

OFFICE BUILDING FOR LEASE

3036 A

Gillespie Street

Fayetteville, NC 28306



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: 910.222.3832

roger.marx@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:	50,000 - 100,000 SF
Lease Rate:	Negotiable
Lot Size:	59 acres
Building Size:	100,000 SF

Property Description

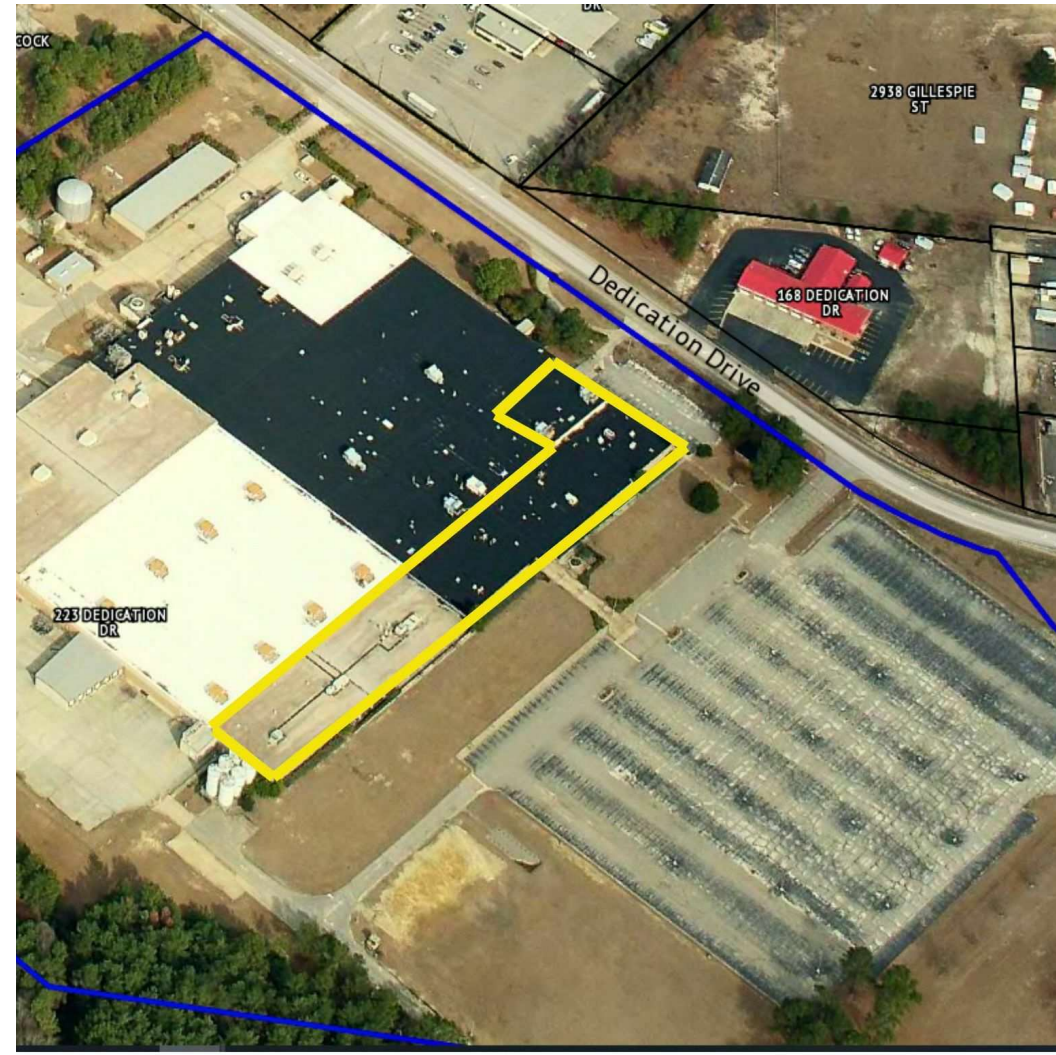
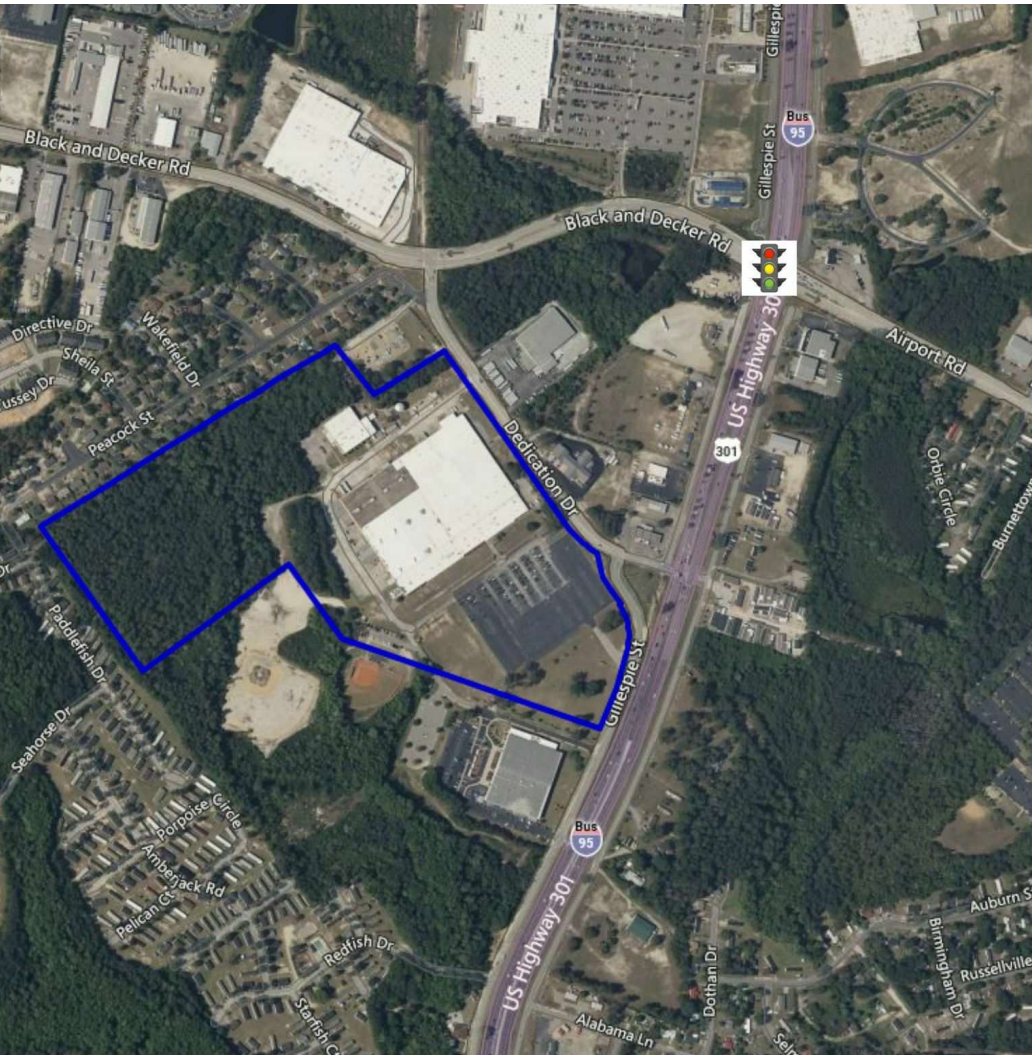
This 100,000-square-foot office property offers a highly functional layout suited for a wide range of administrative, training, and operational uses. Two large open rooms, each approximately 30 feet by 142 feet, provide substantial flexible space for collaborative work, assembly, training, or customized buildout needs. The building also includes executive office areas, classrooms, open cubicle workspace, and warehouse space designed to support storage and shipping functions. A cafeteria and kitchen area add convenience for tenant use, with the understanding that the kitchen is not currently operational and would require tenant-installed appliances. The gymnasium area further expands the building's flexibility, though workout equipment would need to be brought in by the tenant to make the space fully operational. Two sets of restrooms with showers, along with full handicap accessibility, further enhance the property's utility for organizations seeking a versatile and well-equipped facility.

Location

Located Near The Corner Of Gillespie Street And U.S. 301 Business, The Property Offers Direct Connectivity To I-95, A Major Transportation Corridor Along The East Coast. The Location Also Benefits From Close Proximity To Fayetteville Regional Airport, Adding Convenience For Business Travel And Visiting Clients. This Fayetteville Setting Supports Efficient Access Throughout The Local Market While Strengthening Regional Connectivity Across North Carolina And The Broader Southeast. Its Accessibility Makes The Property Especially Attractive For Office, Training, And Operational Users That Value Dependable Transportation Links. With Strong Roadway Access And Nearby Air Service, The Location Complements The Property's Flexible 100,000-Square-Foot Layout.

3036 A Gillespie Street
FAYETTEVILLE, NC 28306

SITE AERIALS



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: 910.222.3832

roger.marx@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | www.grantmurrayre.com

3036 A Gillespie Street
FAYETTEVILLE, NC 28306

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

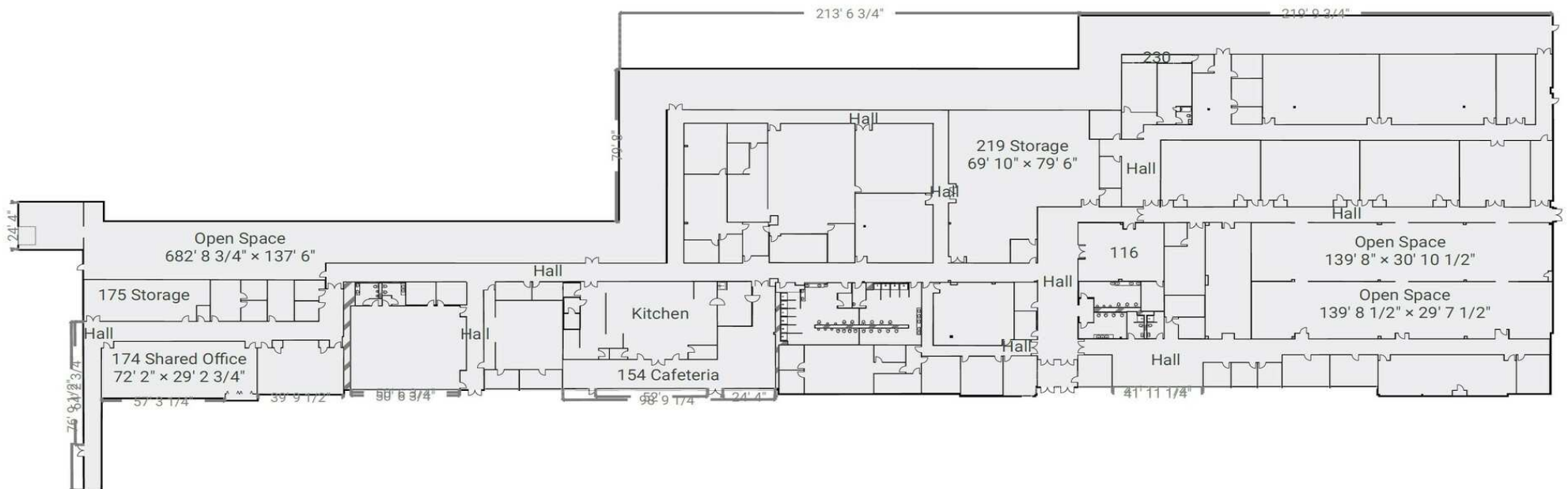
C: 910.222.3832

roger.marx@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE



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: 910.222.3832
roger.marx@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

3036 A Gillespie Street
FAYETTEVILLE, NC 28306

ADDITIONAL PHOTOS



3036 Gillespie St Fayetteville, NC 28306	1 mi Radius	3 mi Radius	5 mi Radius	10 mi Radius
Population	5,608	32,166	95,721	275,122
Median HH Income	\$45,866	\$61,539	\$64,393	\$65,694
Population Median Age	31.6	34.1	35	33.9
Households	2,206	12,623	38,086	108,376

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: 910.222.3832
 roger.marx@grantmurrayre.com



Grant - Murray
 REAL ESTATE, LLC
 COMMERCIAL AND INVESTMENT BROKERAGE