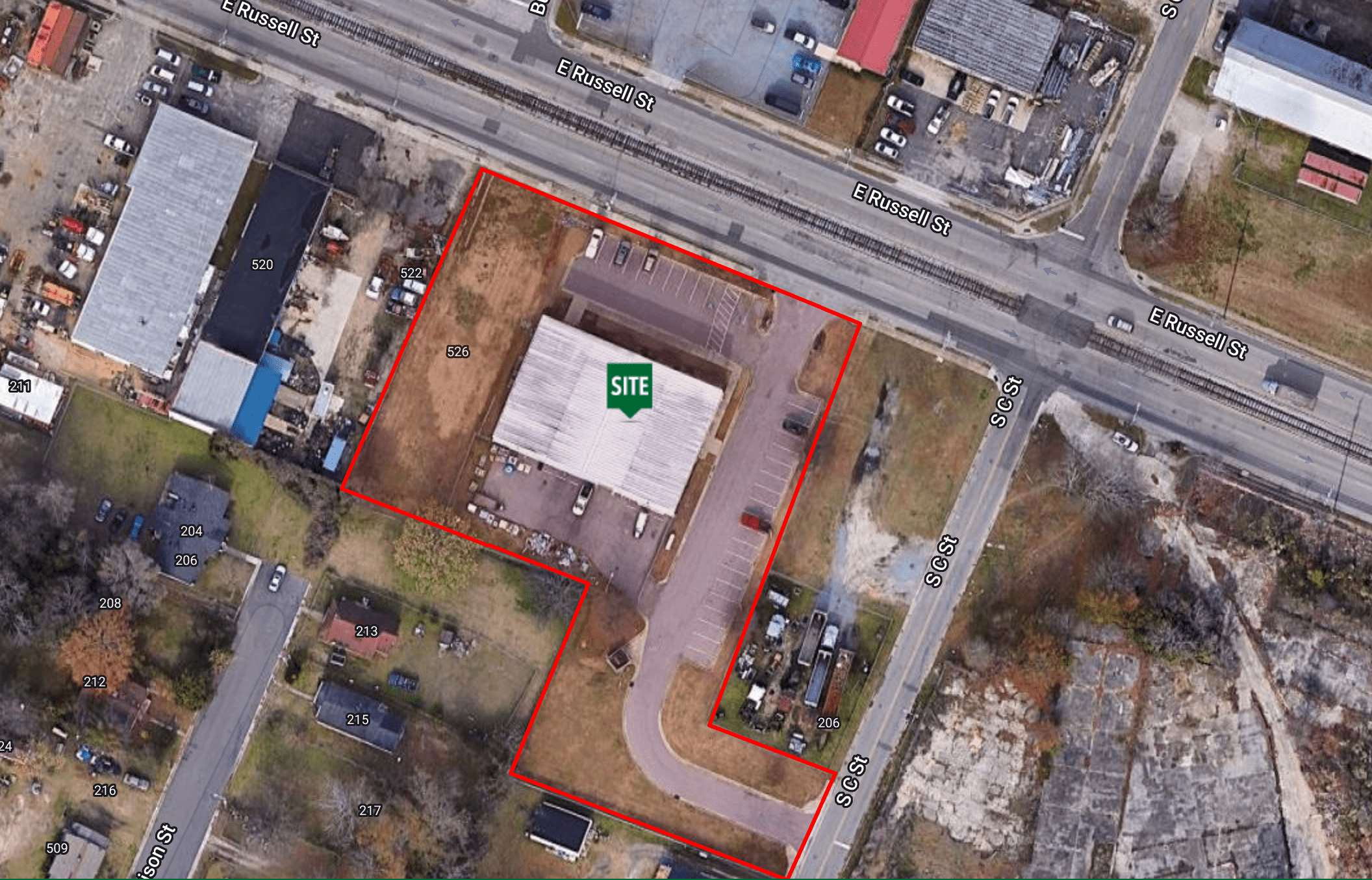
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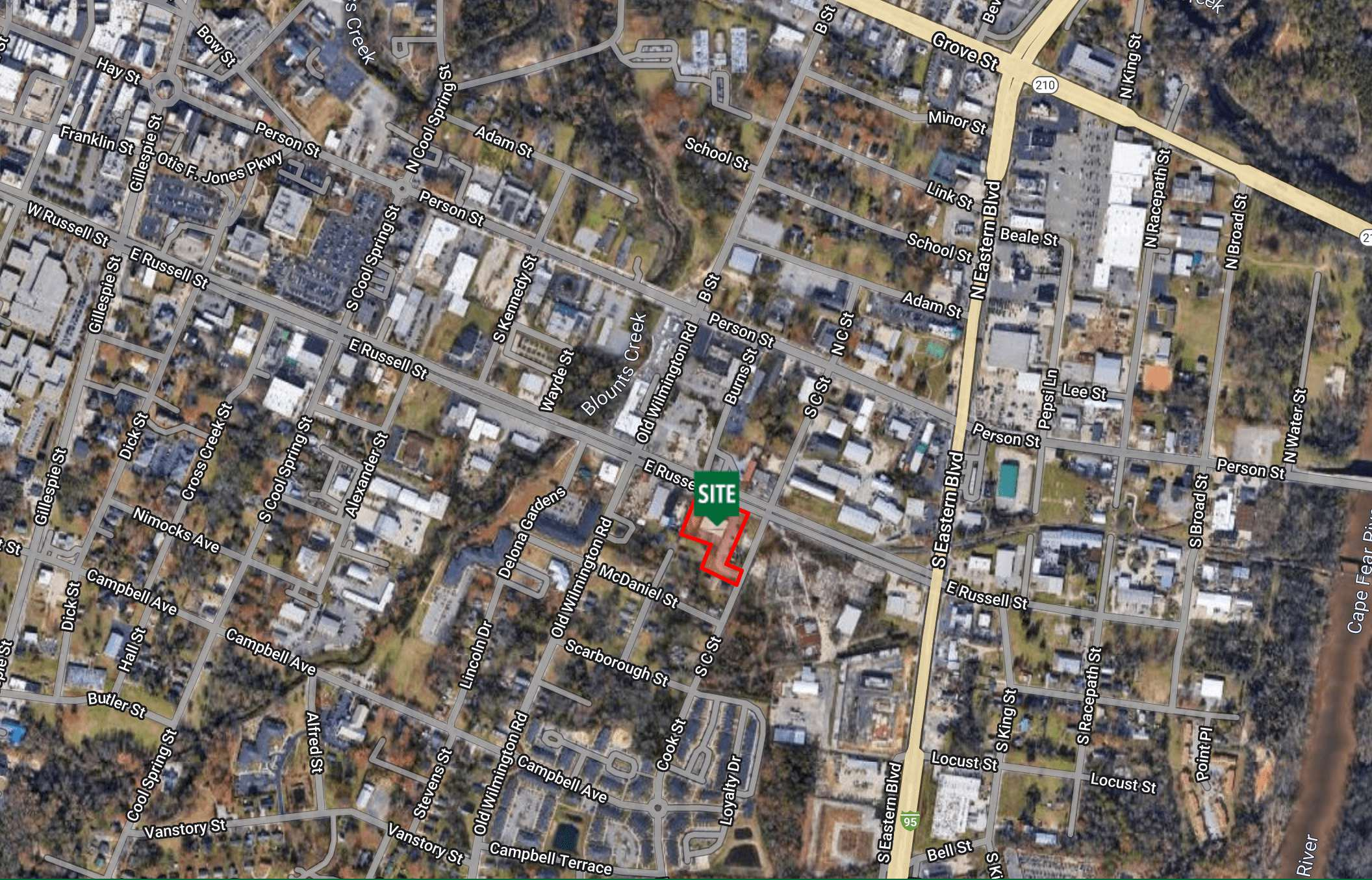


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Maxar Technologies



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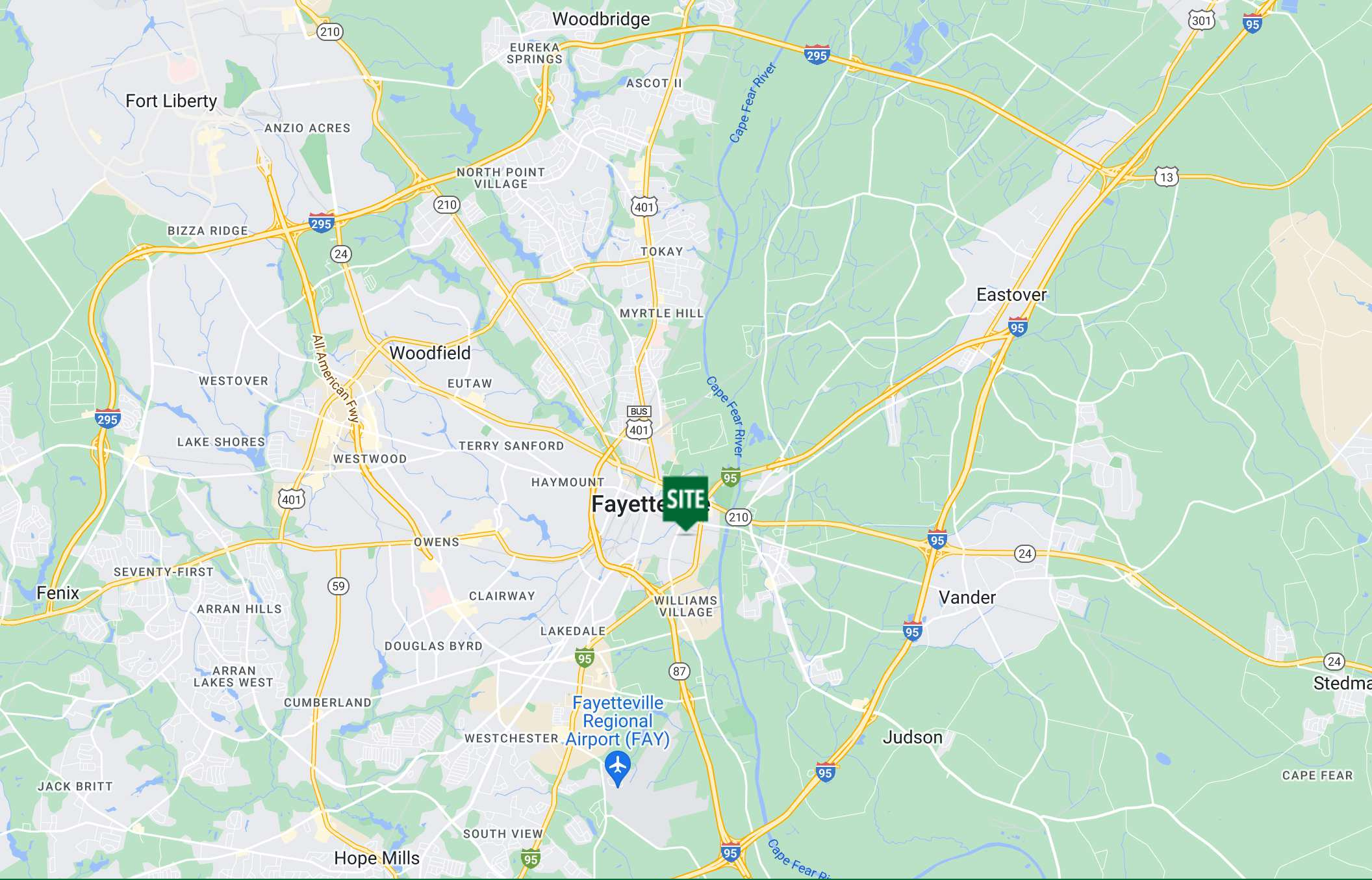
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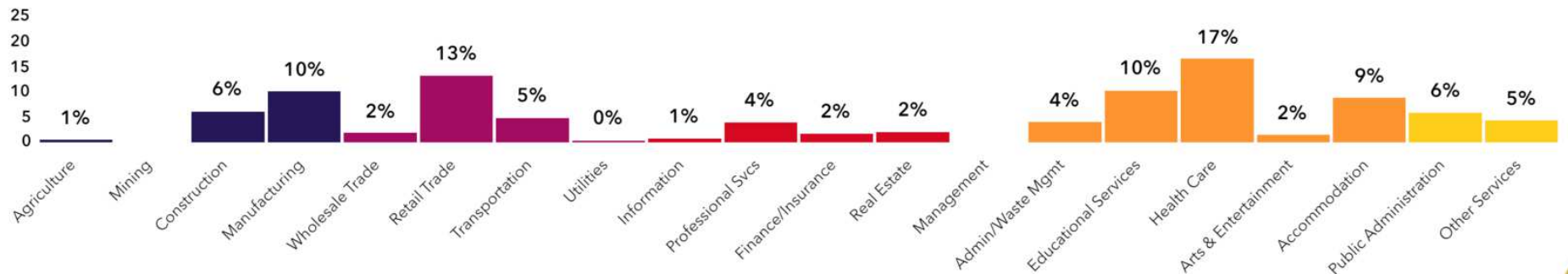
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Map data © 2024



25,846
Total Population

Population

51,719
Daytime Population

\$49,783
Median HH Income

Income

\$31,701
Per Capita Income

10,670
Total Households

Housing

12,408
Total Housing Units

\$240,082
Median Home Value

Homes

44.7%
Home Ownership

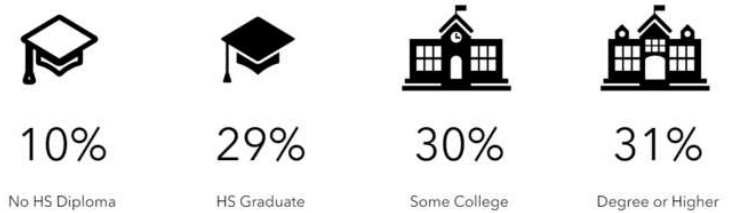
38.4
Median Age

People

Old and Newcomers
Tapestry Segment

Demographics

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Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2024 and 2028



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Working With Real Estate Agents Disclosure (For Buyers)

IMPORTANT

This form is not a contract. Signing this disclosure only means you have received it.

- # In a real estate sales transaction, it is important that you understand whether an agent represents you.
- # Real estate agents are required to (1) review this form with you at first substantial contact - before asking for or receiving your confidential information and (2) give you a copy of it after you sign it. This is for your own protection.
- # Do not share any confidential information with a real estate agent or assume that the agent is acting on your behalf until you have entered into an agreement with the agent to represent you. Otherwise, the agent can share your confidential information with others.

Note to Agent: Check all relationship types below that may apply to this buyer.

 Buyer Agency: If you agree, the agent who gave you this form (and the agent's firm) would represent you as a buyer agent and be loyal to you. You may begin with an oral agreement, but your agent must enter into a written buyer agency agreement with you before preparing a written offer to purchase or communicating an oral offer for you. The seller would either be represented by an agent affiliated with a different real estate firm or be unrepresented.

 Dual Agency: Dual agency will occur if you purchase a property listed by the firm that represents you. If you agree, the real estate firm and any agent with the same firm (company), would be permitted to represent you and the seller at the same time. A dual agent's loyalty would be divided between you and the seller, but the firm and its agents must treat you and the seller fairly and equally and cannot help you gain an advantage over the other party.*

 Designated Dual Agency: If you agree, the real estate firm would represent both you and the seller, but the firm would designate one agent to represent you and a different agent to represent the seller. Each designated agent would be loyal only to their client.*

*Any agreement between you and an agent that permits dual agency must be put in writing no later than the time you make an offer to purchase.

Unrepresented Buyer (Seller subagent): The agent who gave you this form may assist you in your purchase, but will not be representing you and has no loyalty to you. The agent will represent the seller. Do not share any confidential information with this agent.

Note to Buyer: For more information on an agent's duties and services, refer to the NC Real Estate Commission's "Questions and Answers on: Working With Real Estate Agents" brochure at ncrec.gov (Publications, Q&A Brochures) or ask an agent for a copy of it.

Buyer's Signature

Buyer's Signature

Date

Thomas Patrick Murray

Agent's Name

231098

Agent's License No.

Grant-Murray Real Estate, LLC

Firm Name

REC. 4.27 # 4/6/2021