

PROPERTY FOR LEASE

# Industrial / Flex

2988 Gillespie St, Fayetteville, NC 28306



*for more information*

KEVIN CARROLL

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REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | [www.grantmurrayre.com](http://www.grantmurrayre.com)



## PROPERTY OVERVIEW

|                    |                  |
|--------------------|------------------|
| <b>Lease Rate:</b> | \$12 SF/yr (NNN) |
| <b>Sq Footage:</b> | 5160 sq ft       |
| <b>Lot Size:</b>   | 0.57 Acres       |
| <b>Year Built:</b> | 1978             |
| <b>Zoning:</b>     | CP               |
| <b>Market:</b>     | Fayetteville     |

## Property Description

2988 Gillespie Street offers 5,160 square feet of highly functional flex industrial space designed to accommodate a wide range of operational needs. The building is equipped with robust 3-phase power, supporting manufacturing, fabrication, and distribution users requiring dependable electrical capacity. In progress capital improvements include a roof repairs, upgraded LED lighting throughout, and an expanded perimeter fence securing the dedicated laydown yard. A 12' x 14' roll-up door provides efficient access for loading, deliveries, and equipment movement, enhancing workflow and productivity. Priced at \$12 per square foot, this offering delivers a well-maintained, move-in-ready solution for businesses seeking adaptable industrial space with outdoor storage capability.

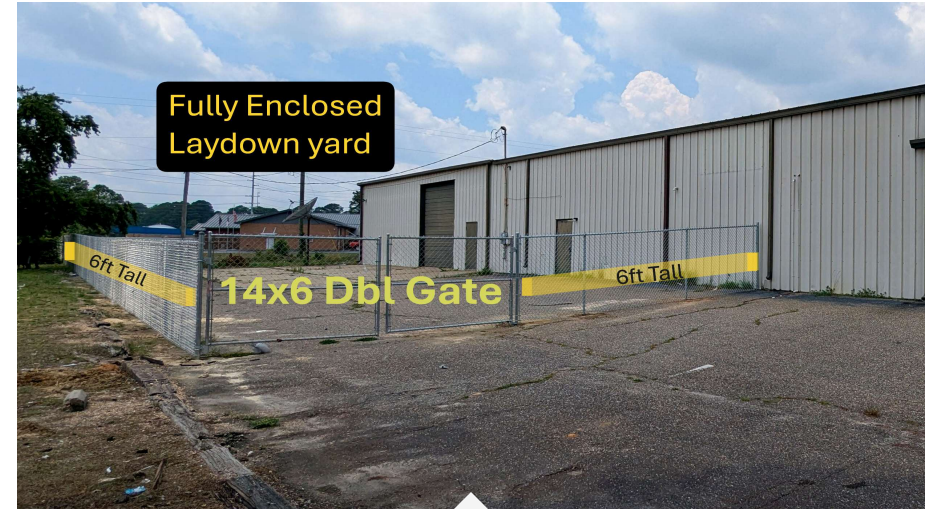
Industrial / Flex on Gillespie Street

# 2988 GILLESPIE ST, FAYETTEVILLE, NC 28306

## PROPERTY DETAILS & HIGHLIGHTS

|                    |                                       |
|--------------------|---------------------------------------|
| Building Name      | Industrial / Flex on Gillespie Street |
| Building Size      | 5,160 SF                              |
| Electrical         | 3 Phase                               |
| Traffic Count      | 18,000 AADT                           |
| # of Roll Up Doors | 1 (12 x 14 automatic)                 |

Located along Gillespie Street, the property benefits from direct access to one of Fayetteville's primary commercial corridors connecting the city to regional highways and major employment centers. The surrounding area includes a mix of industrial, service, and retail businesses, creating a strong operational environment for companies seeking proximity to suppliers, contractors, and customers. The site provides convenient connectivity to Interstate 95 and key transportation routes serving the greater Fayetteville market and the broader Southeast region. Nearby residential neighborhoods and commercial services support workforce accessibility while maintaining quick access to the city's central business district and logistics infrastructure.



- 5,160 SF flex industrial space
- 3-phase power installed
- 12' x 14' roll-up door
- Dedicated fenced laydown yard
- LED lighting upgrades underway
- \$12 PSF leasing opportunity

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ADDITIONAL PHOTOS



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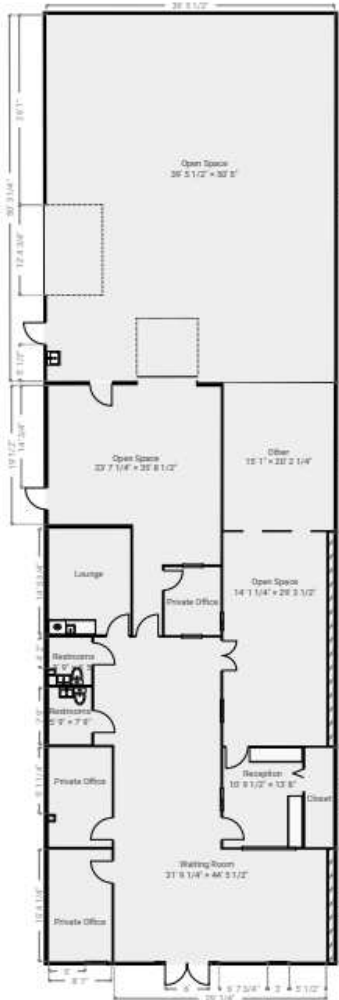


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RETAILER MAP



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