



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

# LUMBER BRIDGE WAREHOUSE SPACE

## 18631 NC-71, Lumber Bridge, NC 28357

*for more information*

NEIL GRANT

Principal / Broker  
O: 910.829.1617 x206  
C: 910.818.3252  
[neil@grantmurrayre.com](mailto:neil@grantmurrayre.com)

ROGER MARX

Broker  
O: 910.829.1617  
C: 910.603.5557  
[roger.marx@grantmurrayre.com](mailto:roger.marx@grantmurrayre.com)



**EXECUTIVE SUMMARY**



**OFFERING SUMMARY**

<b>Available SF:</b>	Warehouse 1- 30,000 SF Warehouse 2- 55,000 SF Office Space- 8,600 SF
<b>Lease Rate:</b>	\$3.75 SF/YR WHSE 1 \$ 3.75 SF/ YR WHSE 2 \$ 8.00 SF/YR Office Laydown Yard Negotiable
<b>Lot Size:</b>	68.29 Acres
<b>Year Built:</b>	1973
<b>Building Size:</b>	495,000
<b>Renovated:</b>	1994
<b>Zoning:</b>	12- Heavy Industrial
<b>Market:</b>	Lumber Bridge
<b>Submarket:</b>	Lumberton

**PROPERTY OVERVIEW**

This entire facility is situated on a 63-acre, fenced and gated lot. The property has 6-inch concrete floors with over 600 parking spaces and up to 20 acres of laydown yard available. The facility has various cranes and could have the rail reconnected. The total power is over 12,000 volts. The property has two warehouse spaces and one office space available. The 30,000-square-foot warehouse has an average height of 14' clearance., 4 dock-high loading doors, men and women restrooms with several stalls, LED lights, sprinklers, and a three-phase power plus. The 55,000-square-foot warehouse has 20-foot clearance height, one bathroom, LED lighting, 4 loading docks, a laydown yard available, and is sprinkled. The office space is approximately 8,600 square feet, and they can be leased together or subdivided based on the use. The office area features a nice open lobby, several private offices, and two conference rooms.

**LOCATION OVERVIEW**

This warehouse facility is conveniently located near Mountainair Farms and Sanderson Farms. The property has good access to I-95 and the Fayetteville airport.

*for more information*

**NEIL GRANT**  
 Principal / Broker  
 O: 910.829.1617 x206  
 C: 910.818.3252  
 neil@grantmurrayre.com

**ROGER MARX**  
 Broker  
 O: 910.829.1617  
 C: 910.603.5557  
 roger.marx@grantmurrayre.com



ADDITIONAL PHOTOS



*for more information*

**NEIL GRANT**

Principal / Broker  
O: 910.829.1617 x206  
C: 910.818.3252  
neil@grantmurrayre.com

**ROGER MARX**

Broker  
O: 910.829.1617  
C: 910.603.5557  
roger.marx@grantmurrayre.com



ADDITIONAL PHOTOS



*for more information*

**NEIL GRANT**

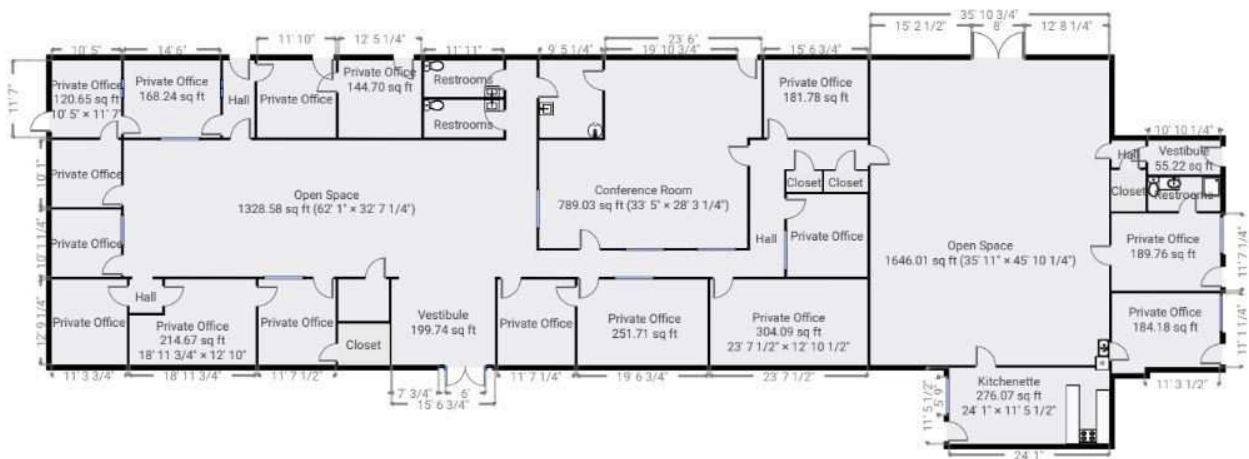
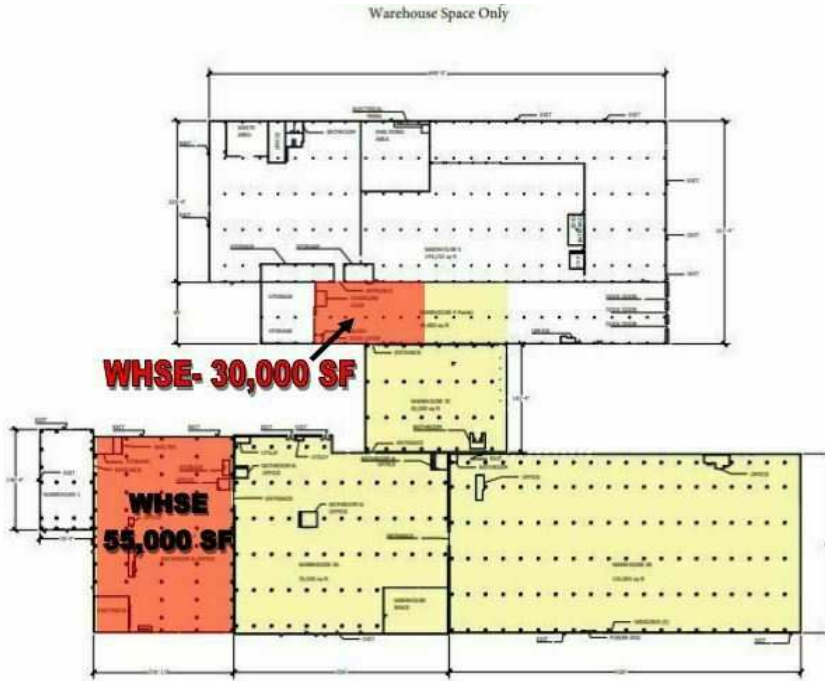
Principal / Broker  
O: 910.829.1617 x206  
C: 910.818.3252  
neil@grantmurrayre.com

**ROGER MARX**

Broker  
O: 910.829.1617  
C: 910.603.5557  
roger.marx@grantmurrayre.com



ADDITIONAL PHOTOS



for more information

NEIL GRANT

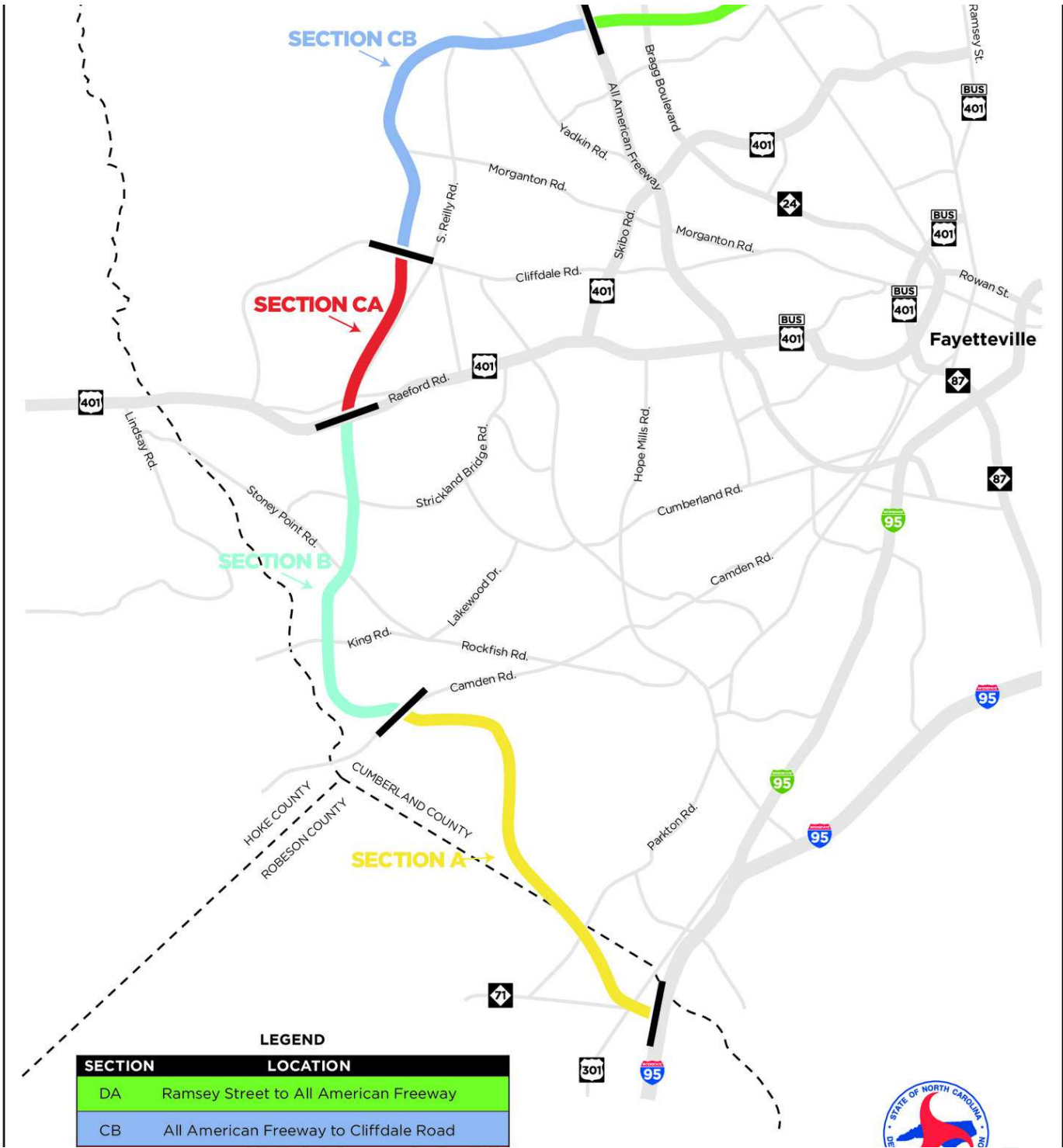
Principal / Broker  
 O: 910.829.1617 x206  
 C: 910.818.3252  
 neil@grantmurrayre.com

ROGER MARX

Broker  
 O: 910.829.1617  
 C: 910.603.5557  
 roger.marx@grantmurrayre.com



ADDITIONAL PHOTOS



for more information

NEIL GRANT

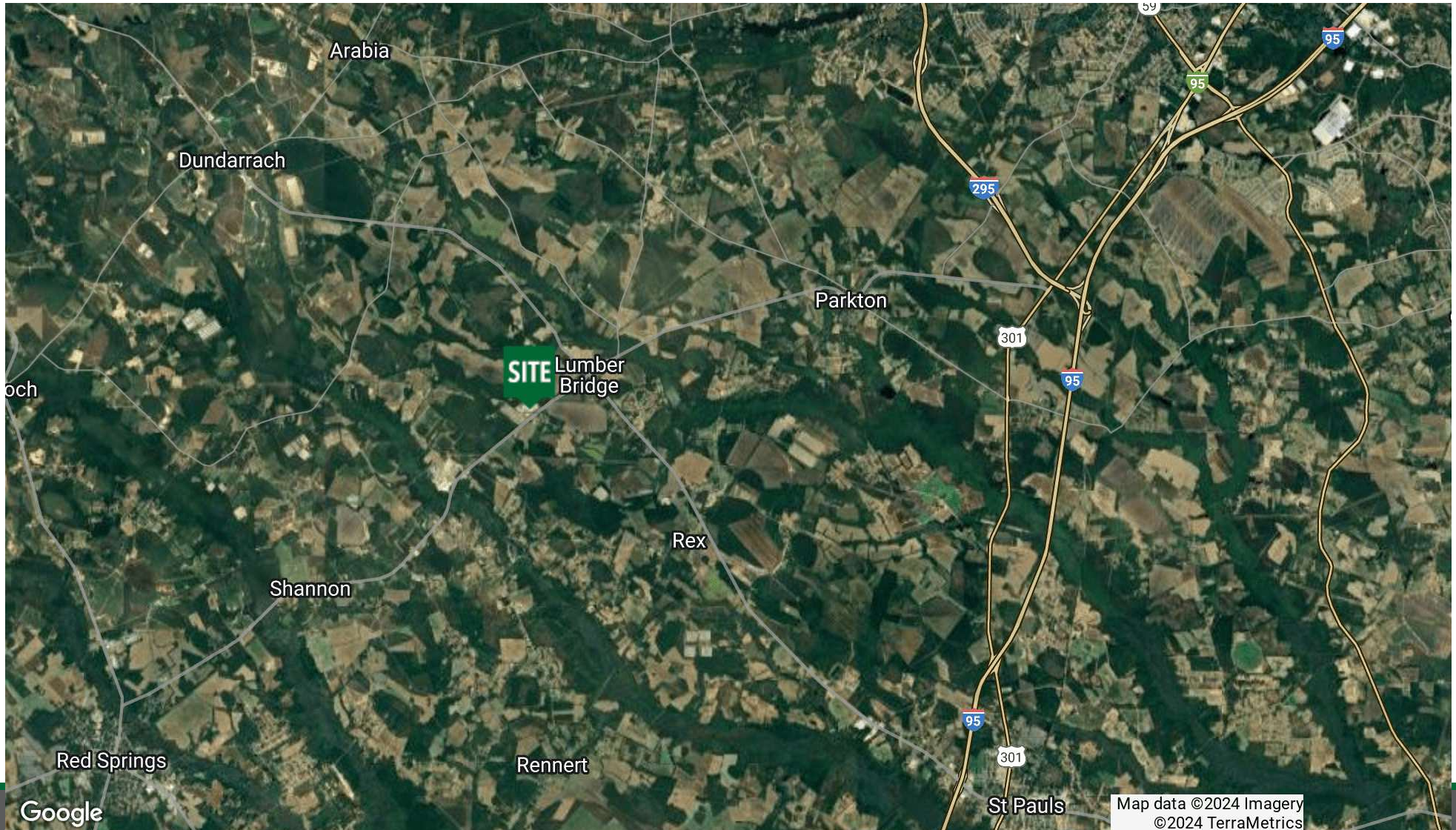
Principal / Broker  
 O: 910.829.1617 x206  
 C: 910.818.3252  
 neil@grantmurrayre.com

ROGER MARX

Broker  
 O: 910.829.1617  
 C: 910.603.5557  
 roger.marx@grantmurrayre.com

Lumber Bridge Warehouse Space  
18631 NC-71, LUMBER BRIDGE, NC 28357

RETAILER MAP (L)



Google

Map data ©2024 Imagery  
©2024 TerraMetrics

Principal / Broker  
O: 910.829.1617 x206  
C: 910.818.3252  
neil@grantmurrayre.com

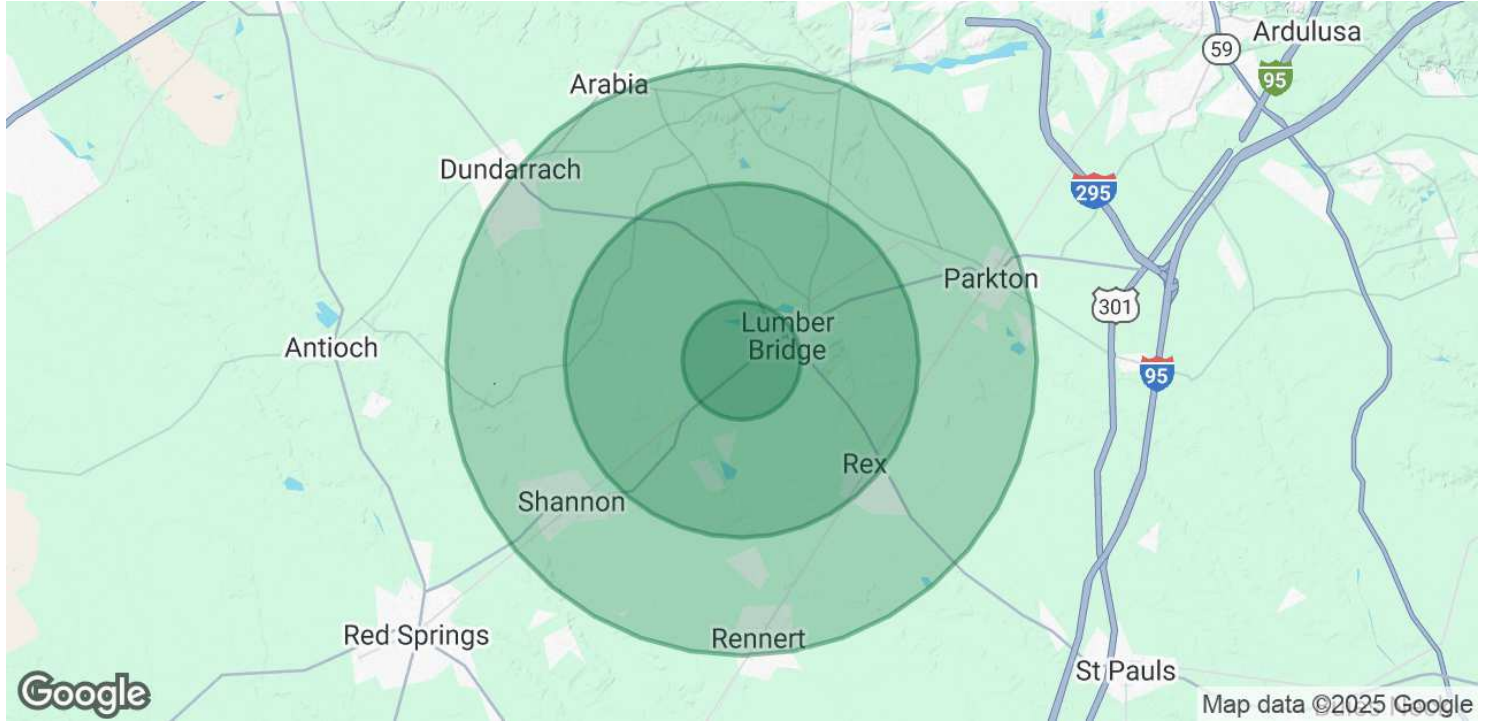
Broker  
O: 910.829.1617  
C: 910.603.5557  
roger.marx@grantmurrayre.com



**Grant - Murray**  
REAL ESTATE, LLC  
COMMERCIAL AND INVESTMENT BROKERAGE



DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	225	2,536	8,161
Average Age	46.2	42.9	41.1
Average Age (Male)	40.5	41.9	40.7
Average Age (Female)	53.7	43.8	41.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	125	1,205	3,703
# of Persons per HH	1.8	2.1	2.2
Average HH Income	\$63,209	\$53,667	\$48,171
Average House Value	\$52,632	\$79,802	\$80,076

2020 American Community Survey (ACS)

for more information

**NEIL GRANT**

Principal / Broker  
 O: 910.829.1617 x206  
 C: 910.818.3252  
 neil@grantmurrayre.com

**ROGER MARX**

Broker  
 O: 910.829.1617  
 C: 910.603.5557  
 roger.marx@grantmurrayre.com