

SUITE # 12 FOR LEASE

1211 Ireland Dr Warehouse/Office

1211 Ireland Dr , Fayetteville , NC 28304



for more information

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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

Available SF:	2, 500 SF
Lease Rate:	Negotiable
Lot Size:	5.68 Acres
Building Size:	5,047 SF
Zoning:	CC
Market:	Fayetteville

Property Description

There is currently just one 2,500-square-foot suite up for lease in this flex/industrial space. The layout of the suite, which has two thirds warehouse space and three quarters office space, is well-balanced. Three offices, a staff restroom, and a sizable lobby/showroom area make up the office space area. There are two roll-up drive-in doors in the warehouse area. Ceiling heights range from 12 to 16 feet, and the large entry doors are 14 by 12. This space has easy access to All American and I-295 and is situated off of Hwy. 401 (Raeford Road). This property offers the perfect blend of strategic location and versatile layout. The warehouse is easily accessible through two drive-in doors, ensuring seamless logistics and operations. Additionally, the facility offers more than ample parking spaces, thus accommodating both employees and visitors.

Location Description

Located just off Highway 401 (Raeford Road), this property benefits from immediate access to both the All American Freeway and I-295, ensuring convenient regional connectivity for distribution and workforce commuting. The surrounding area is a high-traffic commercial corridor with a diverse mix of industrial, service, and retail tenants, offering steady demand and visibility. Its central location in the Fayetteville market places it within minutes of major business districts, making it a strategic fit for businesses seeking accessibility without compromising on functionality. Daily traffic volumes along Raeford Road support consistent exposure for tenant signage and operations.

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PROPERTY DETAILS & HIGHLIGHTS

Building Name	1211 Ireland Dr Warehouse/Office
Property Type	Industrial
Property Subtype	Warehouse/Distribution
APN	0417-60-2120
Building Size	5,047 SF
Lot Size	5.68 Acres
Building Class	A
Number of Floors	1

PROPERTY HIGHLIGHTS

2,500 SF FLEX SUITE AVAILABLE NOW

TWO 14' X 12' ROLL-UP DRIVE-IN DOORS

CEILING HEIGHTS FROM 12 TO 16 FEET

THREE PRIVATE OFFICES AND A LARGE SHOWROOM

EASY ACCESS TO I-295 & ALL AMERICAN

GENEROUS ON-SITE PARKING AVAILABILITY



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