

INDUSTRIAL WAREHOUSE FOR SALE OR LEASE

4208 Murchison Rd

Fayetteville, NC 28311



for more information

KEVIN CARROLL

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:	\$6,495,000
Lease Rate:	\$5.49 SF/yr (NNN)
Available:	80,600 SF
Lot Size:	±4.36 Acres

Property Description

FOR SALE OR FOR LEASE: This ±80,600 SF warehouse/distribution facility offers an efficient layout designed to support a wide range of storage, logistics, fulfillment, manufacturing, and industrial operations. The warehouse features 24-foot eave heights with sprinkler lines positioned along the front and rear walls at approximately 18.5 feet, allowing for efficient vertical storage and racking configurations. Existing pallet racking is negotiable and includes 14-foot-tall racking systems with two shelf levels per section, arranged across 18 warehouse rows measuring approximately 168 feet in length plus an additional rear storage row. Additional storage infrastructure includes two cubby-style shelving areas measuring approximately 90' x 15' and 50' x 15'. The facility is equipped with 480V, 3-phase power and features a fenced concrete laydown yard, providing secure outdoor storage and operational flexibility for equipment, trailers, vehicles, containers, and materials. The office component totals approximately ±3,200 SF and includes an open office area, dispatch office, three private offices, three restrooms, a breakroom, and two dedicated riser rooms. Situated on approximately ±4.36 acres, the property is well suited for distribution, warehousing, inventory management, government contractors, and regional logistics operations.

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PROPERTY DETAILS & HIGHLIGHTS

Property Type	Industrial
Building Size	80,600 SF
Zoning	CC (Potential Rezoning LI - HI)
Year Built	1994

FOR SALE OR FOR LEASE: Located along Murchison Road in Fayetteville, the property offers convenient access to I-295, providing efficient connectivity throughout the Fayetteville market and direct links to regional transportation corridors across North Carolina. The facility also benefits from its proximity to Fort Bragg, one of the nation's largest military installations, supporting a substantial workforce base and economic activity throughout the region. Fronting Murchison Road, the site benefits from approximately 22,000 vehicles per day (AADT), providing strong visibility and accessibility. Nearby commercial services, residential communities, and employment centers further enhance the property's appeal for distribution, logistics, warehousing, and service-oriented operations. The combination of interstate access, military-driven economic strength, and established industrial surroundings creates a compelling location for a wide range of industrial users. Potential state and local incentive programs may be available for qualifying businesses based on job creation and capital investment. Due Diligence: NCDOT U-4900 improvements affect site access/frontage; property is zoned CC and buyers should independently verify road, access, zoning, and



- ±80,600 SF warehouse facility; Wet Sprinkler System
- ±4.36-acre industrial site; 30 Parking Spaces
- Convenient access to I-295 and Fort Bragg
- 9 Dock High Doors & 1 Drive In Door
- 480V, 3-phase power
- Fenced concrete laydown yard
- 24' eave height
- Existing pallet racking negotiable

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ADDITIONAL PHOTOS



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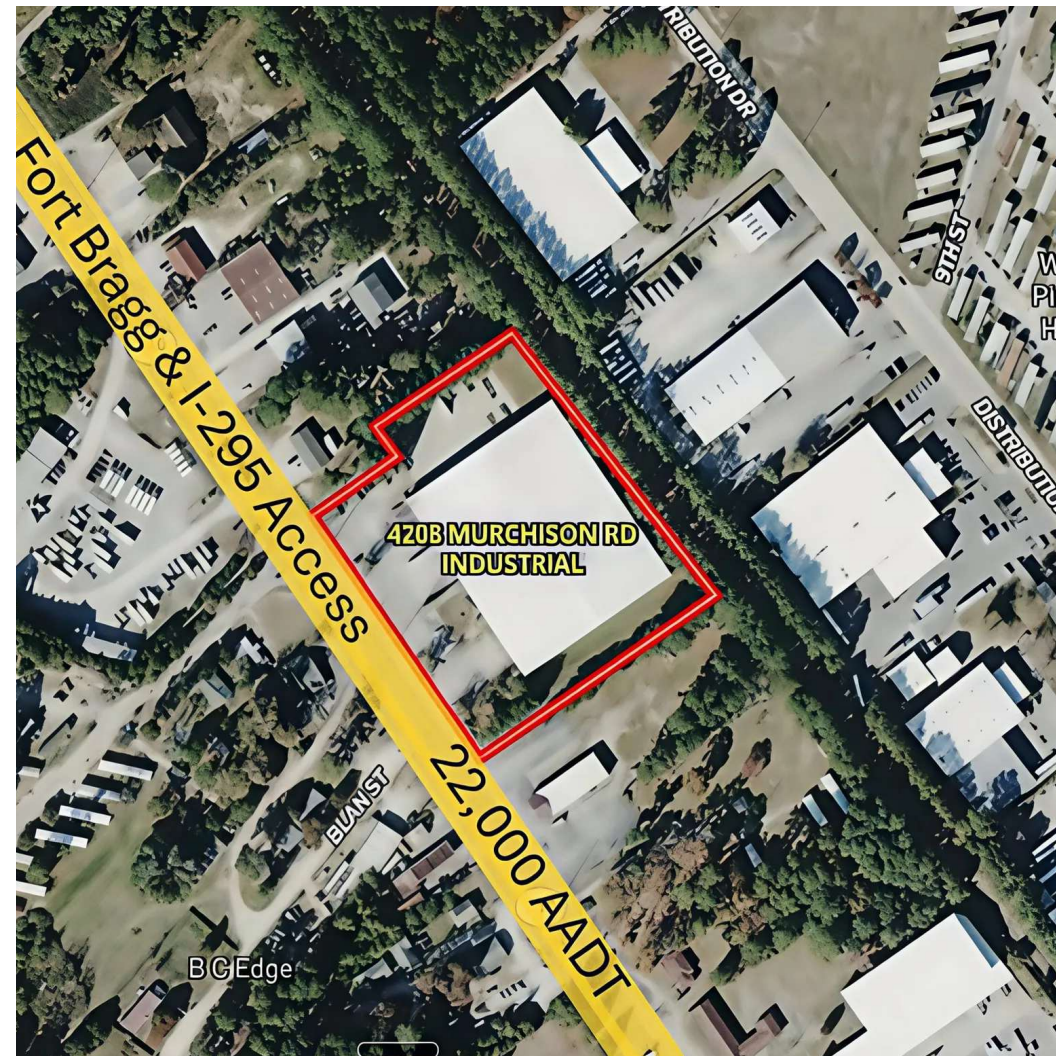


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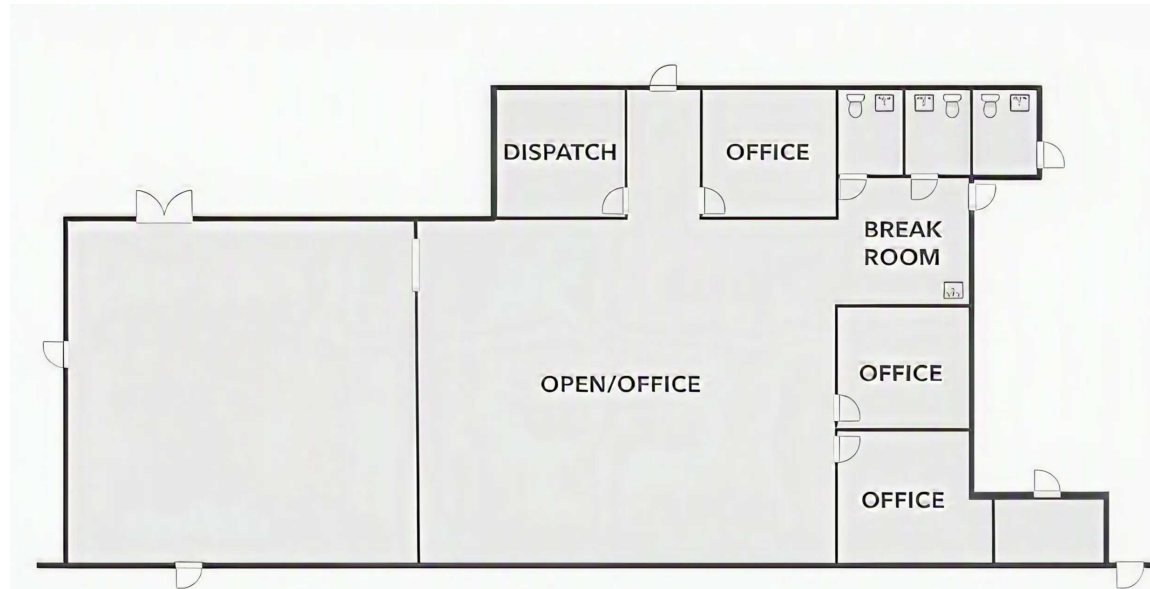


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80,600 sq ft
Industrial Warehouse

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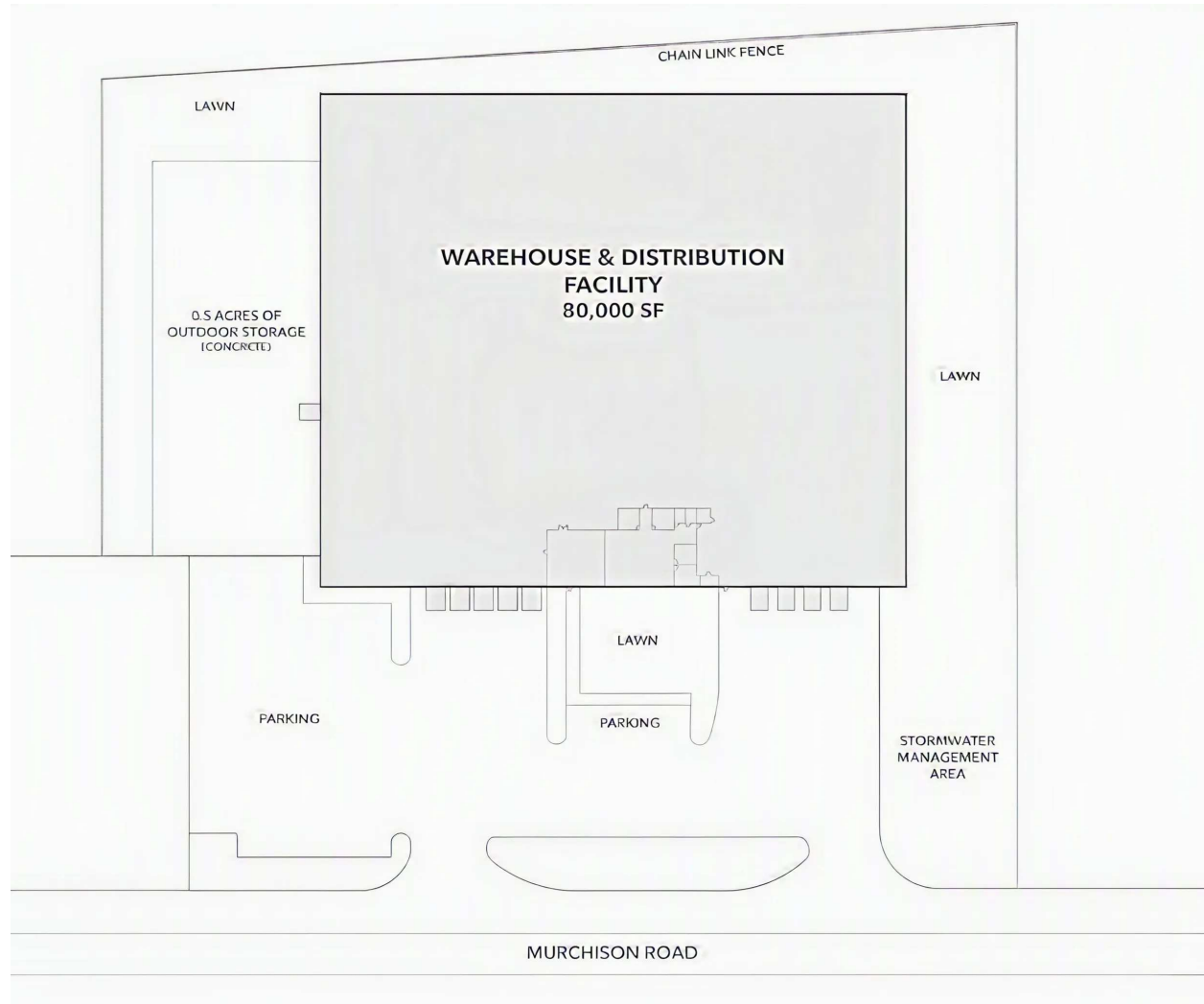


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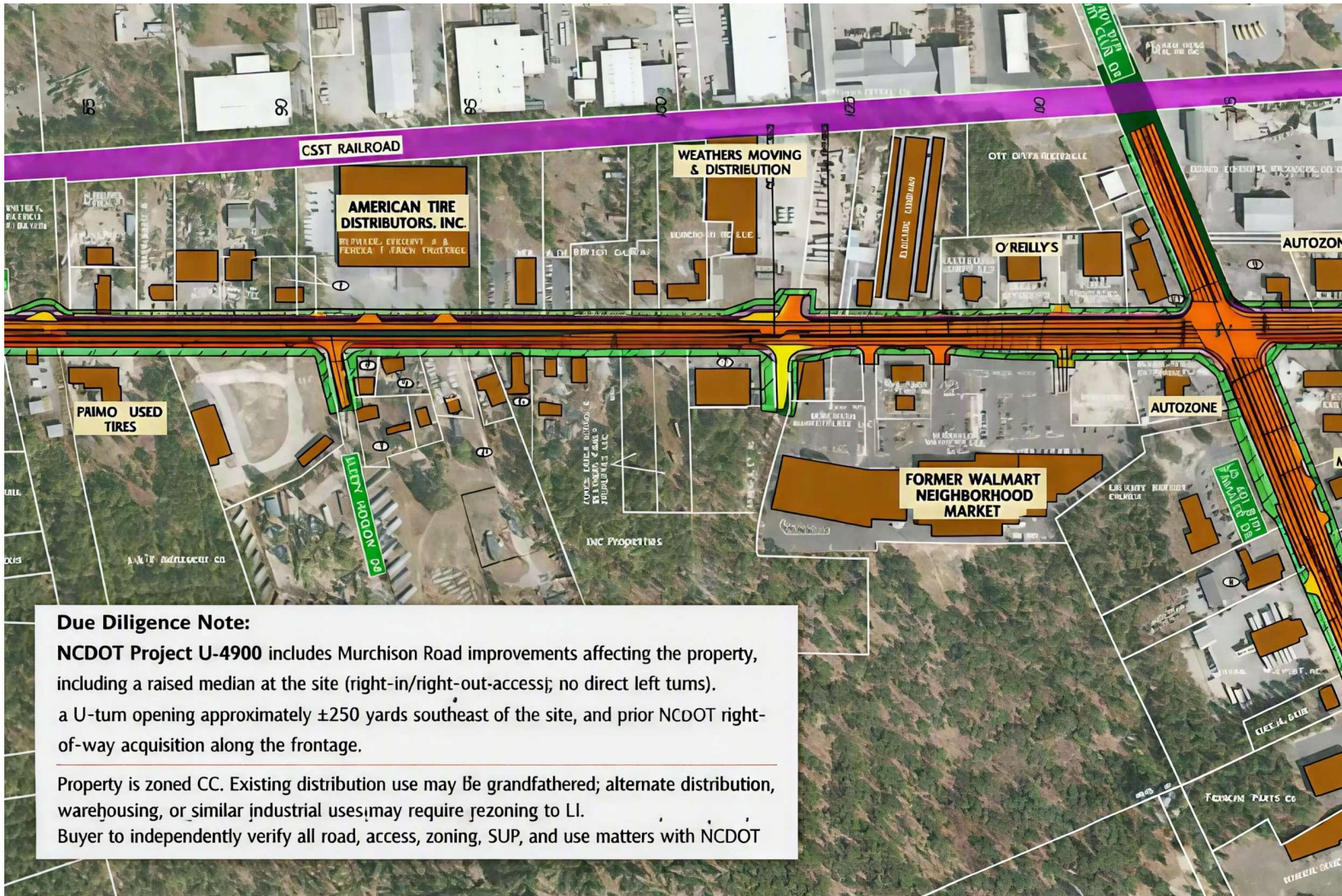
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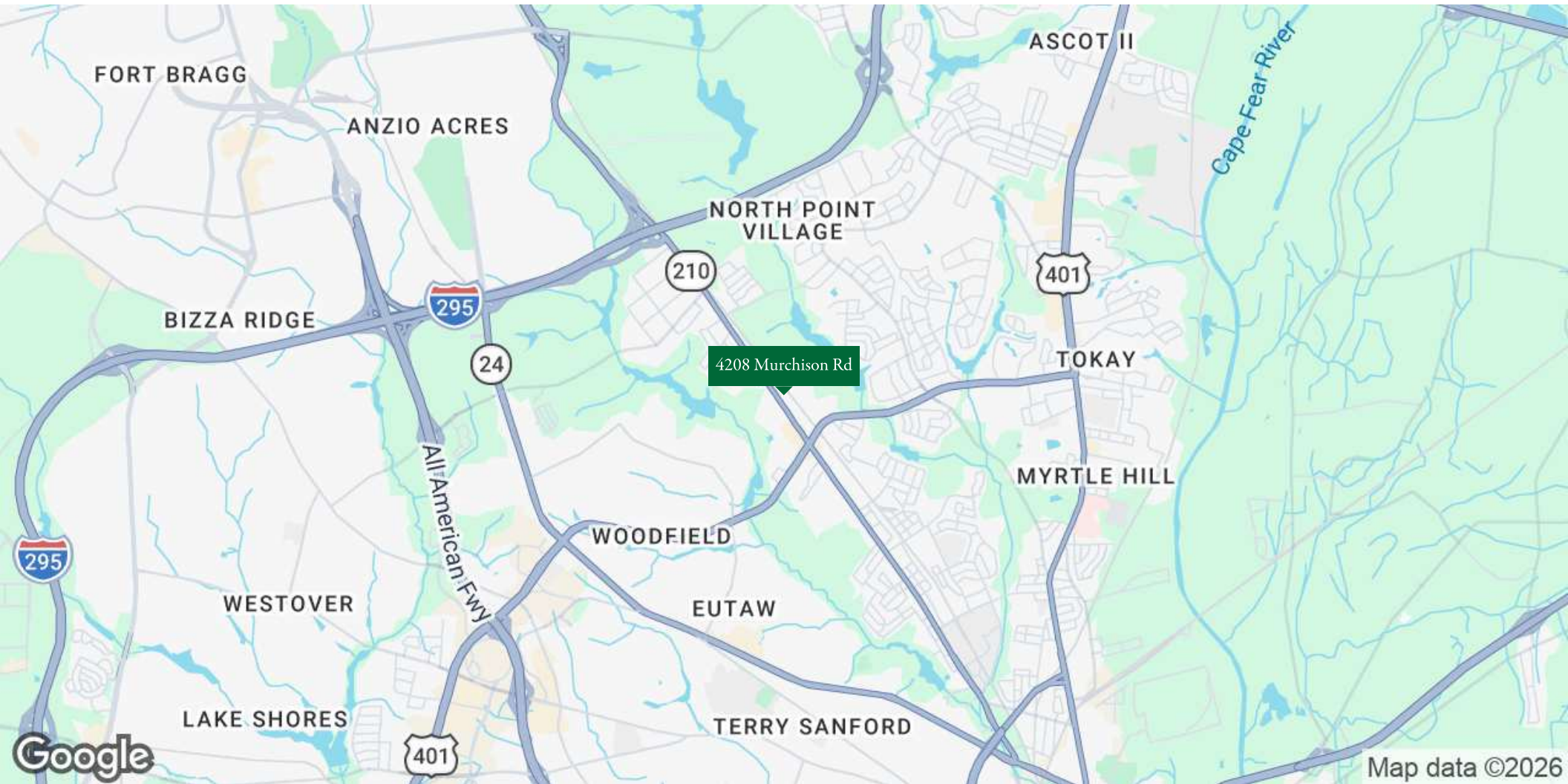
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REGIONAL MAP



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