

INDUSTRIAL PROPERTY FOR LEASE

3,000 SF Flex Space

207 Airport Road, Fayetteville, NC 28306



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

C: 910.861.0449

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

Available SF:	Suite 104 - 3,000 SF
Lease Rate:	\$15 SF/yr (MG)
Lot Size:	2.87 Acres
Year Built:	2015
Building Size:	24,000 SF
Zoning:	LI (AOD)
Dock High Door	10' x 12'

property description

Suite 104 at 207 Airport Drive offers 3,000 square feet of flexible, professionally upfitted space ideal for a variety of office, service, or light industrial uses. The suite includes a 173 square feet office space and one restroom in the warehouse. The remaining area is warehouse space with a 10' wide by 12' tall dock-high roll-up door, well-suited for deliveries and inventory storage. Ceiling heights are 25' at center and 21' at eaves. Zoned Light Industrial (LI), the layout supports operations requiring both client-facing areas and back-end logistics, with a clean, functional design and compliant egress standards. Tall ceiling heights and infrastructure such as IT/server accommodations make the space highly adaptable for modern business needs.



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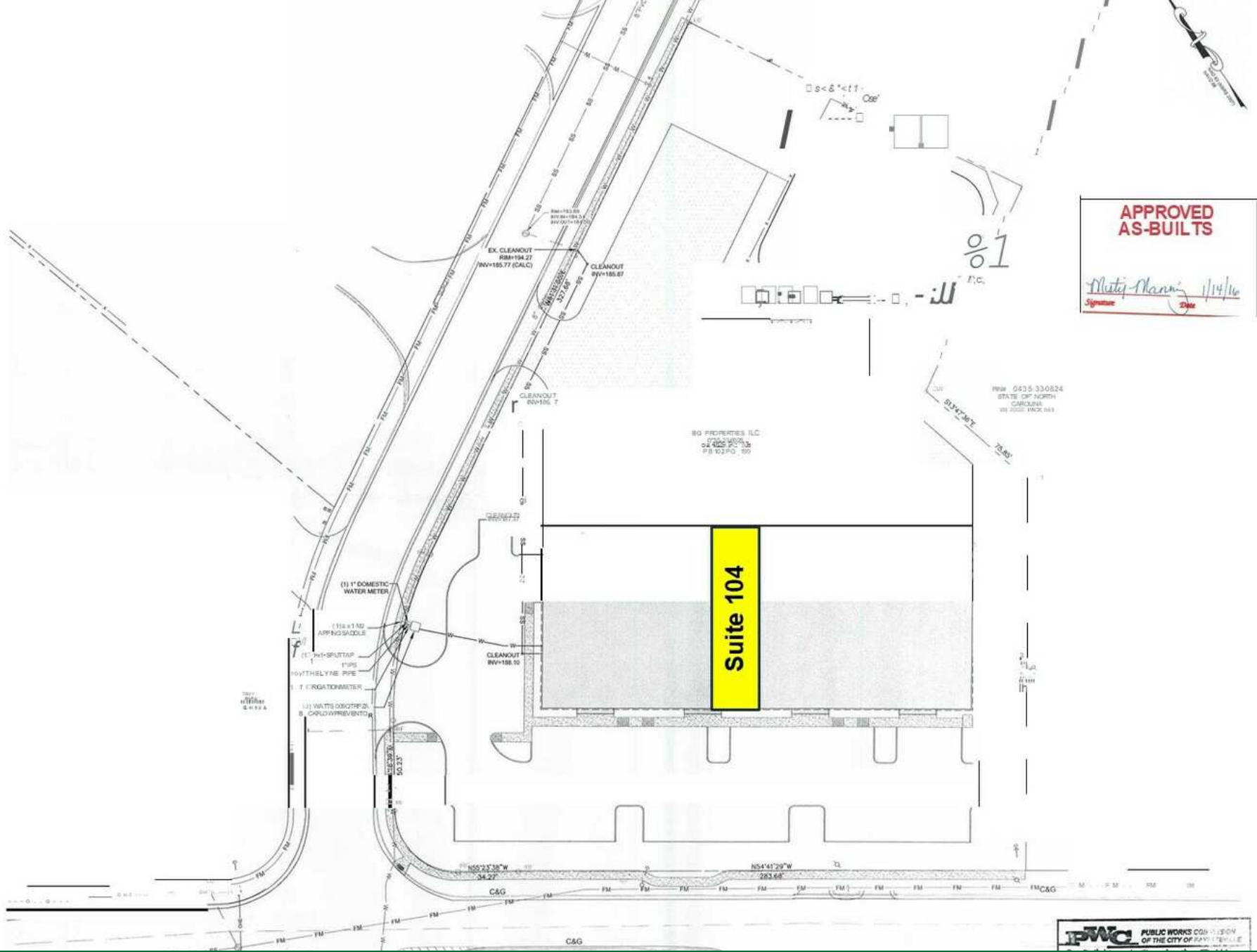
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**APPROVED
AS-BUILTS**

Mutty-Manning 1/14/16
Signature Date

CLIENT INFORMATION WFN INVESTMENT GROUP, LLC 321 NORTH FRONT STREET WILMINGTON, NC 28401 910.763.0380 (OFFICE)	PARAMOUNT ENGINEERING, INC. 5911 Oleander Drive, Suite 201 Wilmington, North Carolina 28403 (910) 791-6207 (O) (910) 791-6666 (F)	PROJECT INFORMATION UTILITY AS BUILT DRAWING 207 AIRPORT ROAD CITY OF FAYETTEVILLE NORTH CAROLINA	DRAWING INFORMATION DATE: JAN 11 DRAWN BY: [Signature] CHECKED BY: [Signature] DESIGNED BY: [Signature] PERMITTED BY: [Signature] SCALE: AS SHOWN SHEET NO. 1 OF 1

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AIRPORT ROAD S.R. 2260 (SHOW TYPED)

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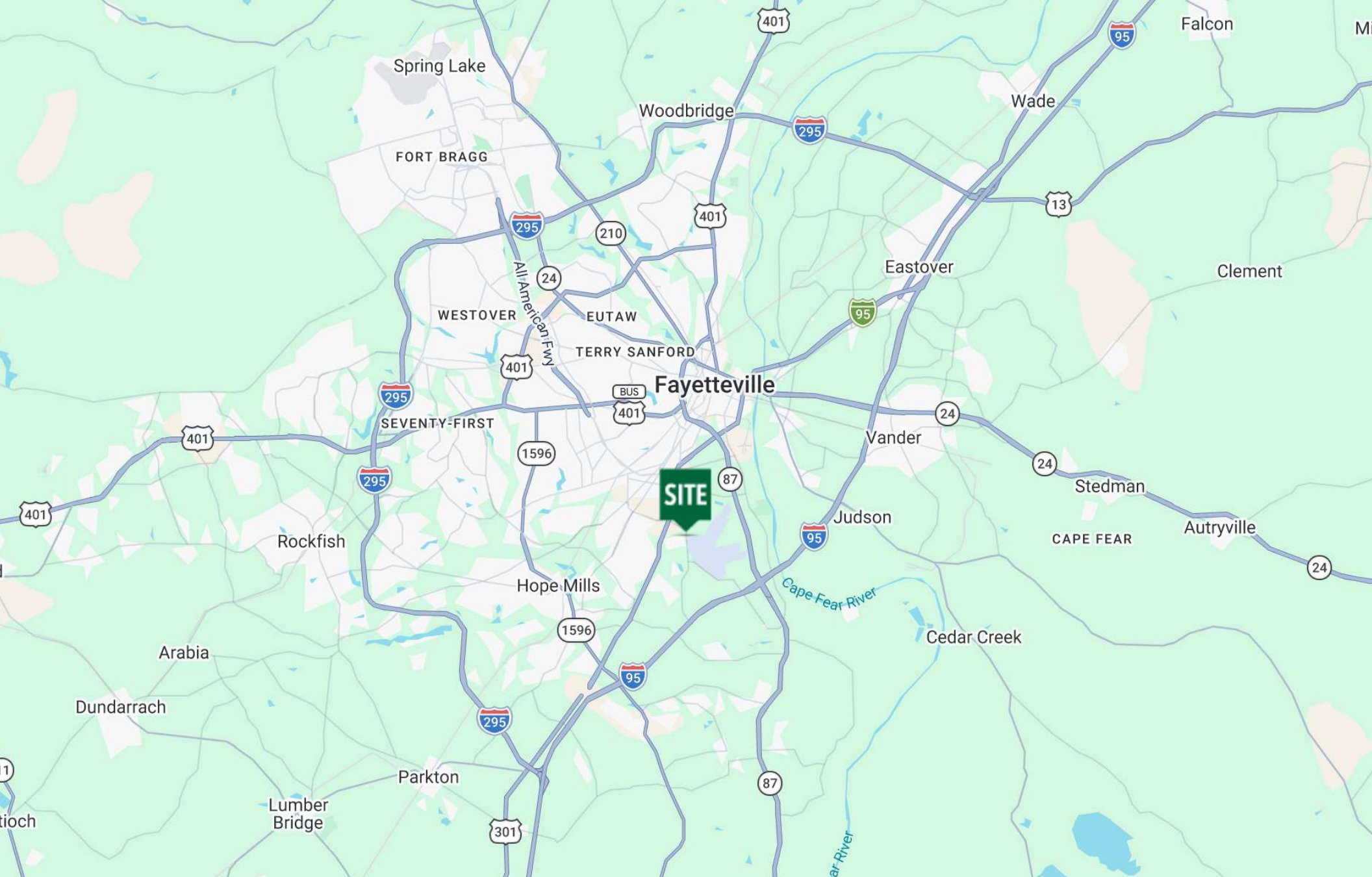


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Maxar Technologies



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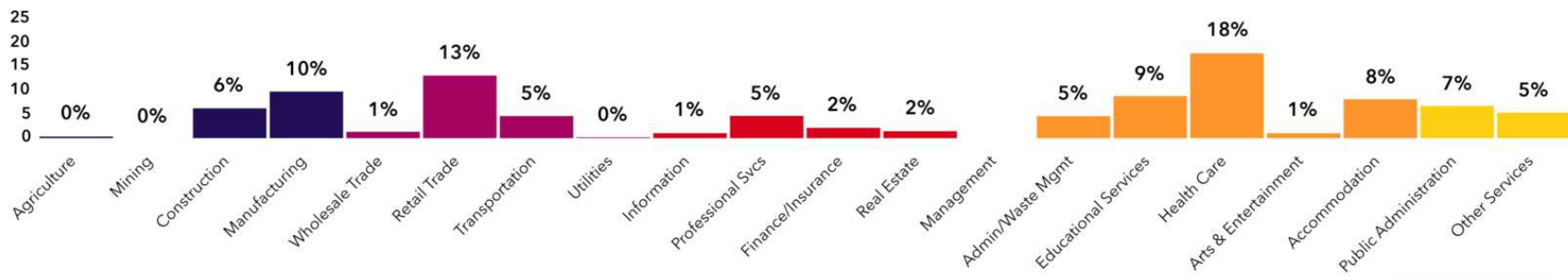
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79,269
Total Population



Population

123,556
Daytime Population



\$61,103
Median HH Income



Income

\$34,755
Per Capita Income



32,788
Total Households



Housing

36,189
Total Housing Units



\$220,535
Median Home Value



Homes

56.4%
Home Ownership



38.1
Median Age



People

Tapestry Segment



Demographics

207 Airport Rd, Fayetteville, North Carolina,
28306



9%

No HS Diploma



28%

HS Graduate



35%

Some College



27%

Degree or Higher

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2025 and 2028

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