



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

3036 GILLESPIE STREET  
Fayetteville, NC 28306

*for more information*

NEIL GRANT

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**OFFERING SUMMARY**

**Available SF:** 22,131 SF

**Lease Rate:** \$3.75 SF/yr (NNN)

**Building Size:** 22,131

**Zoning:** HI

**Market:** Fayetteville

**PROPERTY OVERVIEW**

This 22,131 SF warehouse offers functionality and flexibility within a well-maintained multi-tenant industrial complex. The building features 25-foot clear ceiling height, supported by 40-foot column spacing, ideal for racking and maneuverability. Efficient loading is facilitated by five dock-high doors with dock levers, along with a 12' x 14' drive-in roll-up door. The space includes various offices and restrooms. Move-in ready, the property is ideal for logistics, distribution, or light manufacturing operations requiring immediate operational capability.

**LOCATION OVERVIEW**

Located near the corner of Gillespie Street and U.S. 301 Business, the property offers direct connectivity to I-95, a major transportation corridor running along the East Coast. This access supports regional and interstate logistics for both inbound and outbound freight. The surrounding industrial zone supports a range of manufacturing and distribution users, reinforcing long-term viability for heavy industrial operations. Positioned within a larger business park, tenants benefit from shared infrastructure while maintaining operational independence. The site also allows for efficient fleet movement and workforce accessibility. The laydown area is available for lease.

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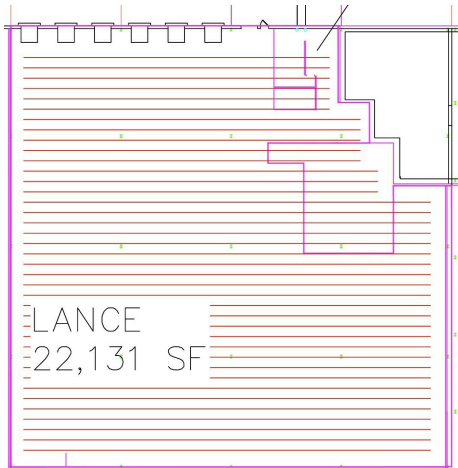
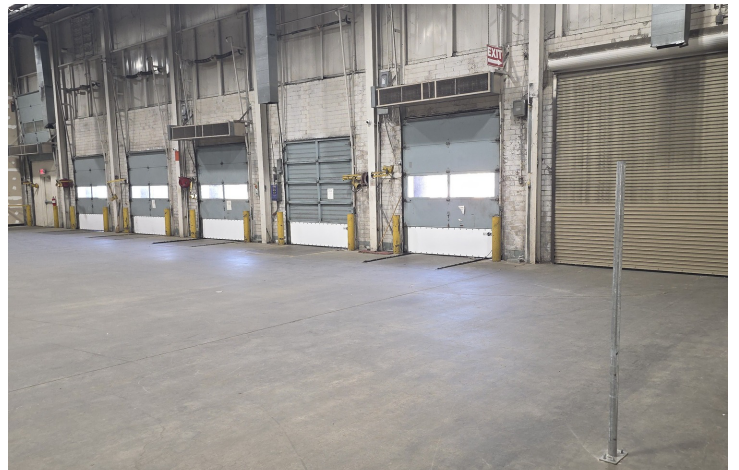
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ADDITIONAL PHOTOS



*for more information*

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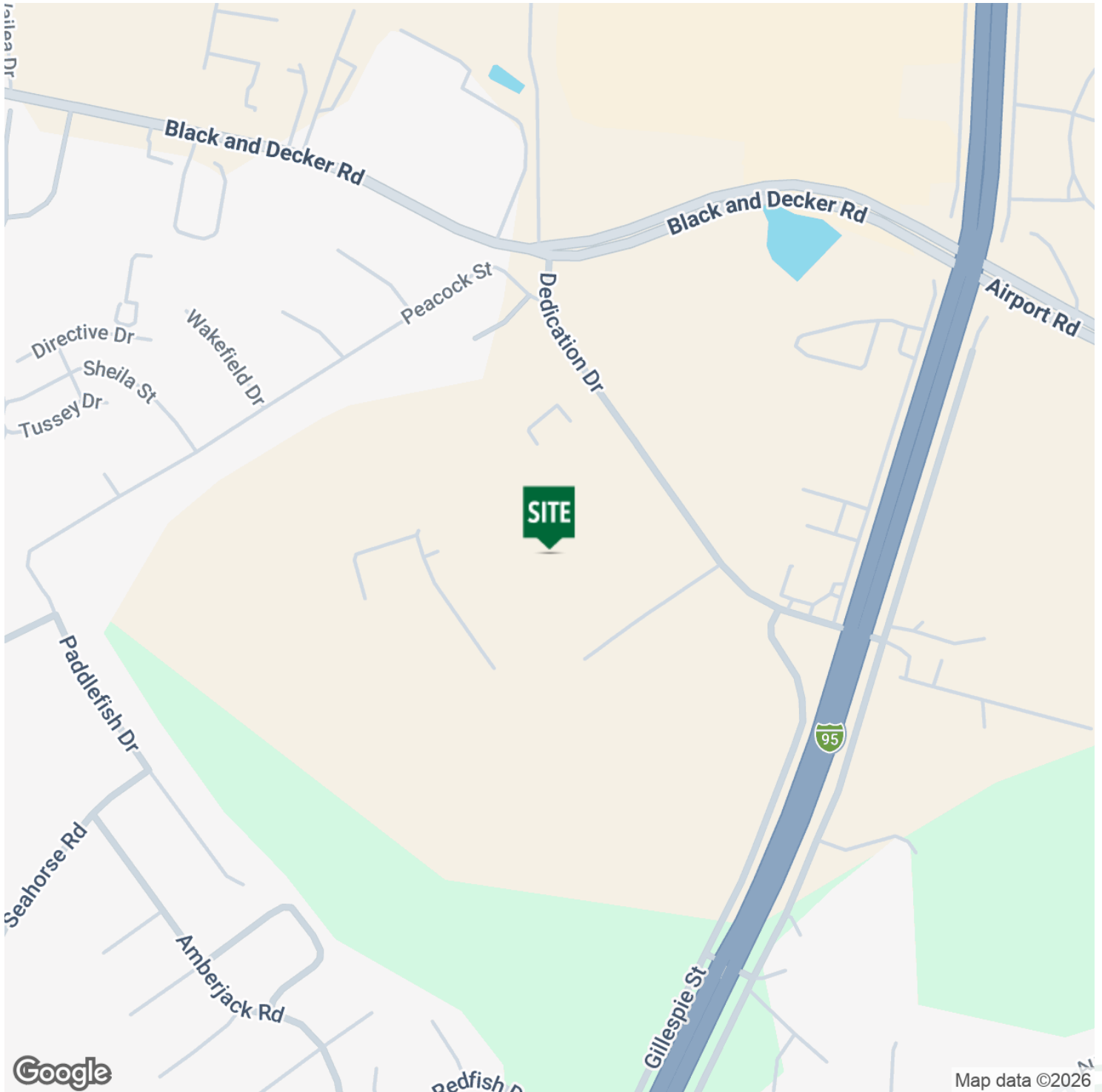
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LOCATION MAP



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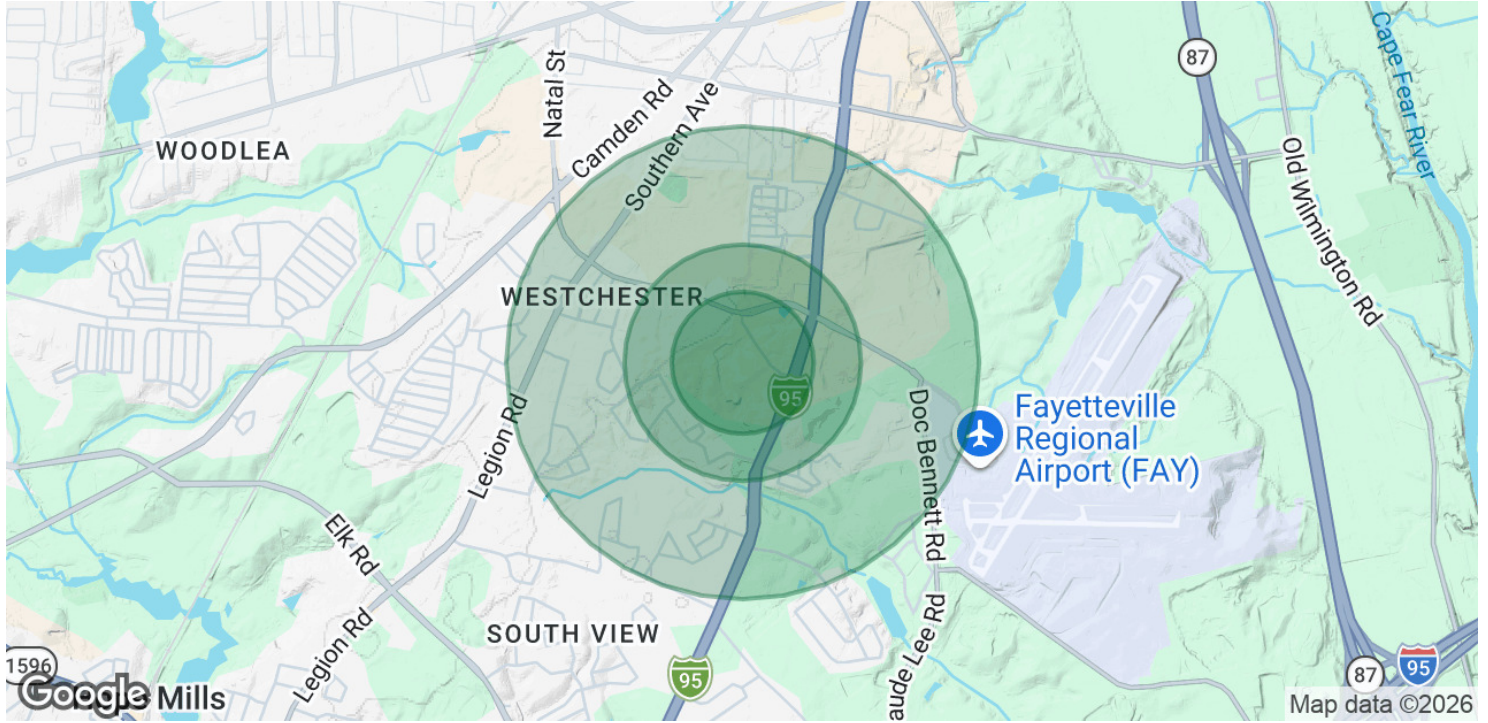
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**DEMOGRAPHICS MAP & REPORT**



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	103	1,387	5,635
Average Age	35	36	36
Average Age (Male)	32	34	34
Average Age (Female)	37	38	38

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	38	559	2,220
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$64,761	\$61,582	\$59,991
Average House Value	\$212,078	\$181,749	\$171,894

*Demographics data derived from AlphaMap*

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