



FOR LEASE/SALE

610 E 1ST ST

Lumberton, North Carolina

±25,000 - 69,546 SF INDUSTRIAL SPACE

LYONS

INDUSTRIAL PROPERTIES

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EXECUTIVE SUMMARY

- Offers a total of ±69,546 SF of industrial space, thoughtfully subdivided into two independent units of ±25,000 SF and ±44,546 SF, each located on its own individual tax map parcel for maximum flexibility.
- Strategically located off I-95, providing quick access to major regional hubs—Fayetteville (42 min), Florence (56 min), Wilmington (75 min), and Charleston port (2 hr 45 min).
- Functional layout featuring 3 drive-in doors, 5 dock-high doors, and a small fenced yard for added utility.
- Originally built in 1965 and renovated in 2011, offering a blend of legacy infrastructure and updated capabilities, all under M-1 zoning.
- Offering **2 months** of **free rent** for a three year lease.

SNAPSHOT

Address:	610 E 1st St Lumberton, NC
Tax ID:	323804002, 323804003
County:	Robeson County
Size:	± 25,000 - 69,546 SF
Lease Rate:	\$2.10/SF NNN
Sale Price:	\$1,295,000

Bobby Lyons, SIOR, CCIM
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All information furnished regarding the properties and information in this packet is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and the same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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PROPERTY SPECS

Address:	610 E 1st St Lumberton, NC 28358
County:	Robeson
Tax Map ID:	323804002, 323804003
Property Type:	Industrial/Warehouse
Building Size:	± 69,546 SF
Land Size:	2.14 AC
Year Built	1965 (Renovated 2011)
Clear Height	16'
Loading Docks:	Unit A - 3 Unit B - 2
Drive-Ins:	Unit B - 3
Zoning:	M1
Power:	240V, 360V, 480V, 1600A
Office and Restrooms:	Unit A - Yes Unit B - Under Construction



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