



FOR SALE

AN EXCLUSIVE INDUSTRIAL OPPORTUNITY

2858 OWEN DRIVE

A 26,828 SF warehouse and office facility located on one of Fayetteville's main commercial corridors.

PRICE

\$1,750,000

\$65.23 / SF

LISTING BROKER

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OFFERED BY

TradeMark Properties, Inc.

1001 Wade Avenue, Suite 300 · Raleigh, NC 27605

trademarkproperties.com

PROPERTY DESCRIPTION

EXCEPTIONAL LOADING & DISTRIBUTION CAPACITY

A single tenant industrial building on the Owen Drive corridor combines warehouse and finished office space. The building is ready for an owner-occupier or investor.

AVAILABLE	BUILDING SIZE	OFFERED	LOADING	SALE PRICE	PRICE PER SF
IMMEDIATELY	±26,828 SF	ENTIRE BUILDING	8 DH · 1 DI	\$1,750,000	\$65.23



Partial climate control

Office and front warehouse conditioned



8 dock high doors

Plus one drive in door



Built out office suites

Private offices, reception, shared work areas



Large conference room

Ready to meet and present



Polished concrete floors

Clean, durable finish throughout



Open, flexible layout

Open bays suited to racking or assembly



Ample onsite parking

Surface parking for staff and visitors



On a major corridor

Minutes to hospital, airport, and retail



Ceiling heights

Office 10 ft, front warehouse 18 to 21 ft, rear 12 ft

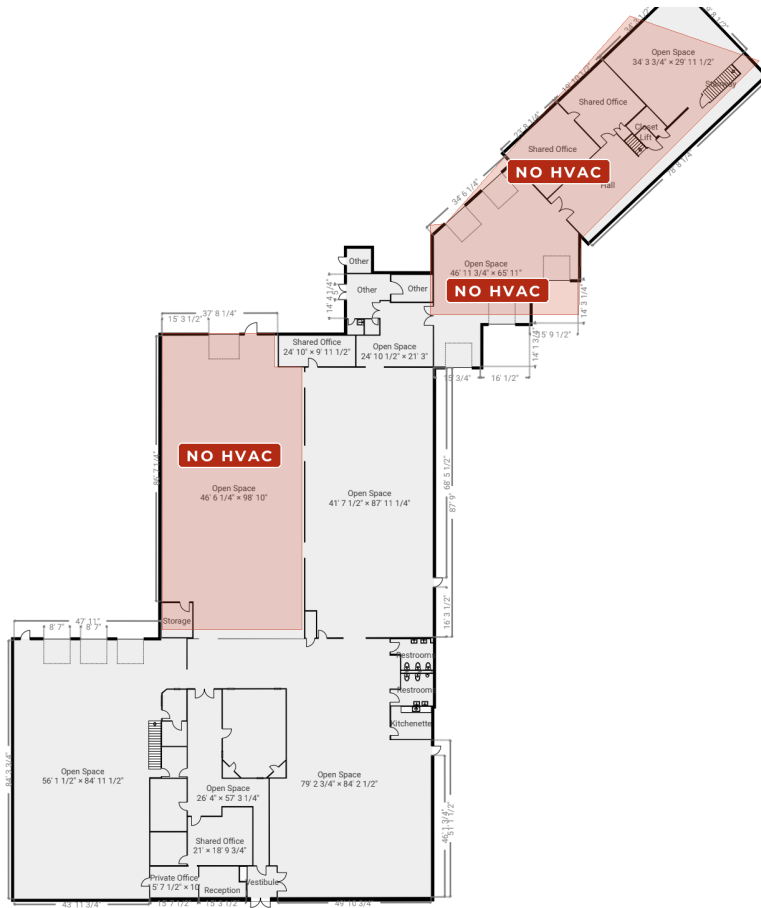


Zoned CC and C3

CC at the front, C3 at the rear

FLOOR PLAN

GROUND FLOOR



Shaded areas are not climate controlled. HVAC serves the office and the front warehouse only.

Floor plan © Broken Crayon Photography. This floor plan is provided without warranty of any kind. Broken Crayon Photography disclaims any warranty including, without limitation, satisfactory quality or accuracy of dimensions. While we do our best at being accurate, we cannot guarantee square footage calculations. While we are providing measurements and a floor plan, ultimately the real estate agent is responsible to make sure it is accurate. If you see a discrepancy, let us know immediately.

±26,828 SF

GROUND FLOOR · ENTIRE BUILDING

THE SPACE

- Large open warehouse bays
- Shared offices
- Private offices
- Conference room
- Reception and vestibule
- Kitchenette
- Multiple restrooms
- Server room
- Interior storage
- Freight lift

EXTERIOR



2858 Owen Drive

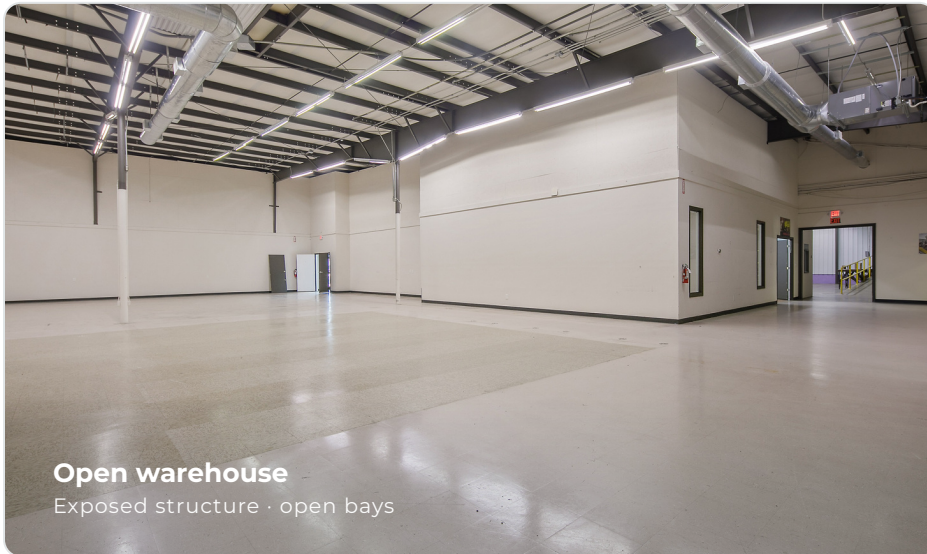
Front elevation · Owen Drive frontage and parking field



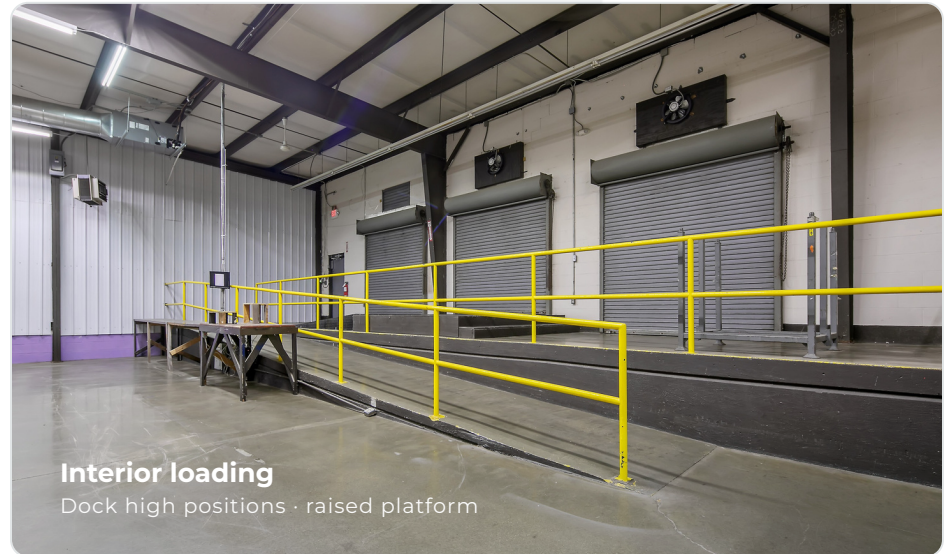
Dock face and rear yard

Covered dock positions with levelers · concrete truck court

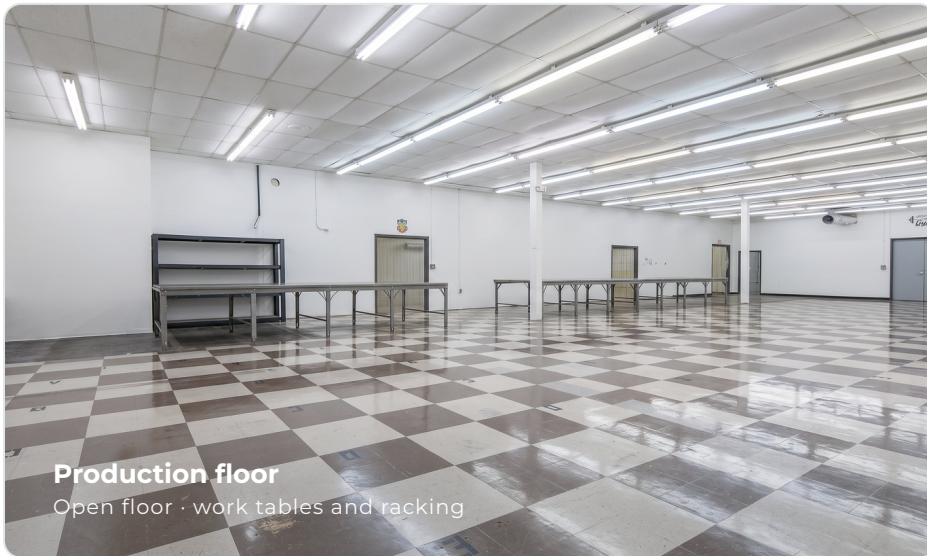
WAREHOUSE & LOADING



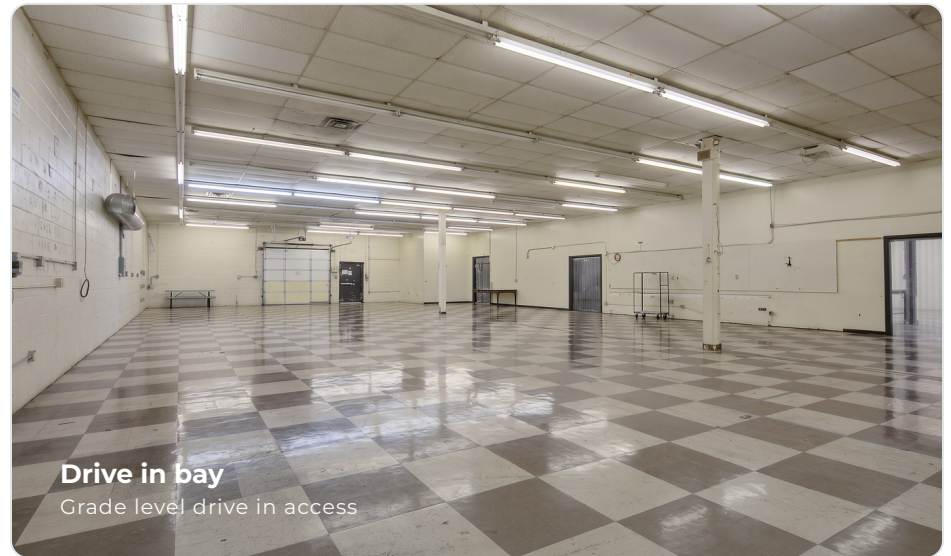
Open warehouse
Exposed structure · open bays



Interior loading
Dock high positions · raised platform

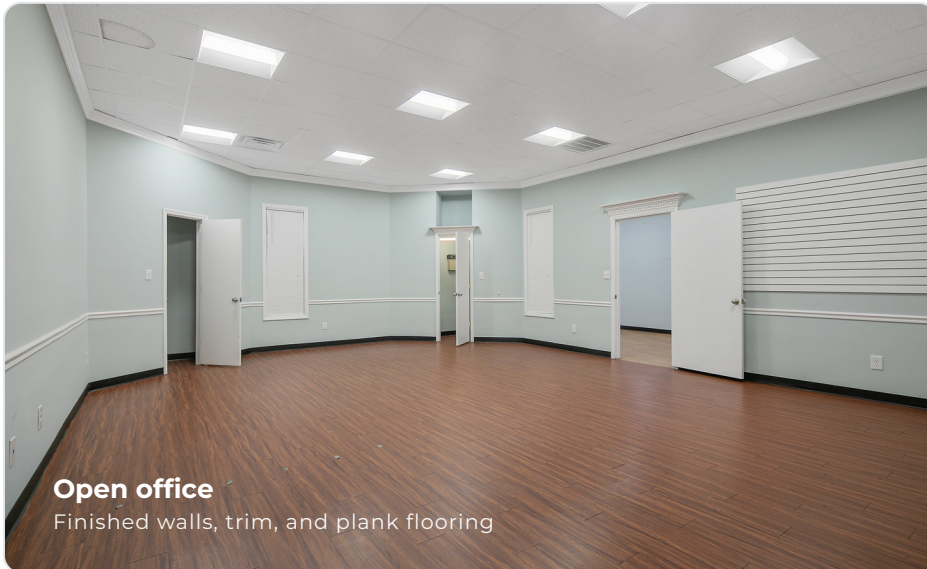


Production floor
Open floor · work tables and racking



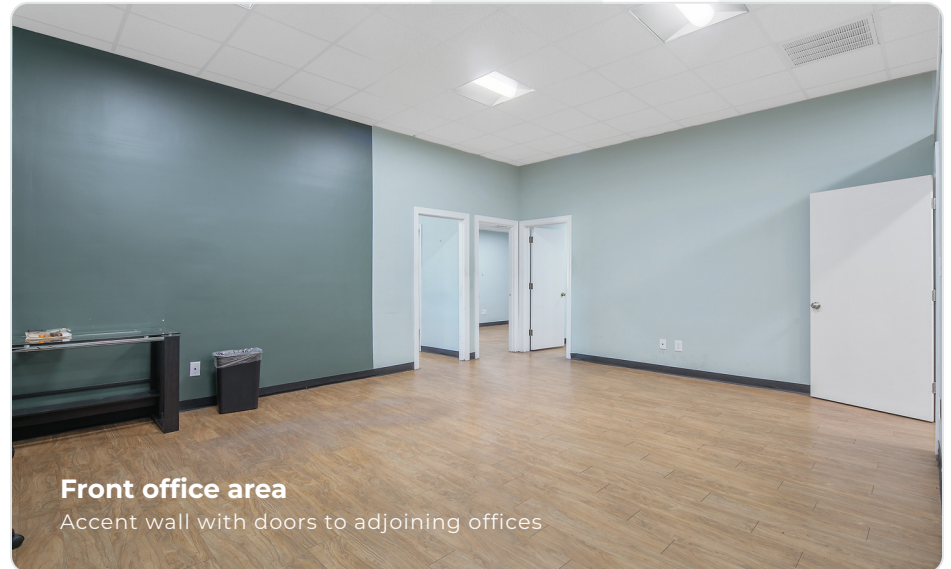
Drive in bay
Grade level drive in access

OFFICE



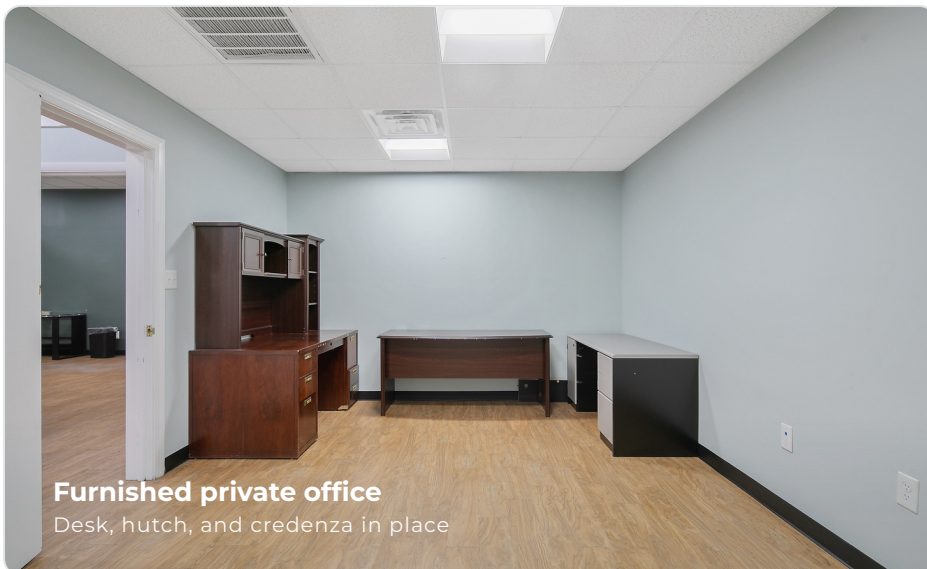
Open office

Finished walls, trim, and plank flooring



Front office area

Accent wall with doors to adjoining offices



Furnished private office

Desk, hutch, and credenza in place



Private office

Built in desk with interior window

PROXIMITY TO MAJOR INFRASTRUCTURE

2858 Owen Drive sits on one of Fayetteville's primary connectors, half a mile from the Crown Complex, two miles from the Cape Fear Valley medical campus, and under five miles from Interstate 95. At less than three miles from Fayetteville Regional Airport, the site holds a central and highly desirable position in the market.



Distances are straight line from 2858 Owen Drive. Roads are shown schematically; landmark positions are plotted to scale.

AERIAL

HIGH-VISIBILITY COMMERCIAL CORRIDOR



Locations and distances are approximate.

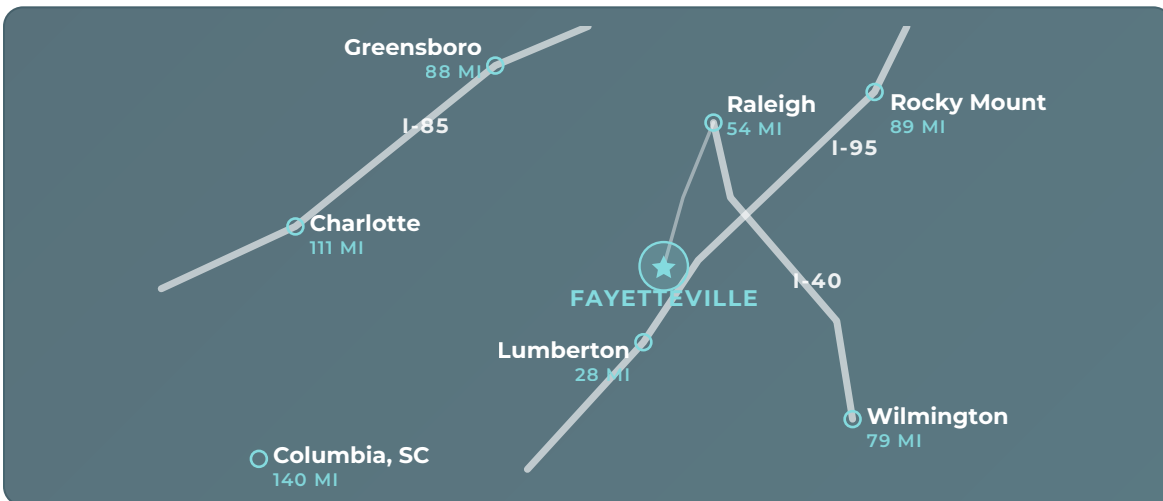
REGIONAL POSITION

Fayetteville anchors the I-95 corridor between Raleigh and the South Carolina line, with interstate, air, and rail access supporting distribution across the Carolinas.



DISTANCE & DRIVE TIME

INTERSTATE 95	4.9 mi	±10 min
FAYETTEVILLE REGIONAL AIRPORT	2.0 mi	±7 min
RALEIGH	54 mi	±75 min
PORT OF WILMINGTON	79 mi	±100 min
GREENSBORO	88 mi	±110 min
CHARLOTTE	111 mi	±135 min



HIGHWAY, AIR & RAIL

I-95 runs 4.9 miles east and I-295 loops around the city toward Fort Bragg. The airport is two miles south, and both CSX and Amtrak serve Fayetteville.

TRAFFIC COUNTS

Approximately 30,500 vehicles per day on Owen Drive, per NCDOT 2024 traffic counts.

Mileage is straight line from 2858 Owen Drive; drive times are approximate.

FAYETTEVILLE DEMOGRAPHICS

The five mile trade area holds roughly 100,000 residents. Educational attainment rises across the wider rings, and two FAST transit routes serve Owen Drive directly.



STRAIGHT LINE RADIUS FROM 2858 OWEN DR

	1 MILE	3 MILES	5 MILES
Population	3,919	37,636	100,112
Adults age 25 and older	2,503	24,976	65,367
High school graduate or higher	84.8%	89.3%	90.8%
Some college or associate	32.3%	34.7%	36.2%

The 1 mile ring is small because the site sits in an employment corridor rather than a residential one.

REGIONAL REACH

Owen Drive continues the All American Freeway toward Business 95/301; the airport serves a 12 county Sandhills area.

OWEN DRIVE TRANSIT

FAST Routes 8 and 31 serve the corridor directly — relevant for hourly recruiting.

COUNTY POPULATION

338,473

Cumberland County · July 2025

MEDIAN HH INCOME

\$58,407

Fayetteville · ACS 2024

TRAFFIC COUNT

30,500

Vehicles per day on Owen Drive ·
NCDOT 2024

HS OR HIGHER

90.8%

Adults 25+ within 5 miles

Sources: U.S. Census Bureau, 2024 American Community Survey 5 year estimates and 2024 TIGER/Line block group boundaries; U.S. Census Bureau QuickFacts, Cumberland County, North Carolina; City of Fayetteville; NCDOT 2024 traffic counts. Radius figures are modeled screening estimates, allocated to each ring by the share of block group land area intersecting the circle. They are not Census published radius counts and should not be read as drive time areas.



LET'S TALK ABOUT 2858 OWEN DRIVE

To schedule a tour, request the site plan, or discuss terms, contact the listing broker below.

LISTING BROKER

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