

INDUSTRIAL PROPERTY FOR SALE

2810 Procurement Cir

2810 Procurement Cir, Fayetteville, NC 28303



for more information

NEIL GRANT

Principal / Broker

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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

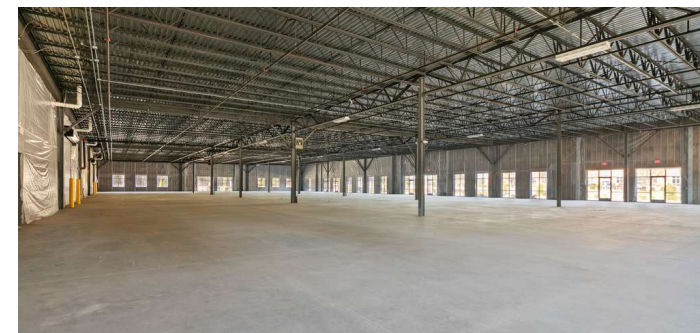
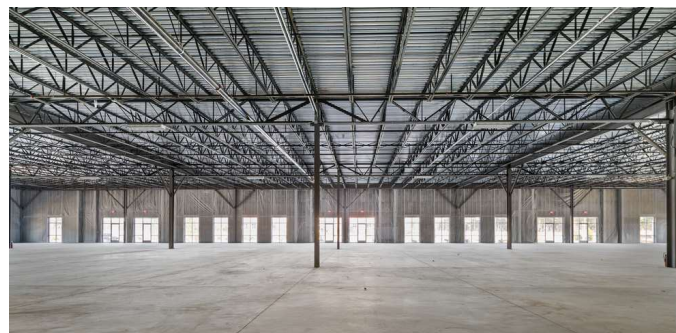
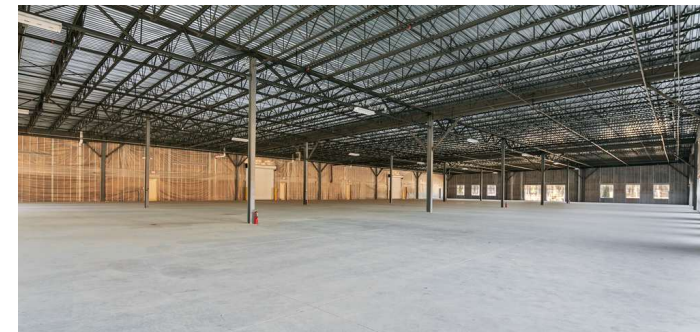
Sale Price:	\$ 4,500,000
Lease Rate:	Negotiable
Available for Lease:	8,326 SF
Lot Size:	4.39 Acres
Year Built:	2017
Building Size:	30,516 SF
Price / SF:	-
Market:	Fayetteville

Property Description

The Harrelson Building offers a versatile opportunity with 30,516 square feet of Class A flex space, ideally suited for a range of business needs from upscale office configurations to light distribution. Positioned within Fayetteville's Military Business Park on a generous 4.34-acre lot, the building provides a flexible layout with clear heights of 16 feet, offering up to 19,600 square feet currently available for immediate customization. This dry shell condition allows tenants or buyers to tailor the space to specific requirements, with unit sizes available from 4,400 to 9,700 square feet. Enhancements, including roll-up doors, can be added upon request, maximizing usability for light industrial or warehouse functions. With 120 parking spaces and the potential for adjacent land use—perfect for laydown areas or expanded operational requirements—this property is poised to meet diverse commercial demands. Available for lease or purchase at \$4,650,000, the Harrelson Building is ready for immediate occupancy with flexibility for extensive upfit.

Class A Flex Space
2810 PROCUREMENT CIR, FAYETTEVILLE, NC 28303

ADDITIONAL PHOTOS



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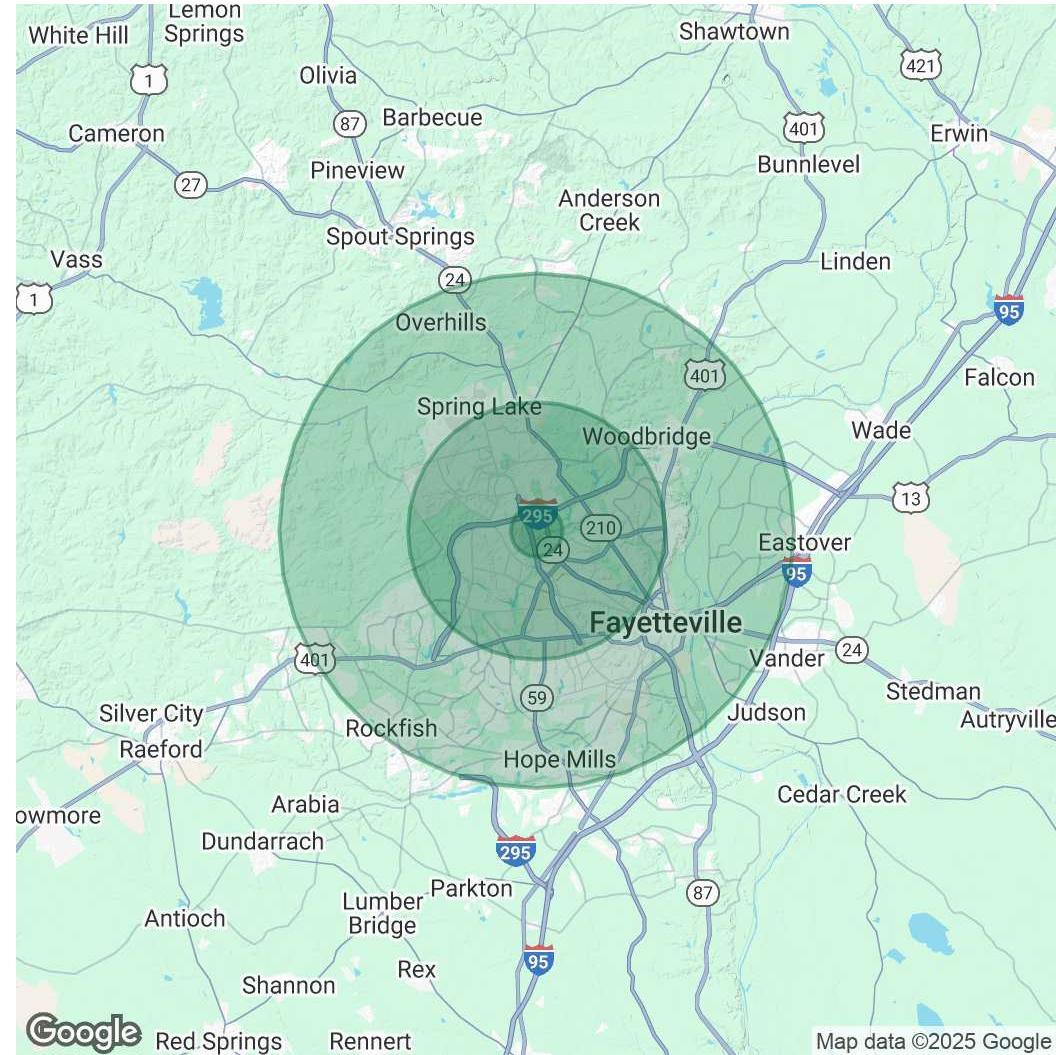
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,484	126,300	319,870
Average Age	30.3	30.8	31.2
Average Age (Male)	29.5	29.9	30.0
Average Age (Female)	30.7	31.5	32.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,710	47,501	119,752
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$49,284	\$54,681	\$55,258
Average House Value	\$125,349	\$118,706	\$135,840

2020 American Community Survey (ACS)



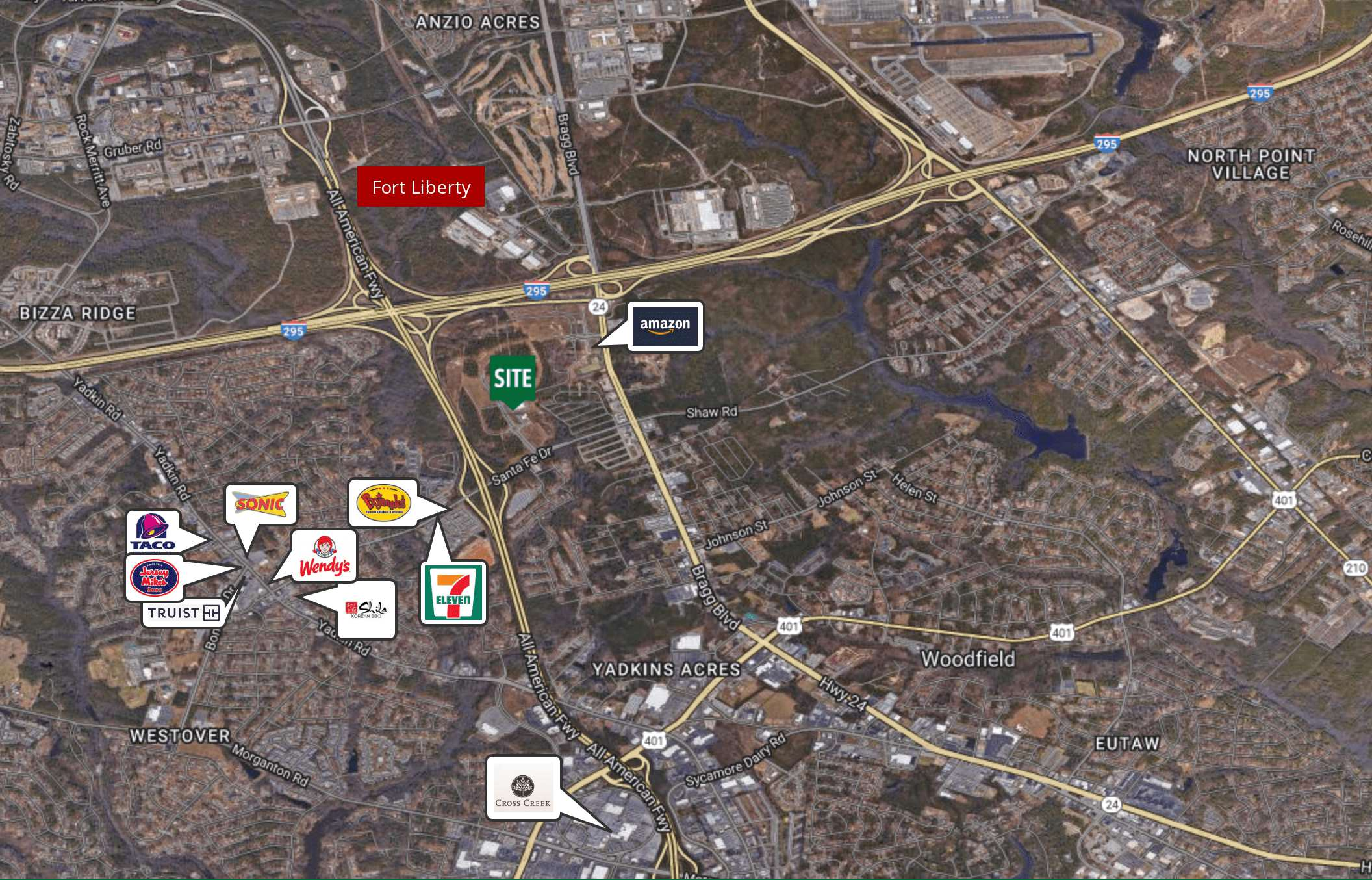
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