

FOR LEASE: ± 6,400 SF INDUSTRIAL BUILDING WITH ADDITIONAL ± 4 ACRES

529 & 601 HILLSBORO STREET

FAYETTEVILLE, NORTH CAROLINA | CUMBERLAND COUNTY





ADDITIONAL PARKING



529 HILLSBORO STREET

SUMMARY

± 6,400 SF industrial building on a 1.5 acres parcel alongside ± 4.0 acres that could be leased for additional/separate parking. Located in downtown Fayetteville, within close proximity to HWY-87 and HWY 24.

Pricing below is based off the current “as-is” condition, base rent would be adjusted if improvements are required.

529 HILLSBORO STREET

ADDRESS	529 Hillsboro St, Fayetteville NC 28301
SIZE	± 6,400 SF
OTHER	± 545 SF of Office Space
LEASE RATE	\$9.36/SF NNN (\$5,000/ Month)
TICAM	\$1.07/SF
ZONING	HI (Heavy Industrial) City of Fayetteville
CEILING HEIGHTS	Center Beam: ± 18' Eve: ± 14'6"
DOORS	5x15' Overhead Doors

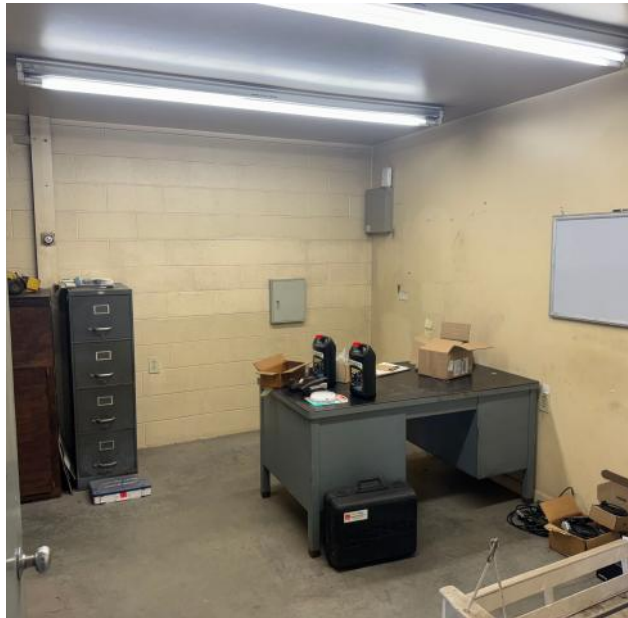
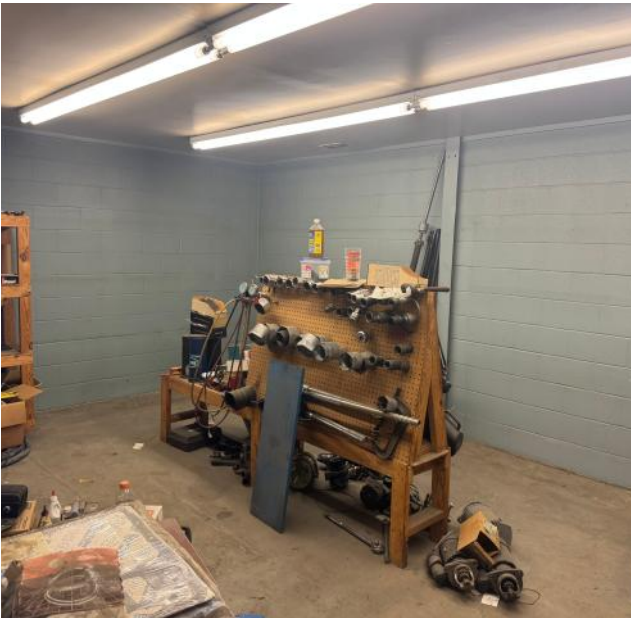
601 HILLSBORO STREET “ADDITIONAL PARKING”

ADDRESS	601 Hillsboro St, Fayetteville NC 28302
SIZE	± 4.0 Acres (size & shape flexible)
LEASE RATE	\$6,181/Month
ZONING	HI (Heavy Industrial) City of Fayetteville

GIS MAP



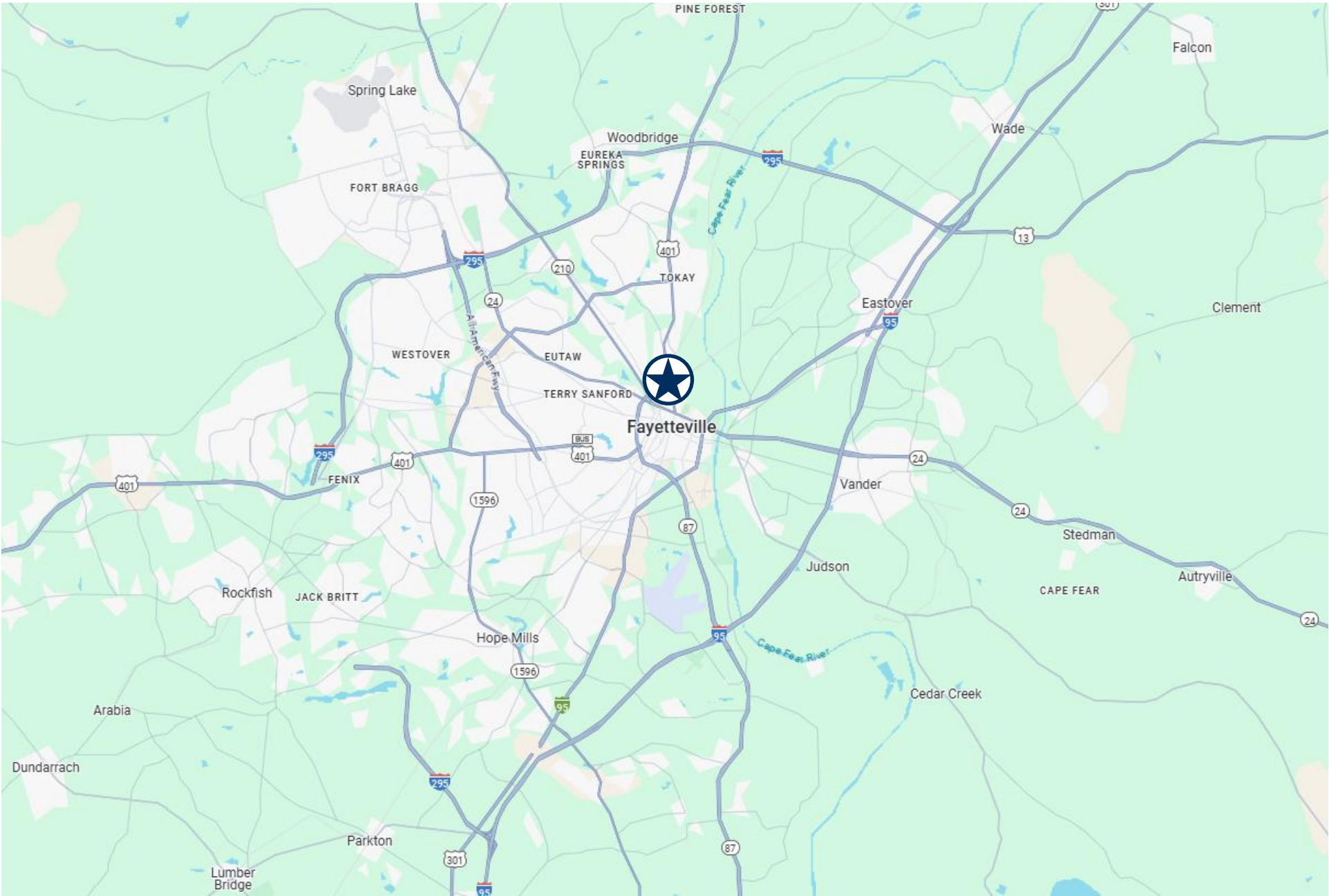
PHOTOS



AERIAL MAP



LOCATION MAP





LEE SINGLETON

Vice President

+ 1 910.332.1590 direct

+ 1 910.624.5561 mobile

lee@capefearcommercial.com



102 Autumn Hall Drive | Suite 210 | Wilmington, NC 28403
capefearcommercial.com

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