

# FOR LEASE: ± 8,448-26,736 SF WAREHOUSES

554 & 555 S COOL SPRING STREET

FAYETTEVILLE, NORTH CAROLINA | CUMBERLAND COUNTY





# SUMMARY

Two industrial warehouse buildings available for lease located just one mile from HWY-87 on the southern edge of Downtown Fayetteville. Landlord owns over 40 acres surrounding the buildings allowing for opportunity's to expand parking and improve access if needed. Pricing below is based off the current "as-is" condition, base rent would be adjusted if improvements are required. Buildings are equipped with sprinklers, but do not have bathrooms.

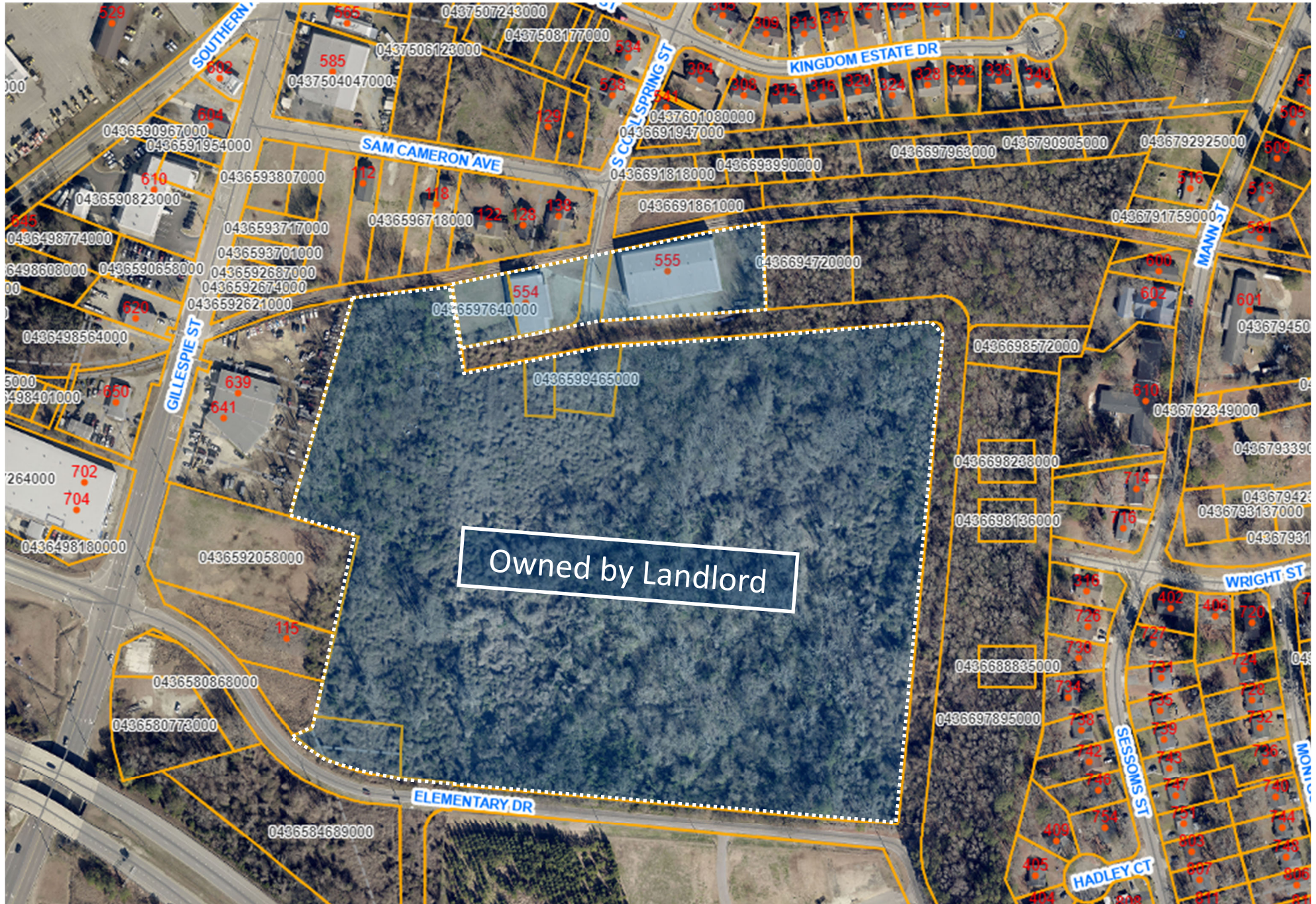
## 554 S COOL SPRING STREET

<b>ADDRESS</b>	554 S Cool Spring St, Fayetteville NC 28302
<b>SIZE</b>	±8,448 SF
<b>LEASE RATE</b>	\$3.50/SF NNN
<b>ZONING</b>	HI (Heavy Industrial) City of Fayetteville
<b>CEILING HEIGHTS</b>	Center Beam: ±23'5" Eve: ±20'10"
<b>DOORS</b>	2x10' Roll Up Doors (loading deck with ramp)

## 555 S COOL SPRING STREET

<b>ADDRESS</b>	555 S Cool Spring St, Fayetteville NC 28302
<b>SIZE</b>	±18,288 SF
<b>LEASE RATE</b>	3.50/SF NNN
<b>ZONING</b>	HI (Heavy Industrial) City of Fayetteville
<b>CEILING HEIGHTS</b>	Center Beam: ±28'7" Clearance: ±22'10"
<b>DOORS</b>	5 Loading Docks with 10' roll up doors, 3x12' Drive in Doors

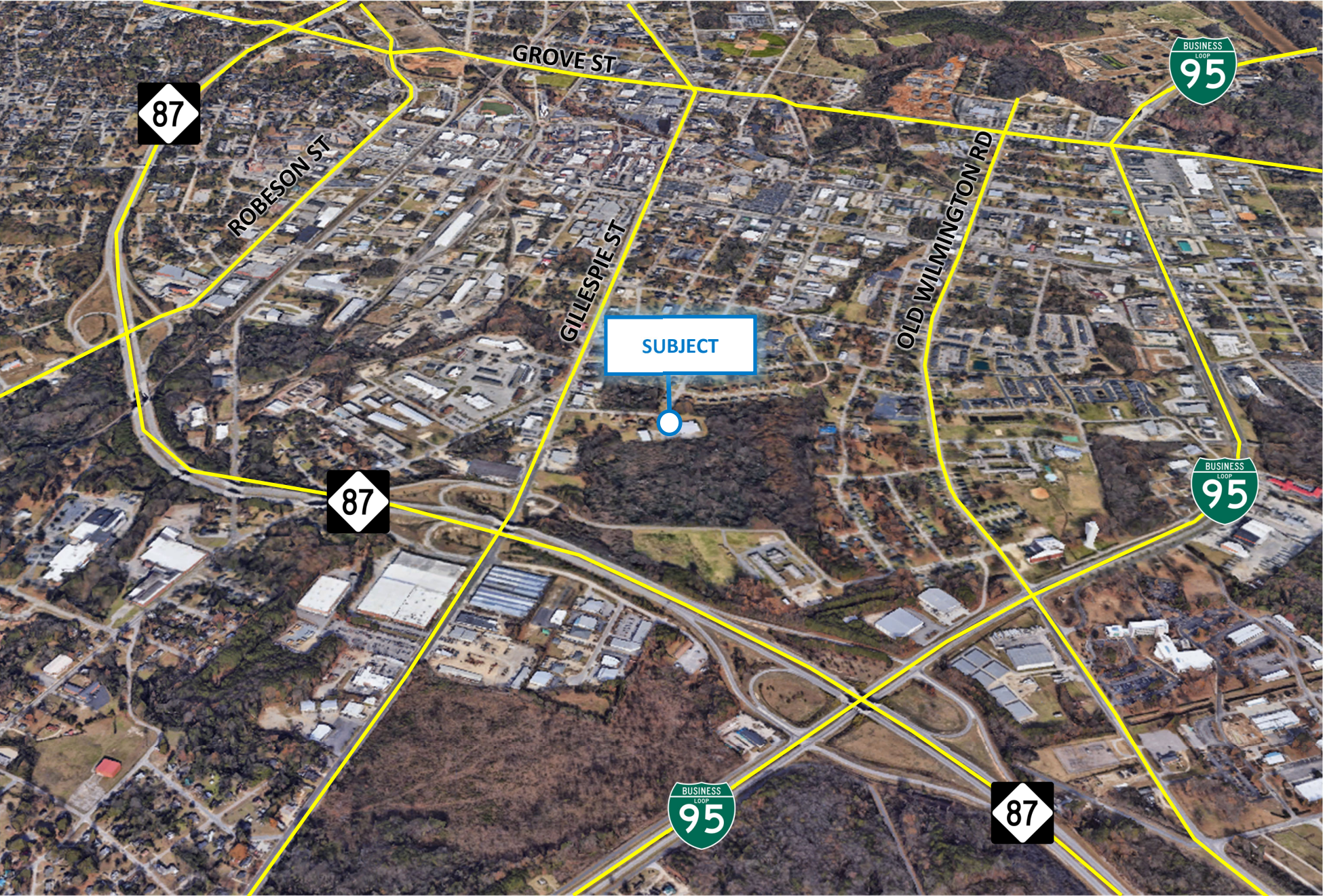
# GIS MAP



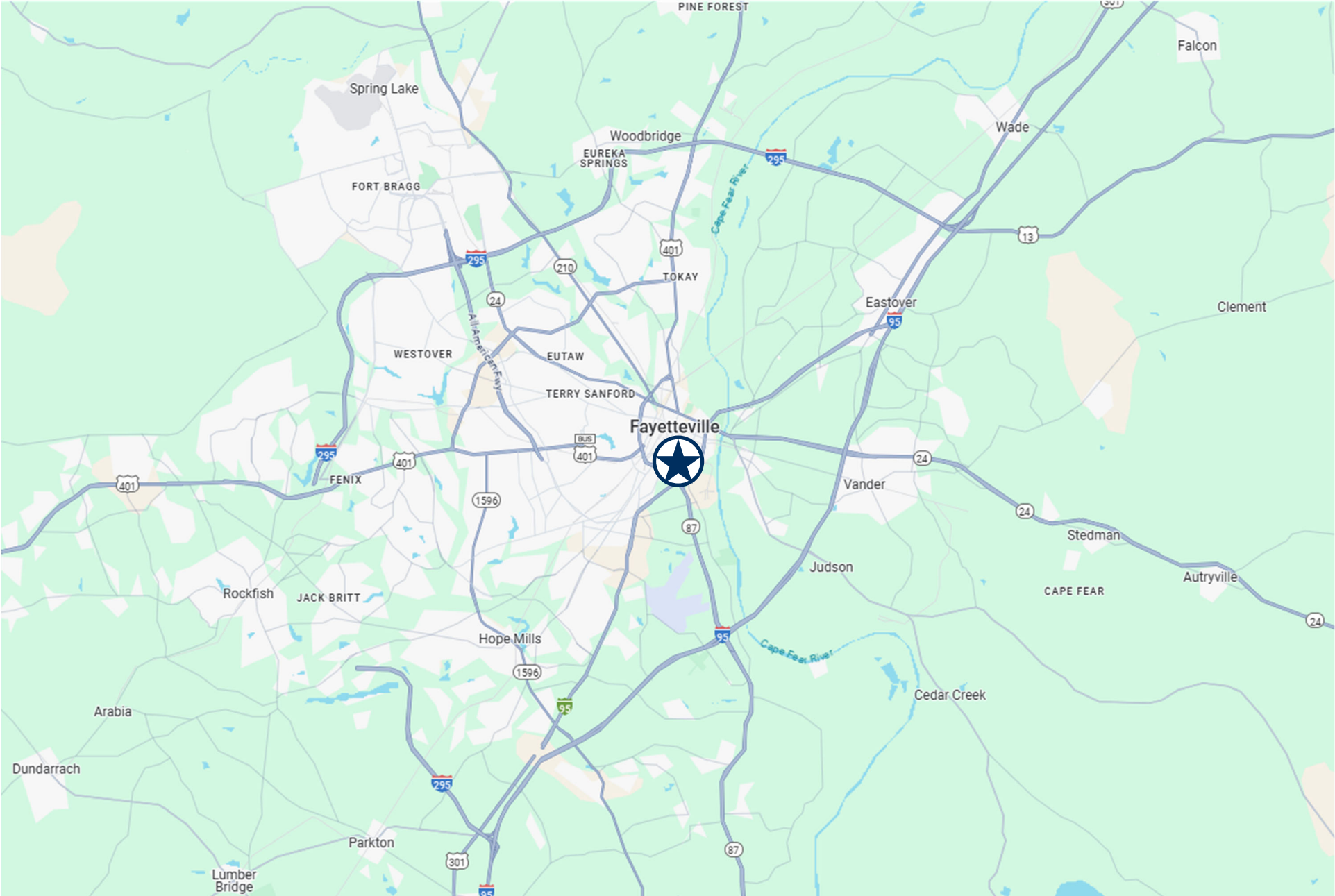
# PHOTOS



AERIAL MAP



# LOCATION MAP





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