

INDUSTRIAL PROPERTY FOR LEASE

CUMBERLAND DEFENSE FLEX PARK

504 Cumberland St, Fayetteville, NC 28303



for more information

NEIL GRANT

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Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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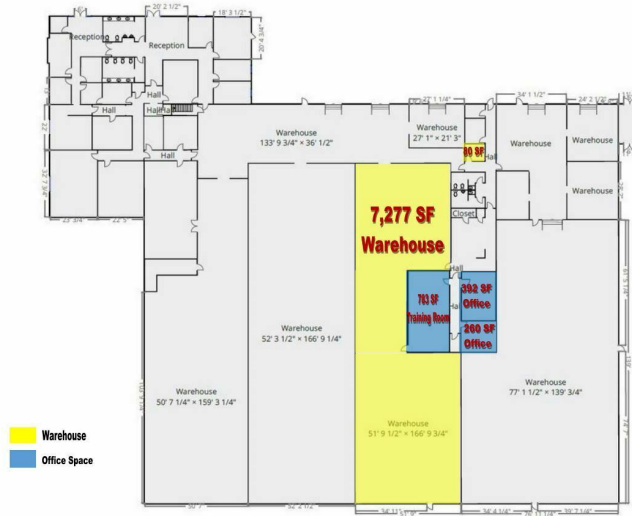
PROPERTY OVERVIEW

Available SF:	1,625 - 7,357 SF
Lease Rate:	\$6.50 - 16.50 SF/yr (MG)
Lot Size:	4.03 Acres
Year Built:	1966
Building Size:	53,804 SF
Renovated:	2015
Zoning:	HI
Market:	Fayetteville

Property Overview:

This commercial property has a 7,277-square-foot warehouse with a 21-foot-high ceiling, a sprinkler system, and 24/7 access to a gated loading dock. It comes with parking, LED motion lights, and shared spaces like a kitchen and restrooms. There's also an 80-square-foot private office included, and an additional 1,625 square feet of office space is available. The warehouse space can be leased for \$6.50 per square foot and the office space for \$16.50 per square foot per year. Electricity is included in both spaces. Businesses can choose to lease the warehouse and office together or the office space separately. For more details, contact the leasing agent.

LEASE SPACES



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,625 - 7,357 SF	Lease Rate:	\$6.50 - \$16.50 SF/yr

AVAILABLE SPACES

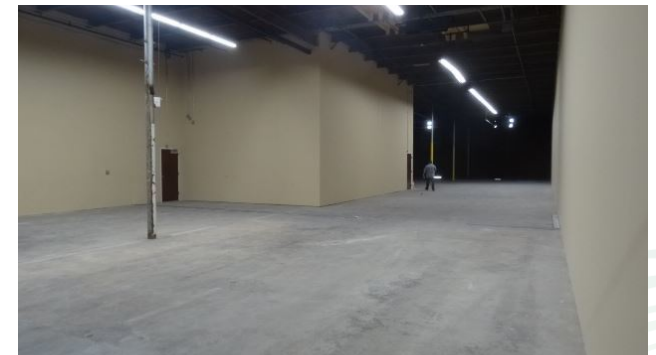
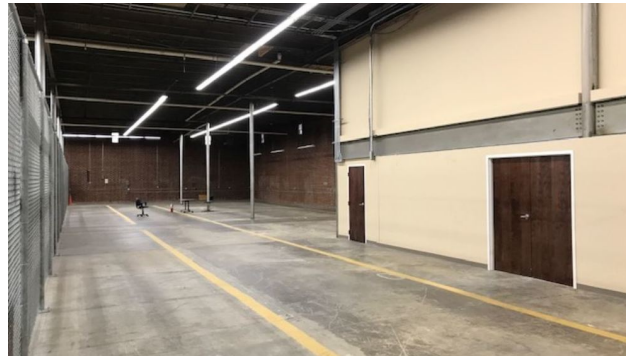
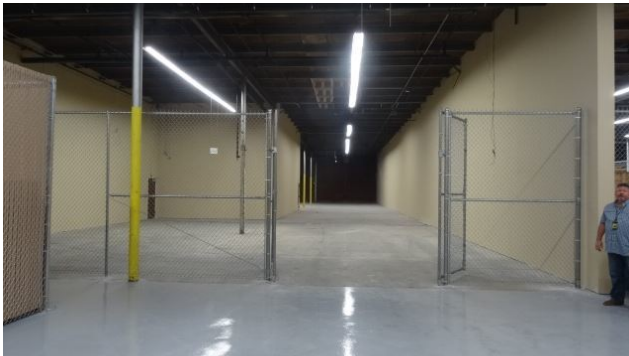
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
504 Cumberland St - Warehouse 3	Available	7,357 SF	Modified Gross	\$6.50 SF/yr	Includes warehouse of 7,277 SF and Private office 80 SF
504 Cumberland - Office Space	Available	1,625 SF	Modified Gross	\$16.50 SF/yr	This space includes a private office of 80 SF, a large training room of 783 SF, and two smaller office spaces, which are 382 SF and 260 SF, respectively. Hallway closet of approximately 50 and 140 SF

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ADDITIONAL PHOTOS



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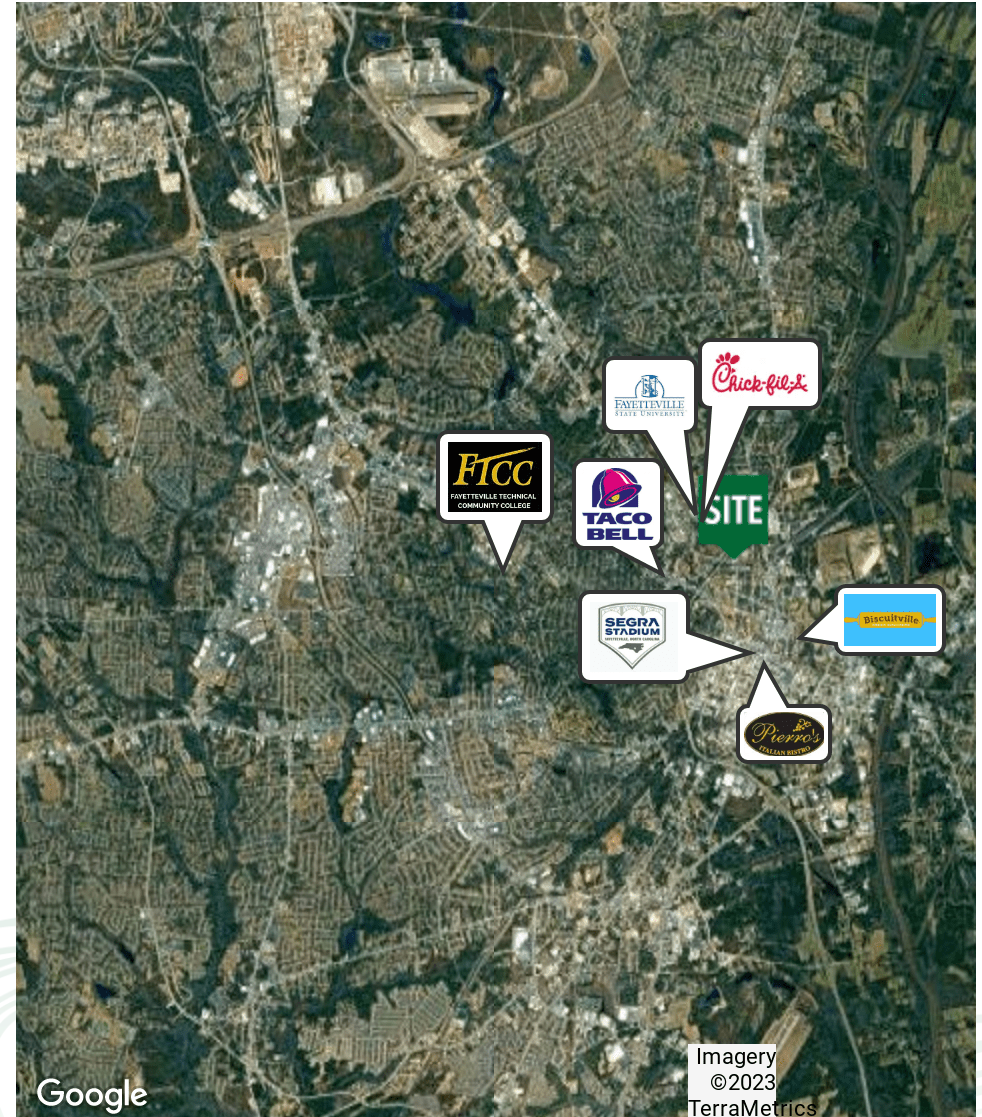
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,099	60,328	132,179
Average Age	31.5	34.0	33.7
Average Age (Male)	31.2	33.8	32.6
Average Age (Female)	31.9	33.9	34.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,782	24,298	53,766
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$46,567	\$53,820	\$56,636
Average House Value	\$101,378	\$103,574	\$114,959

* Demographic data derived from 2020 ACS - US Census



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