



Grant - Murray  
REAL ESTATE, LLC  
COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd  
Fayetteville, NC 28303  
[www.grantmurrayre.com](http://www.grantmurrayre.com)



INDUSTRIAL PROPERTY FOR LEASE

223 DEDICATION DR  
Fayetteville, NC 28306

*for more information*

NEIL GRANT

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ROGER MARX

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**OFFERING SUMMARY**

<b>Available SF:</b>	28,479 SF
<b>Lease Rate:</b>	\$5.75 SF/yr (NNN)
<b>Lot Size:</b>	59.08 Acres
<b>Year Built:</b>	1969
<b>Building Size:</b>	28,478
<b>Renovated:</b>	2012

**PROPERTY OVERVIEW**

This 28,479 square foot industrial facility offers a highly functional layout designed to support warehouse, distribution, or manufacturing operations. The building includes two large open warehouse areas measuring 144' x 80' and 145' x 80', each featuring 18-foot clear heights, along with an additional 35' x 19' workspace with 22-foot clear height that provides added flexibility for equipment or specialized operations. A total of five offices and fourteen rooms allow for administrative, operational, and storage needs within the facility. Loading capabilities are extensive with five dock-high loading stations, a 34' x 90' loading dock, one front-facing 10' x 10' drive-in dock, and three additional drive-in doors located along the left side of the building. The property also features 480 phase, fiber optic, truck dock levelers, a dedicated compressor room, on-site gas tanks, paved parking, and a laydown yard that supports outdoor storage and equipment staging.

**PROPERTY HIGHLIGHTS**

- 27,636 SF industrial/flex facility
- Two large 18-ft clear warehouses
- Five dock-high loading stations
- Multiple drive-in loading doors
- Laydown yard and paved parking
- One mile from Fayetteville Airport

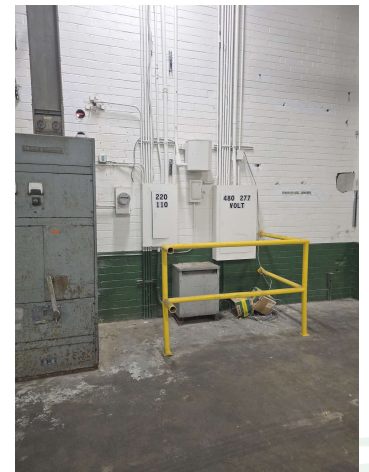
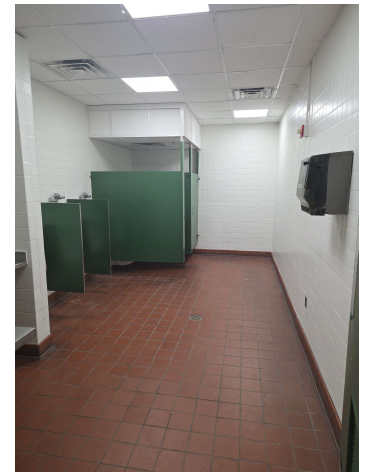
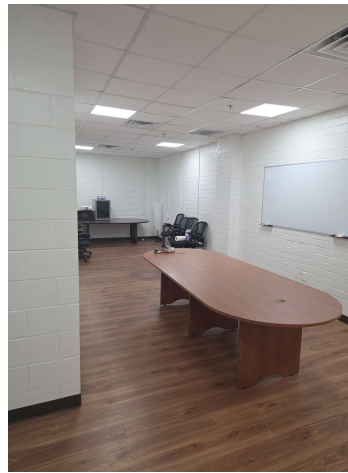
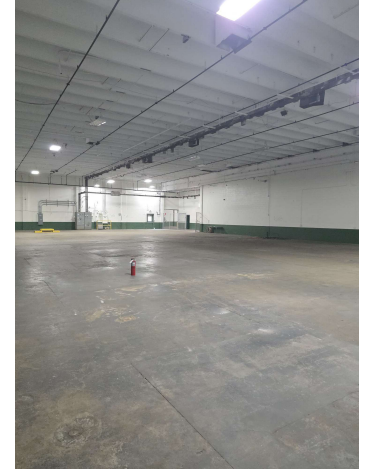
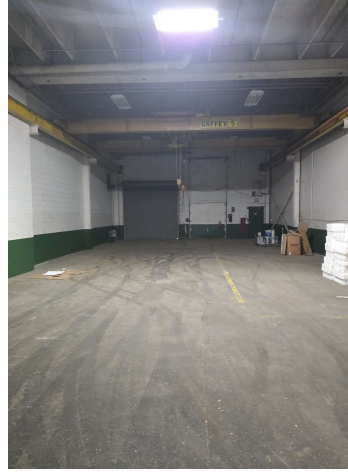
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ADDITIONAL PHOTOS



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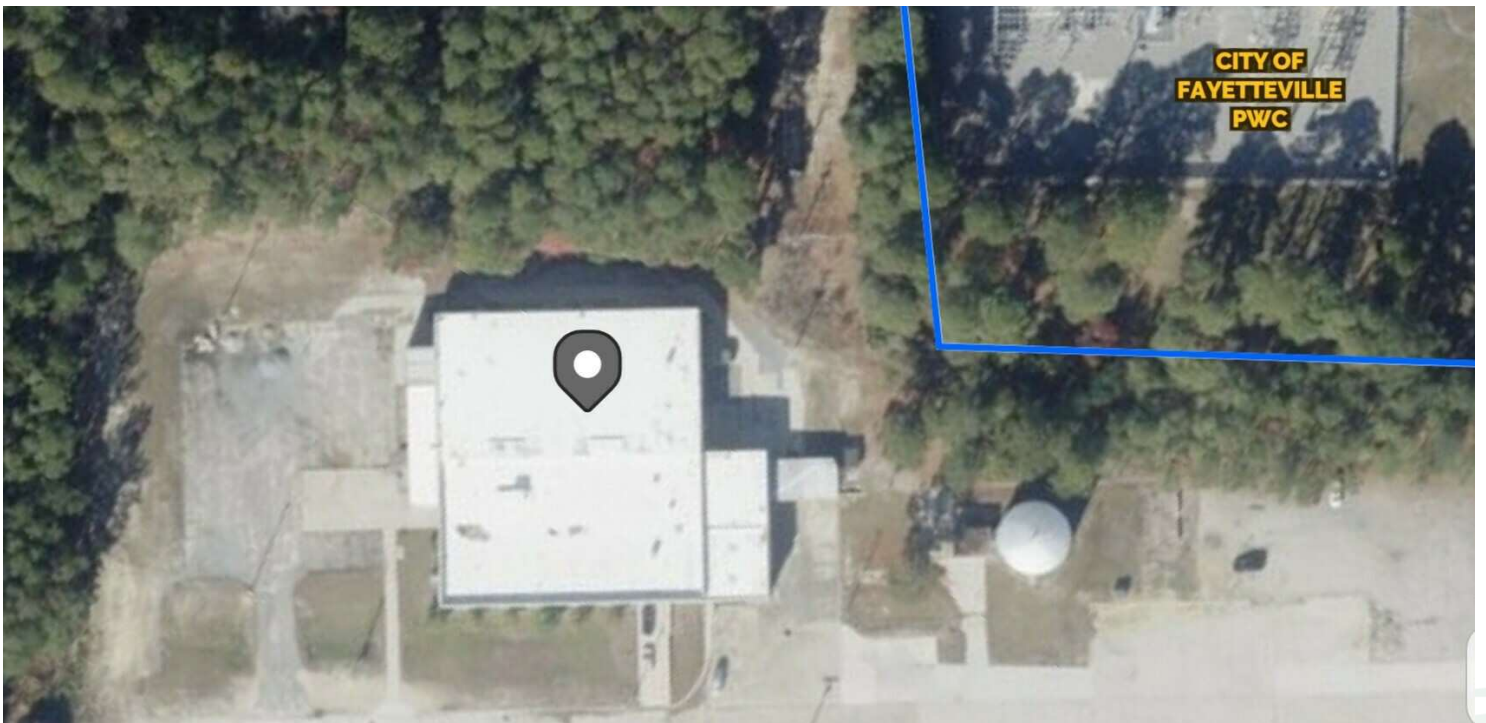
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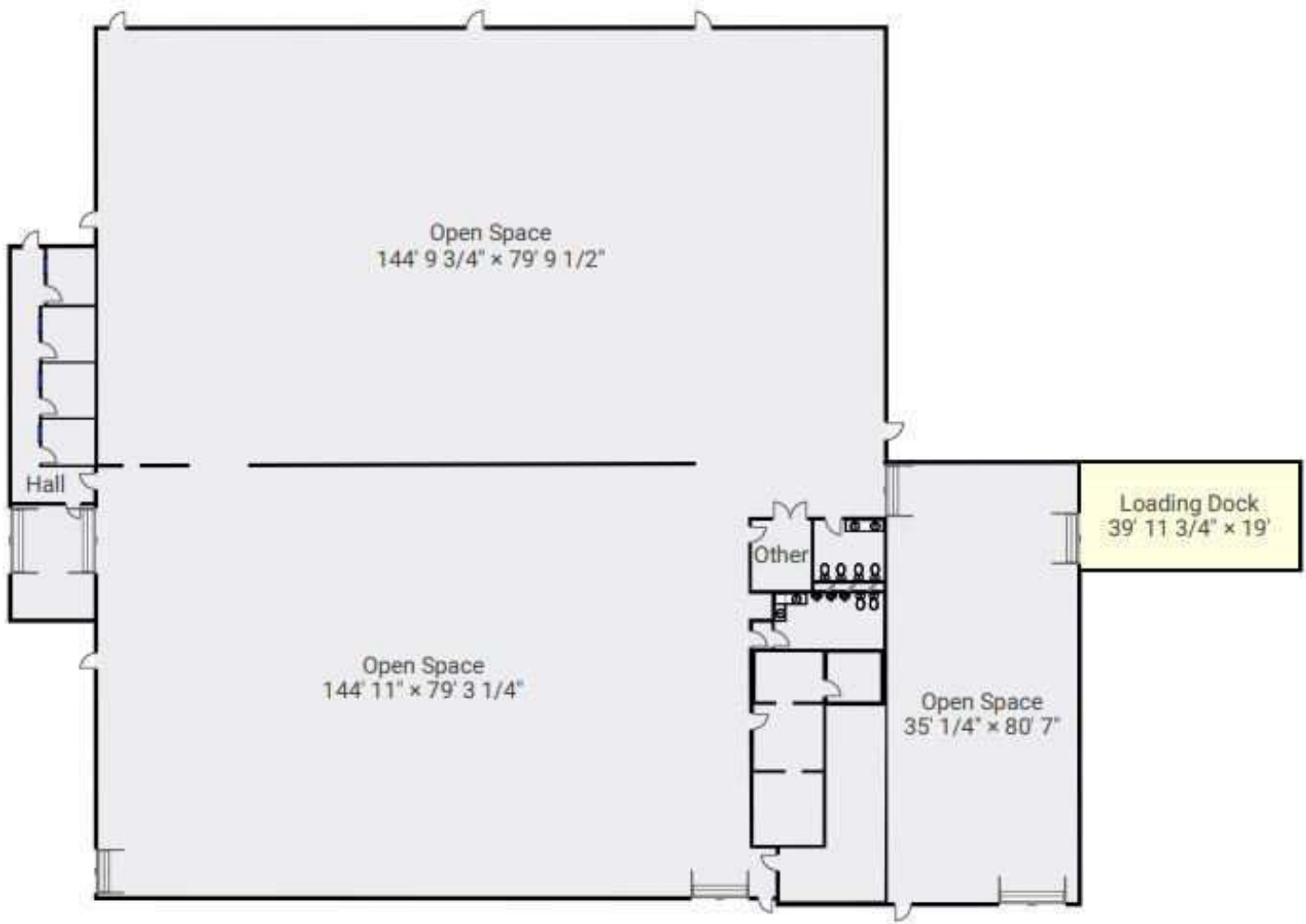
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FLOOR PLAN



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