

WAREHOUSE FOR SALE

2402 FAYETTEVILLE RD. LUMBERTON, NC, 28358

±88,160 SF | 2.9 ACRES



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RALEIGH • DURHAM • WILMINGTON

PROPERTY SUMMARY

PROPERTY DESCRIPTION

This ±88,160 SF warehouse is located on Fayetteville Road just south of Hwy. 211 (Roberts Ave.), and is north of downtown with convenient access to I-95 via Hwy. 211. The property is situated in an area with strong traffic, visibility, and numerous nearby amenities. A private road along the north side of the property provides access to the loading dock and side drive-in door. Johnson Road is included with the property and offers additional land north of the road that can be used for parking.

PROPERTY HIGHLIGHTS

- » ±88,160 SF Warehouse
- » 35 ft. wide and 16 ft. high grade level door on the front and rear of the building
- » Two, 15 ft. wide and 12 ft. high, grade level doors, one on the side and one on the front of the building
- » Dock door on Johnson Rd.
- » Approximately 1,000 SF of office facing Fayetteville Rd.
- » 2 restrooms
- » Block walled workshop of approximately 2,000 SF that can be locked
- » LED lighting throughout the building
- » 2 enclosed areas, lockable inside the facility
- » Ceiling clearance is 16 ft. down the center of the building, 14 ft. clearance on either side of the center and 12 ft. clearance on each side of the facility (see drawing on pg. 3)

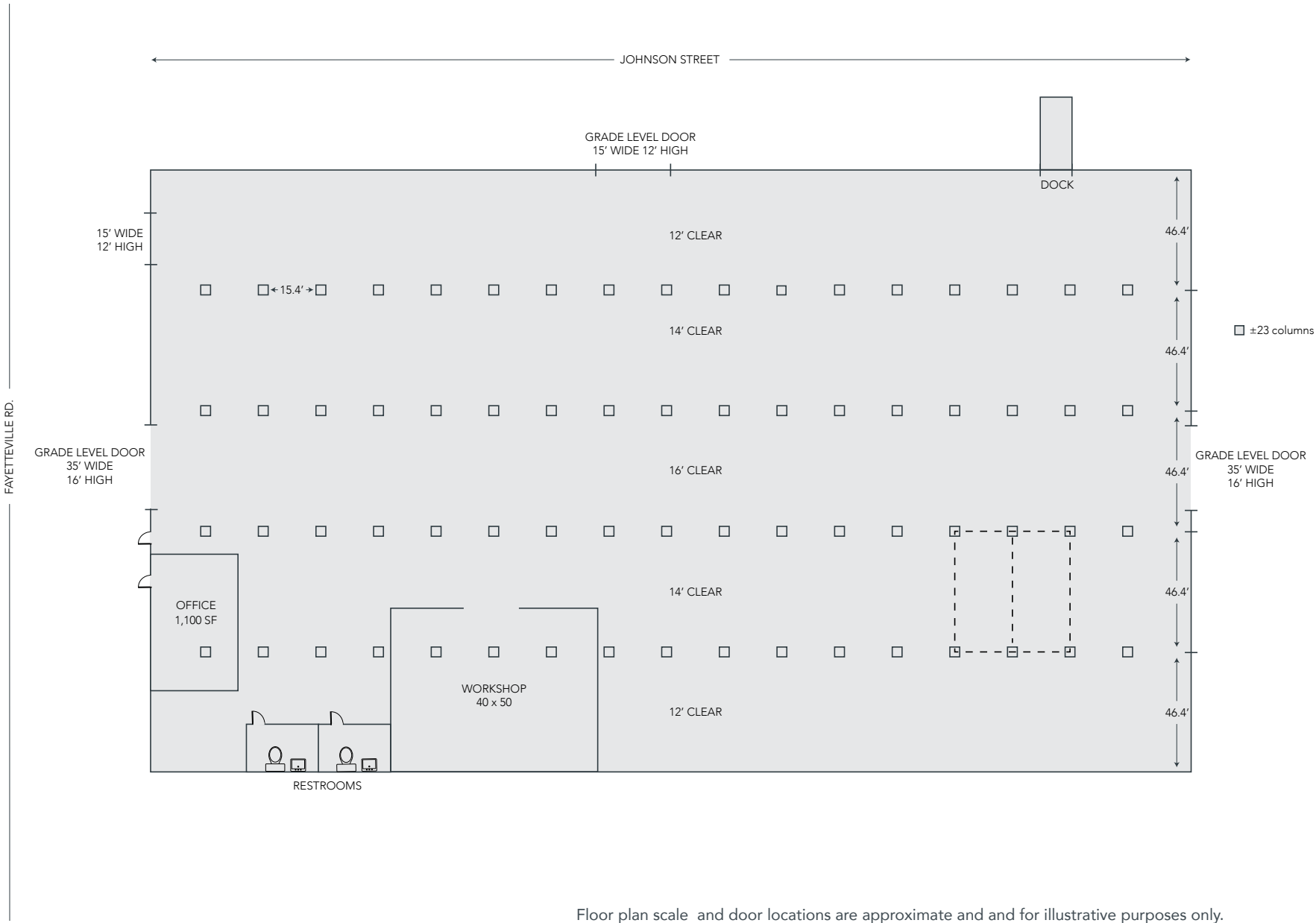
SALE PRICE

- » \$1,190,160



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FLOOR PLAN & SITE PLAN



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Floor plan scale and door locations are approximate and for illustrative purposes only.

EXTERIOR PHOTOS



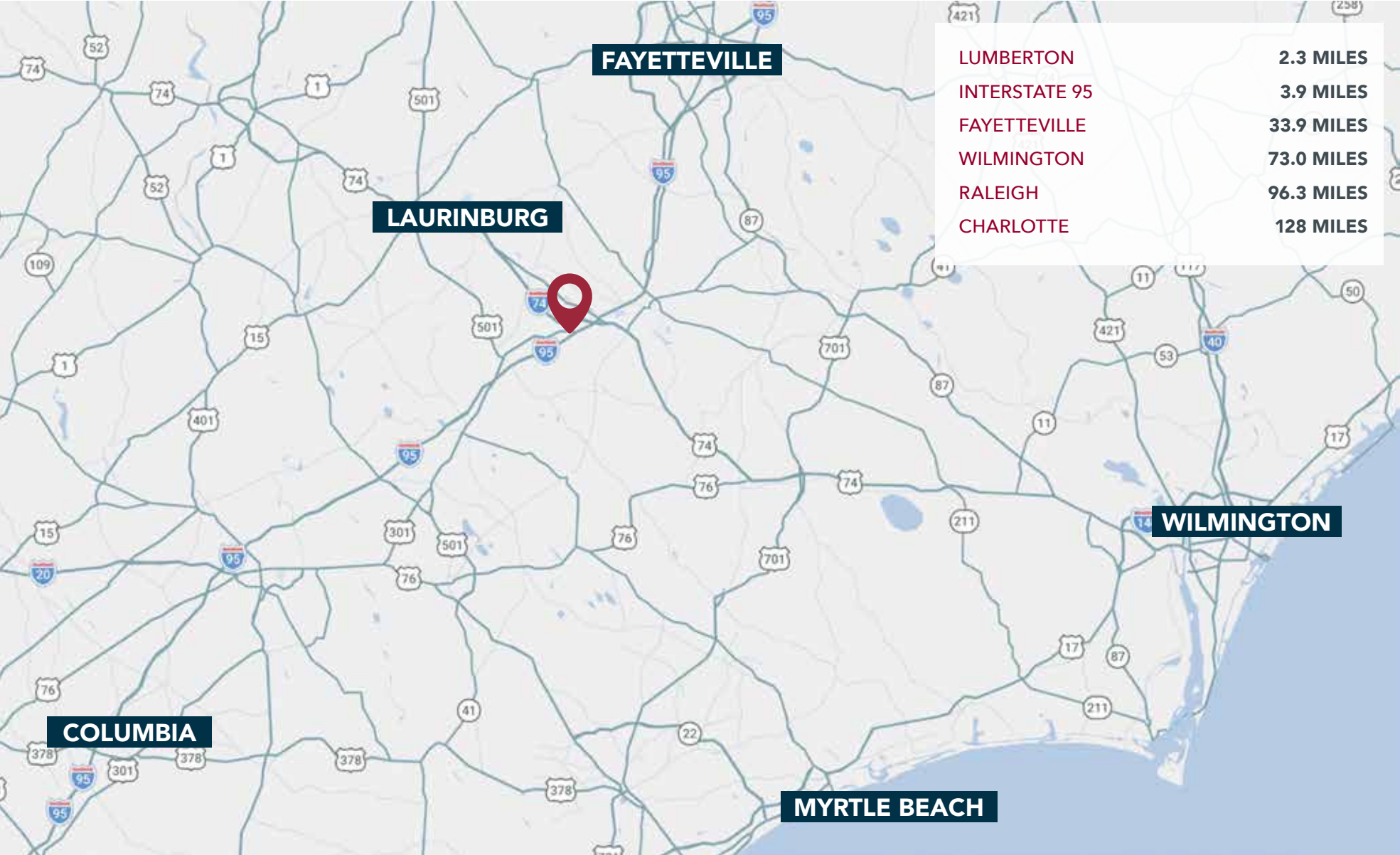
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INTERIOR PHOTOS



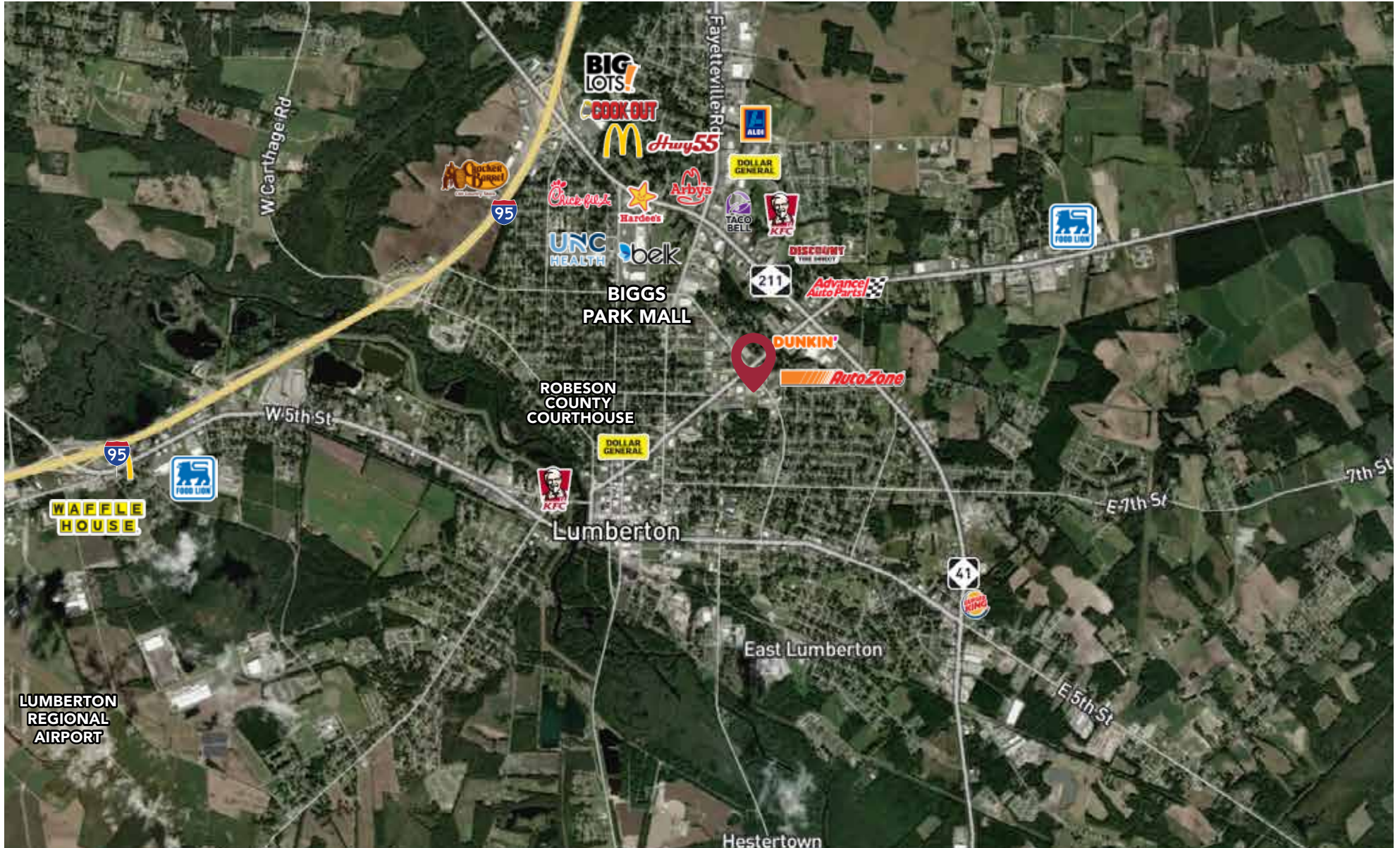
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REGIONAL OVERVIEW



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AREA OVERVIEW



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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population (2025)	4,836	17,828	28,490
Daytime Population	6,315	24,238	36,097
Total Businesses	441	1,428	1,798
Total Employees	3,624	14,955	20,449
Average Household Income	\$51,400	\$61,547	\$67,718

ABOUT ROBESON COUNTY, NC

- » Located in Robeson County, Lumberton serves as a key regional hub in southeastern NC with access to major transportation corridors and a strong industrial presence.
- » Lumberton is strategically positioned at the intersection of I-95 and Highway 74, providing efficient north-south access along the East Coast and east-west connectivity across the state.
- » Ongoing infrastructure investments along the I-95 and Hwy 74 corridors continue to enhance regional mobility and support industrial and logistics growth.
- » Lumberton offers convenient access to major markets, located approximately 30 miles south of Fayetteville and within driving distance of Wilmington, Raleigh, and Charlotte.
- » The area supports a diverse base of industrial, distribution, and manufacturing users, making it well suited for a range of commercial and industrial development opportunities.

