



ESTD

2023

FAYETTEVILLE

BUSINESS PARK

2057 WEEKS ROAD | FAYETTEVILLE, NORTH CAROLINA

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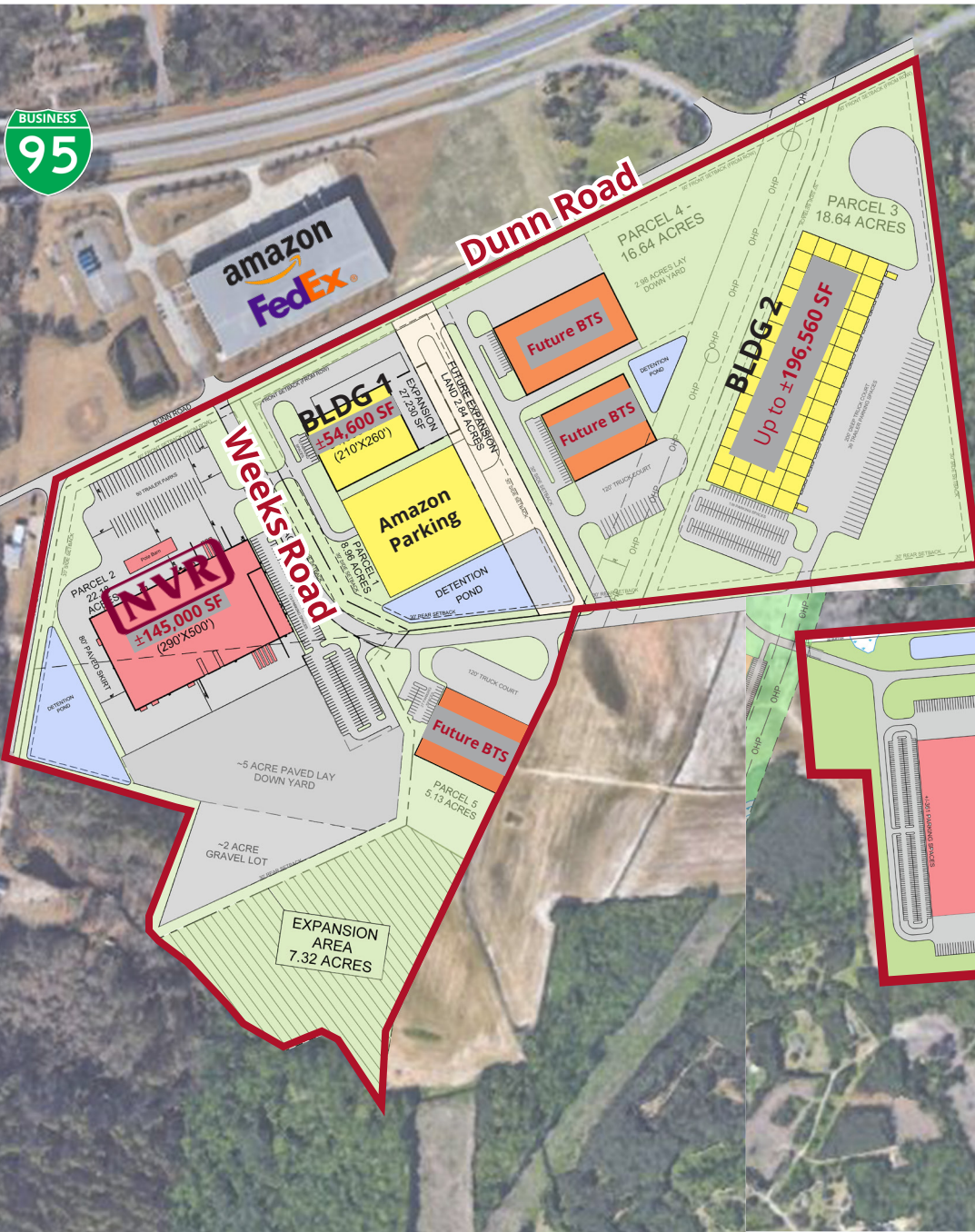
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Phase One

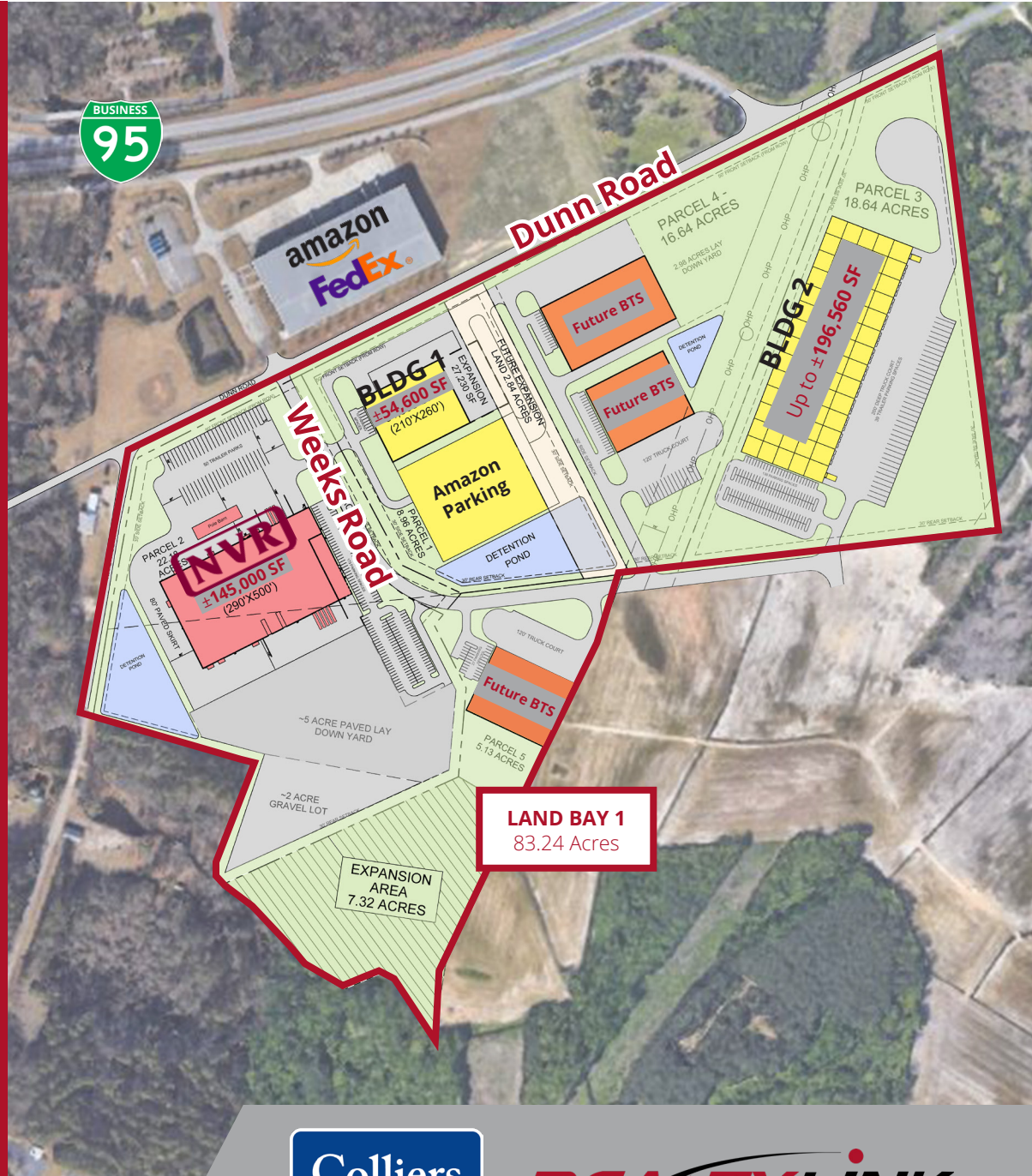
Phase Two



The site plans presented are for visual purposes only and are not to accurate scale or location.

PHASE ONE

	BUILDING 1	BUILDING 2
BUILDING SIZE	54,600 SF	196,560 SF
OFFICE AREA	1,500 SF	1,500 SF
BUILDING DIMENSIONS	210' x 260'	260'x756'
COLUMN SPACING	52' x 52.6' Typical	54' x 50' Typical 54' x 60' Speed Bay
CLEAR HEIGHT	32'	36'
LOADING DOCKS	4 - 9' x 10' 10 - 9' x 10' knockouts	24 - 9' x 10' 12 - 9' x 10' knockouts
DRIVE-IN DOORS	3 - 14' x 16' ramped	2 - 14' x 14' ramped
DOCK EQUIPMENT	Seals, bumpers and 40,000 lbs. levelers	
AUTO PARKING	±10 spaces expandable to 50	±138 spaces
TRAILER PARKING	TBD	±39 stalls
ROOF	0.45 mil TPO with R-20 insulation	
FLOOR	6" Unreinforced 4,000 PSI concrete	
TRUCK COURT	130'	200'
HVAC	Gas fired unit heaters air rotations by fans and louvers	
LIGHTING	Monitor sensor LED	
SPRINKLERS	ESFR	ESFR
LAND BAY 1	83.24 Acres	
DELIVERY	Q4 2026	



FAYETTEVILLE, NORTH CAROLINA



PHASE TWO

LAND BAY 3

1 buildings up to $\pm 974,160$ SF

LAND BAY 4

1 buildings up to $\pm 291,600$ SF

LAND BAY 5

1 buildings up to $\pm 291,600$ SF

LAND BAY 6

1 buildings up to $\pm 819,180$ SF



AERIAL MAP



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Total AC
465.39

Phase II

Phase III

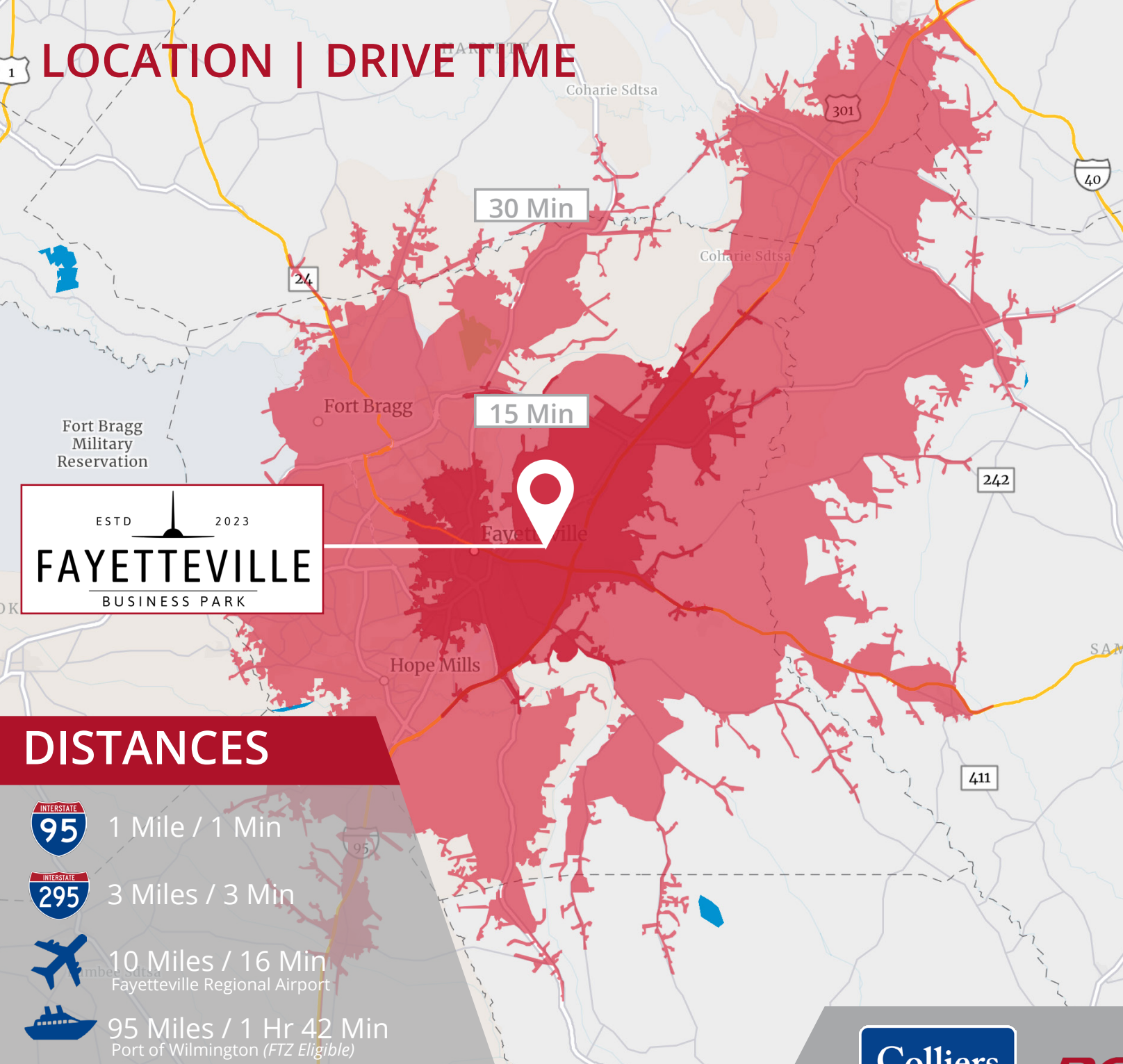


Proposed Road Extension & New
Signalized Intersection to HWY 24

CORPORATE NEIGHBORS







LOCATION | DRIVE TIME



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BUSINESS PARK

DISTANCES

-  1 Mile / 1 Min
-  3 Miles / 3 Min
-  10 Miles / 16 Min
Fayetteville Regional Airport
-  95 Miles / 1 Hr 42 Min
Port of Wilmington (FTZ Eligible)



POPULATION

15 Min | 64,108
30 Min | 379,969



LABOR FORCE

15 Min | 25,910
30 Min | 148,881



AVG. INCOME

15 Min | \$67,788
30 Min | \$68,492

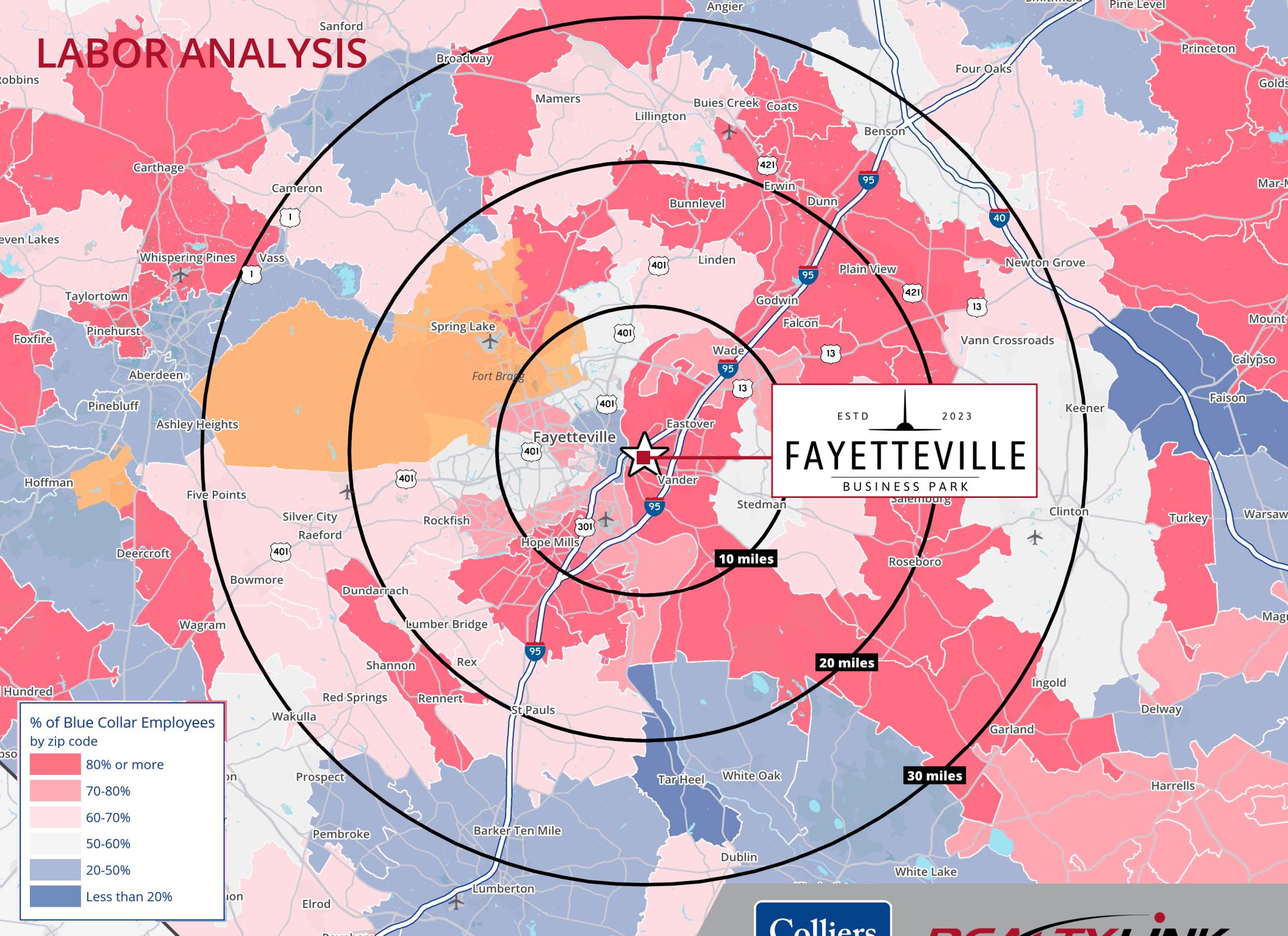


EST. HOUSEHOLDS

15 Min | 26,104
30 Min | 147,626



LABOR ANALYSIS



AERIAL MAP

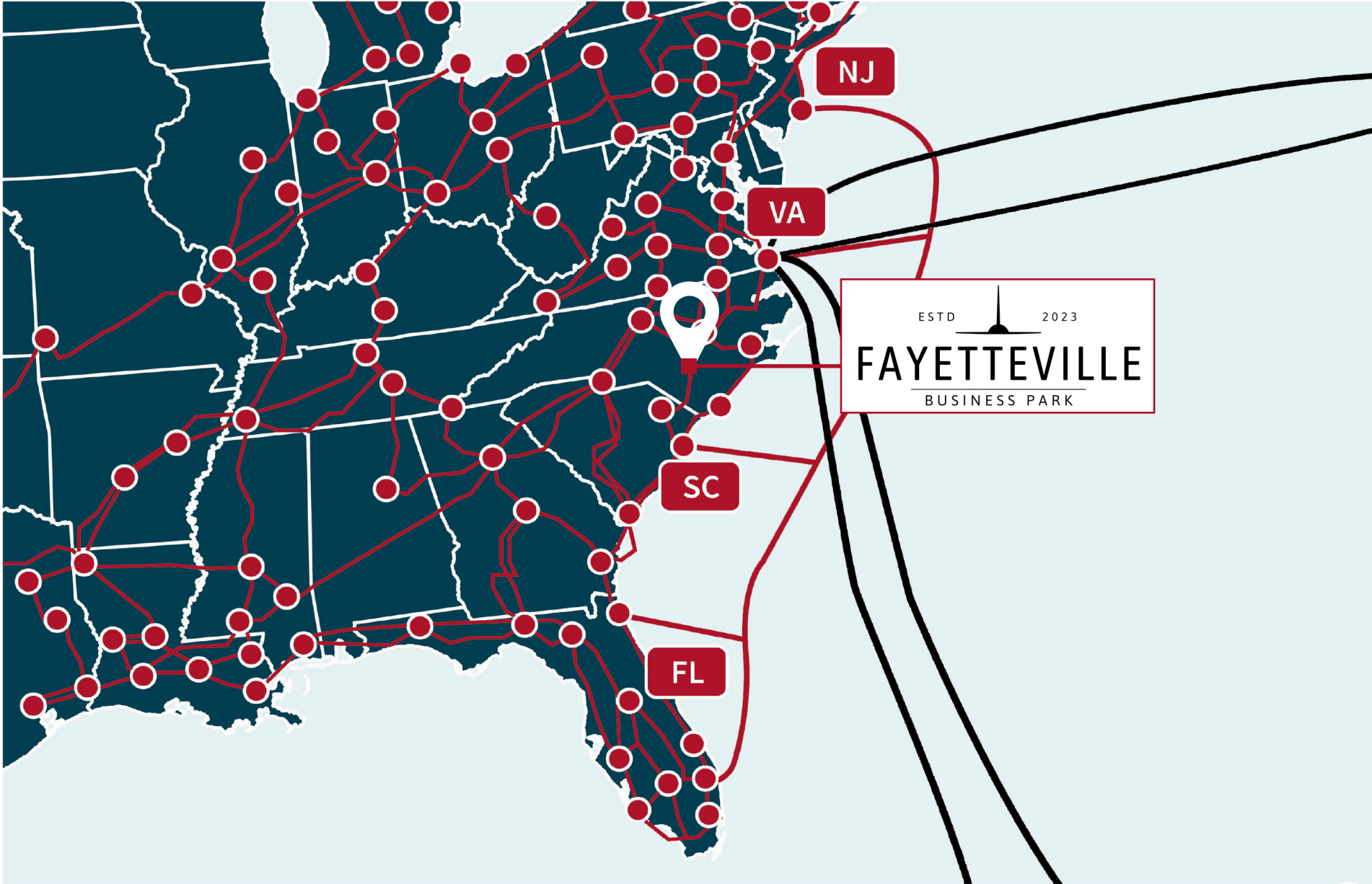
Fort Bragg
Military Reservation



CORPORATE NEIGHBORS



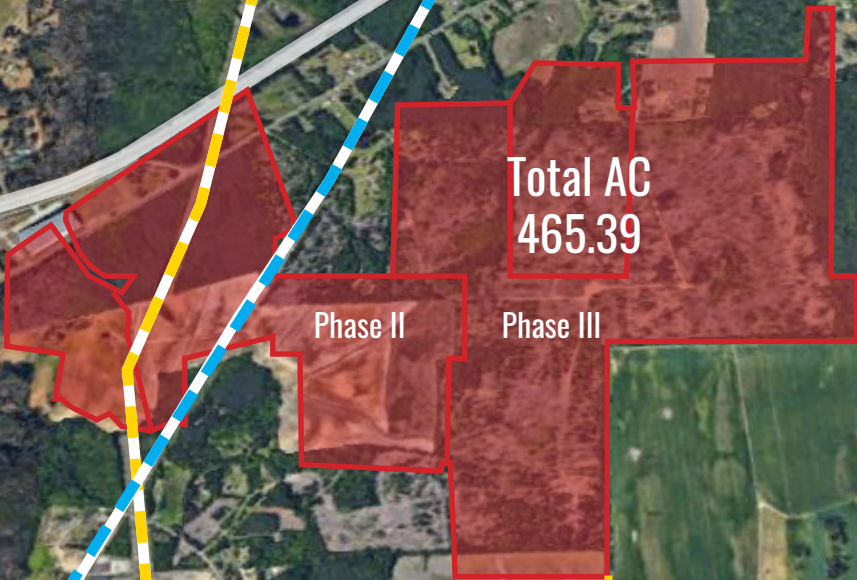
LONG HAUL FIBER MAP



DUKE POWER TRANSMISSION LINES

 **230 KV**
Transmission Line

 **115 KV**
Transmission Line

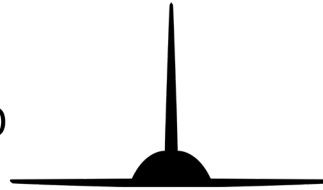


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