

INDUSTRIAL / FLEX SPACE FOR LEASE

# The Gateway at Military Business Park

2755 Procurement Cir, Fayetteville, NC 28303



**OBRECHT**  
PROPERTIES, LLC



**Phase 1 - Available for Lease 2,500 Sqft to 57,500 Sqft**

*for more information*

NEIL GRANT

Principal / 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](http://www.grantmurrayre.com)

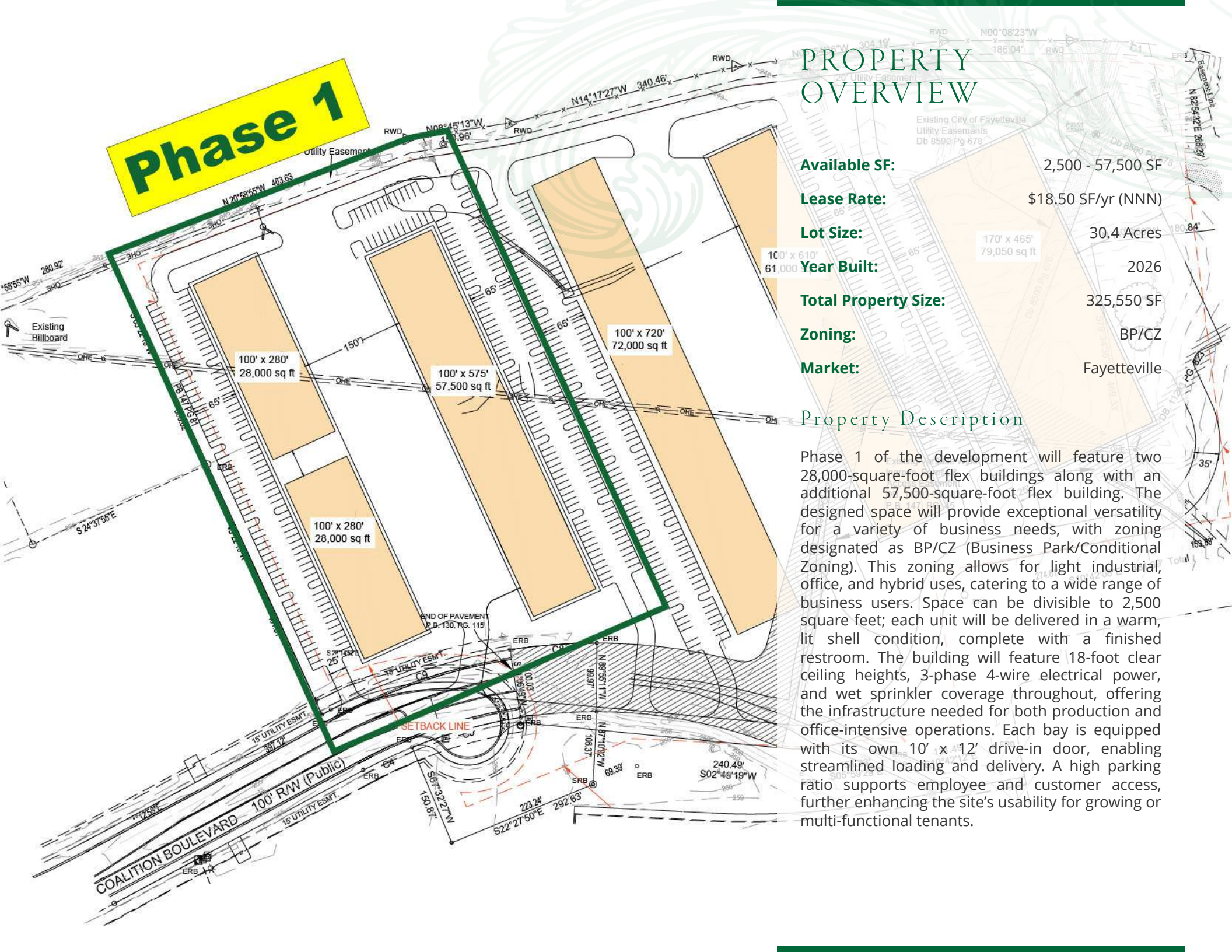
# Phase 1

## PROPERTY OVERVIEW

<b>Available SF:</b>	2,500 - 57,500 SF
<b>Lease Rate:</b>	\$18.50 SF/yr (NNN)
<b>Lot Size:</b>	30.4 Acres
<b>Year Built:</b>	2026
<b>Total Property Size:</b>	325,550 SF
<b>Zoning:</b>	BP/CZ
<b>Market:</b>	Fayetteville

## Property Description

Phase 1 of the development will feature two 28,000-square-foot flex buildings along with an additional 57,500-square-foot flex building. The designed space will provide exceptional versatility for a variety of business needs, with zoning designated as BP/CZ (Business Park/Conditional Zoning). This zoning allows for light industrial, office, and hybrid uses, catering to a wide range of business users. Space can be divisible to 2,500 square feet; each unit will be delivered in a warm, lit shell condition, complete with a finished restroom. The building will feature 18-foot clear ceiling heights, 3-phase 4-wire electrical power, and wet sprinkler coverage throughout, offering the infrastructure needed for both production and office-intensive operations. Each bay is equipped with its own 10' x 12' drive-in door, enabling streamlined loading and delivery. A high parking ratio supports employee and customer access, further enhancing the site's usability for growing or multi-functional tenants.



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OFFERING SUMMARY



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Building Size:	325,550 SF
Available SF:	2,500 - 57,500 SF
Lot Size:	30.4 Acres
Year Built:	2026
Zoning:	BP/CZ
Market:	Fayetteville

PROPERTY HIGHLIGHTS

- 28,000 - 57,500 Sq. Ft. flex building, zoned BP /CZ (Business Park/ Conditional Zoning)
- Divisible to 2,500 SF
- Delivered warm shell with restroom
- 18' Clear ceiling height
- 3 Phase 4 wire power
- Wet sprinkler System
- 10'x12' Drive-in loading for each bay
- High parking ratio

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# The Gateway at Military Business Park 2755 PROCUREMENT CIR, FAYETTEVILLE, NC 28303

## NEIGHBORING TENANTS

### OBRECHT PROPERTIES CAPABILITIES

Obrecht Properties provides wide-ranging and comprehensive development services for small or large commercial projects, from site acquisition through occupancy. For more than 70 years, Obrecht Properties has applied a discerning eye to site selection, the imagination to envision a site's potential, and strong financial resources to complete each project, including industrial parks, luxury office buildings, retail centers, and residential infrastructure.

### LOCATION DESCRIPTION

This property's location offers a strong combination of convenience, access, and workforce proximity. Tenants will benefit from being adjacent to Fort Bragg Army Base, the largest military installation in the world, creating access to a robust labor pool and significant consumer traffic.

The surrounding area features a mix of nearby tenants that include the following:

- Amazon Fulfillment Center, a 1 million-plus sq. ft. logistics hub.
- 7-Eleven Truck stop station.
- Points East Veterinary Emergency Hospital.
- Annondale at Santa Fe Class--A apartment community.
- EverHome Suites Hotel: Extended-stay accommodations.
- Midtown at Coalition: A mixed-use development featuring Fayetteville's premier luxury apartments and The Forge Food Hall.



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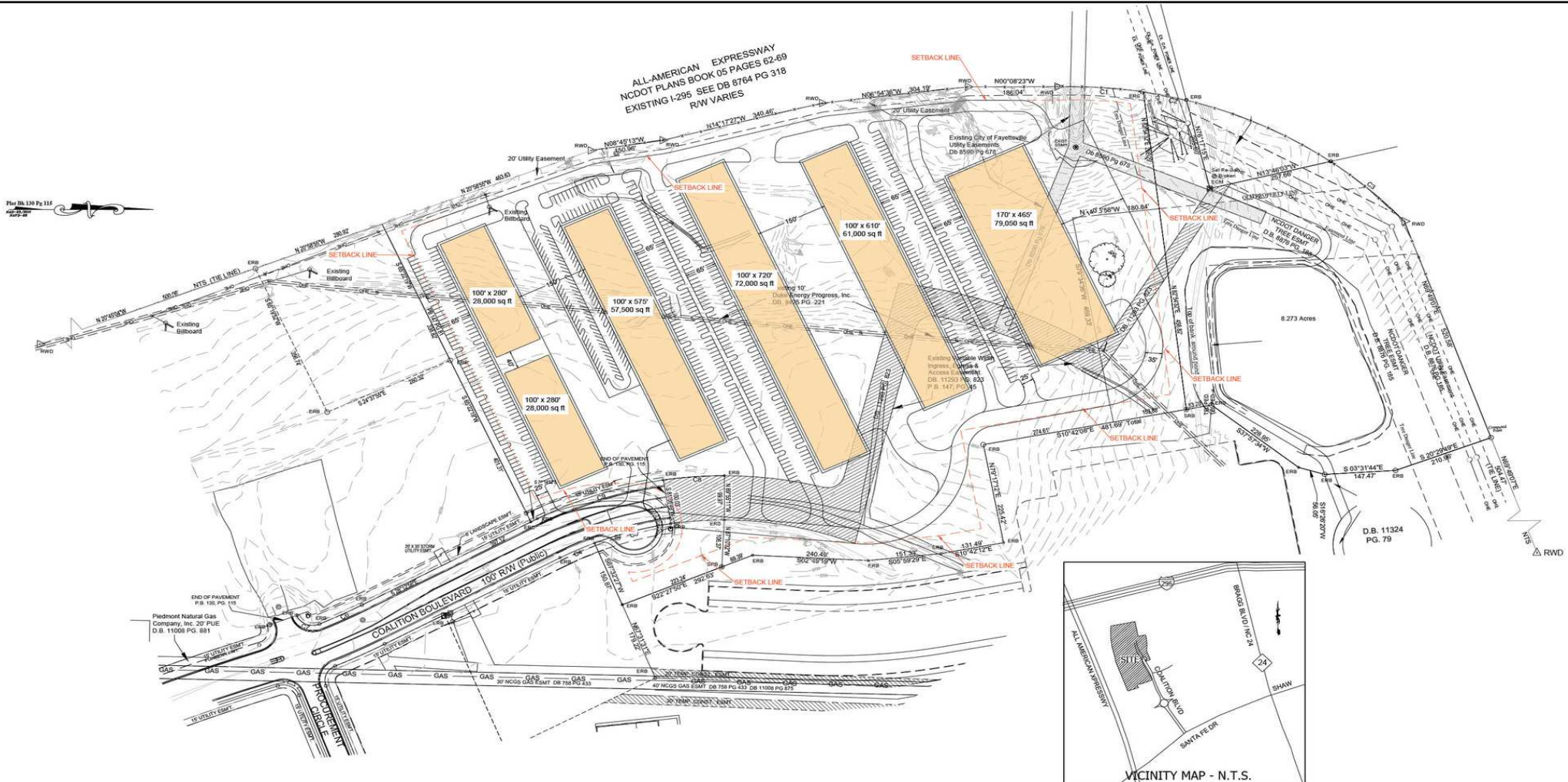
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## SITE PLAN



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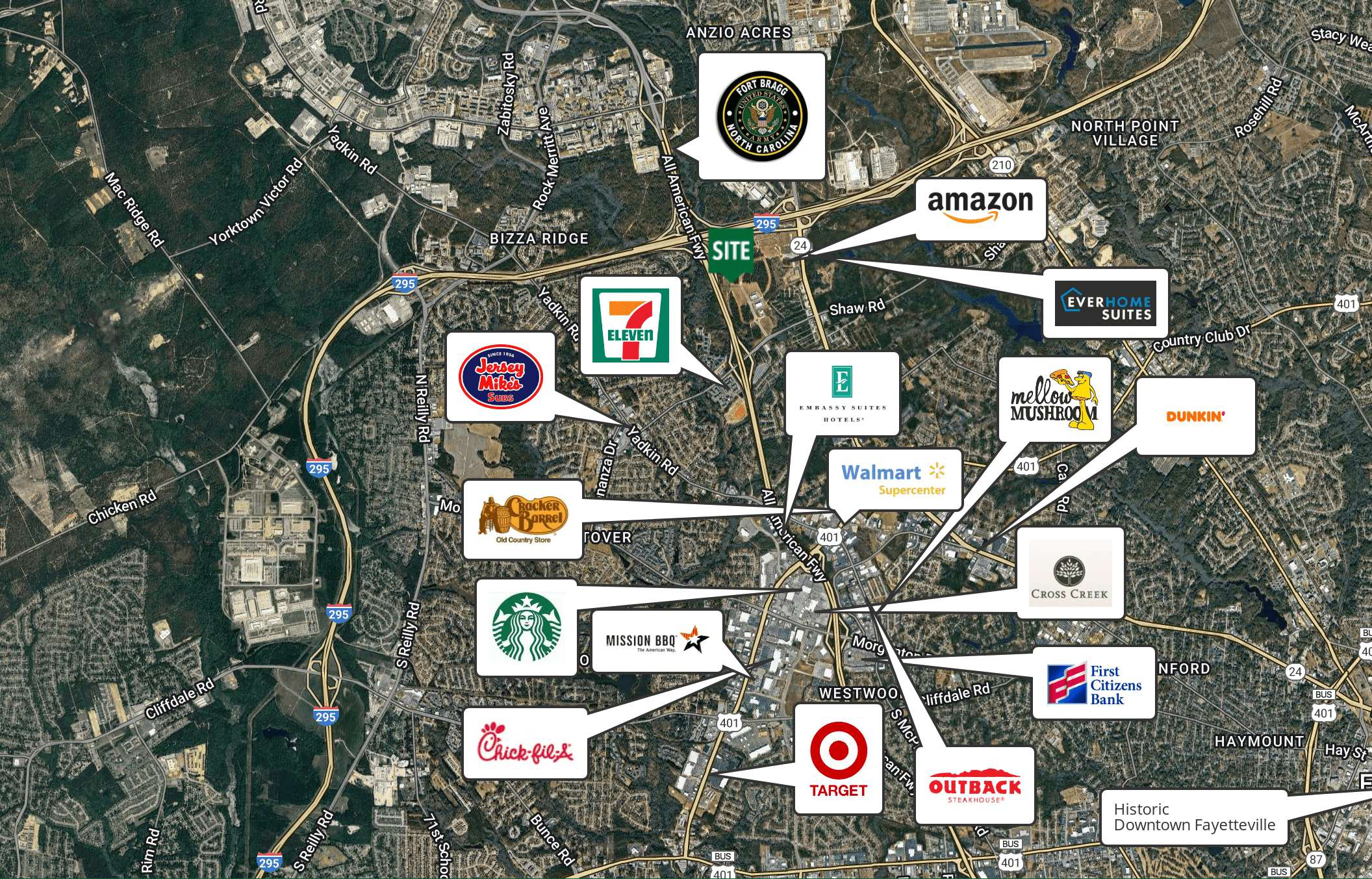
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