

PROPERTY FOR LEASE

Industrial / Flex

2988 Gillespie St, Fayetteville, NC 28306



for more information

KEVIN CARROLL

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Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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



PROPERTY OVERVIEW

Lease Rate:	\$12 SF/yr (NNN)
Sq Footage:	5160 sq ft
Lot Size:	0.57 Acres
Year Built:	1978
Zoning:	CP
Market:	Fayetteville

Property Description

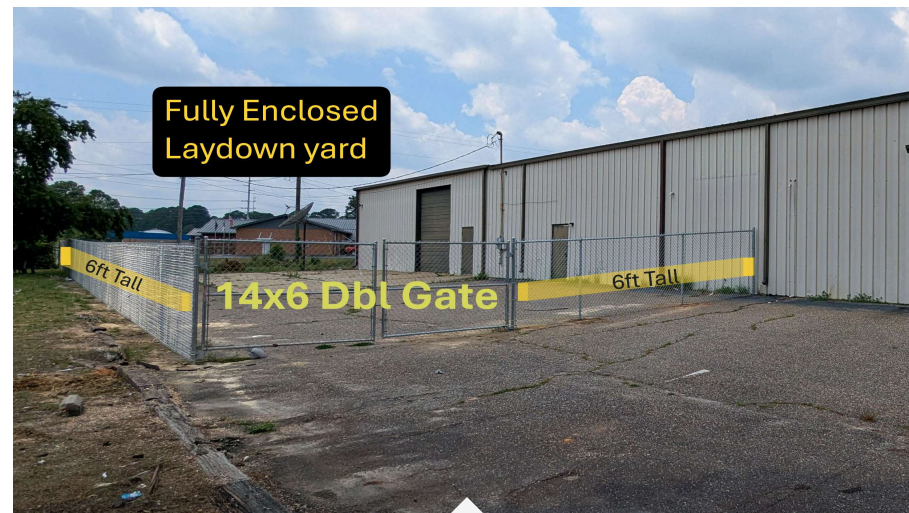
2988 Gillespie Street offers 5,160 square feet of highly functional flex industrial space designed to accommodate a wide range of operational needs. The building is equipped with robust 3-phase power, supporting manufacturing, fabrication, and distribution users requiring dependable electrical capacity. In progress capital improvements include a roof repairs, upgraded LED lighting throughout, and an expanded perimeter fence securing the dedicated laydown yard. A 12' x 14' roll-up door provides efficient access for loading, deliveries, and equipment movement, enhancing workflow and productivity. Priced at \$12 per square foot, this offering delivers a well-maintained, move-in-ready solution for businesses seeking adaptable industrial space with outdoor storage capability.

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PROPERTY DETAILS & HIGHLIGHTS

Building Name	Industrial / Flex on Gillespie Street
Building Size	5,160 SF
Electrical	3 Phase
Traffic Count	18,000 AADT
# of Roll Up Doors	1 (12 x 14 automatic)

Located along Gillespie Street, the property benefits from direct access to one of Fayetteville's primary commercial corridors connecting the city to regional highways and major employment centers. The surrounding area includes a mix of industrial, service, and retail businesses, creating a strong operational environment for companies seeking proximity to suppliers, contractors, and customers. The site provides convenient connectivity to Interstate 95 and key transportation routes serving the greater Fayetteville market and the broader Southeast region. Nearby residential neighborhoods and commercial services support workforce accessibility while maintaining quick access to the city's central business district and logistics infrastructure.



- 5,160 SF flex industrial space
- 3-phase power installed
- 12' x 14' roll-up door
- Dedicated fenced laydown yard
- LED lighting upgrades underway
- \$12 PSF leasing opportunity

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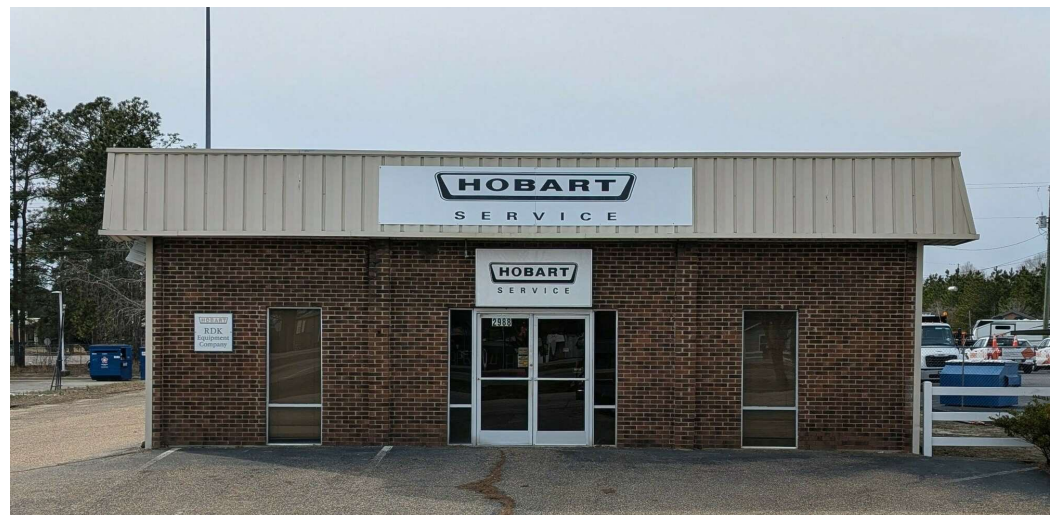
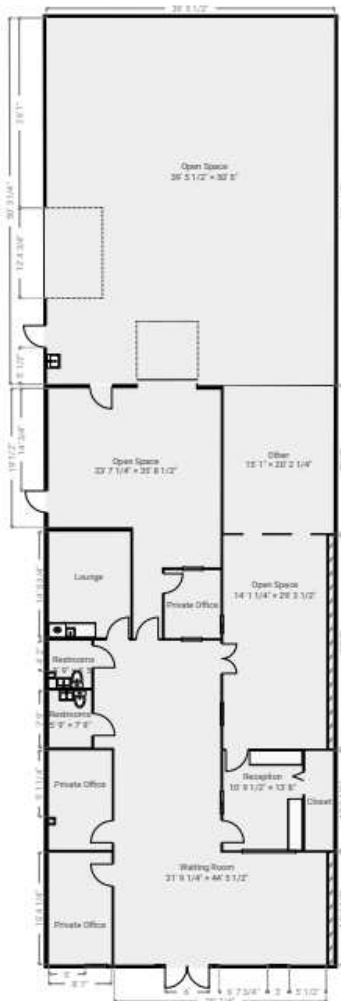
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ADDITIONAL PHOTOS



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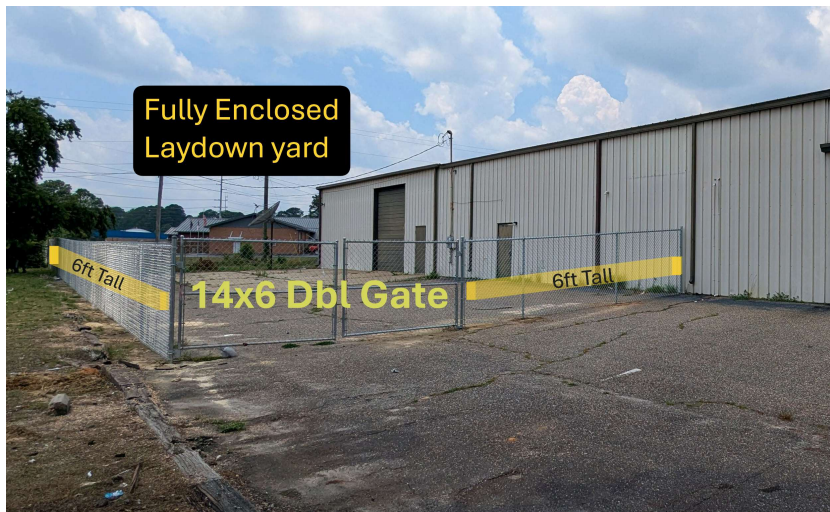
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RETAILER MAP



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