

335-337 MCMILLAN STREET

FAYETTEVILLE, NC 28301

FULL BUILDING WAREHOUSE SPACE AVAILABLE FOR SALE OR LEASE

SALE PRICE: \$850,000
LEASE RATE: \$6.50 PSF NNN

PROPERTY HIGHLIGHTS

Building Size:	±10,641 SF
Available SF:	±4,000-10,641 SF
Site Area:	0.58 Ac
Clear Height:	17' - 18'
Drive-In Doors:	3

Year Built:	2006
Sale Price	\$850,000
Lease Rate:	\$6.50/SF
Service Type:	NNN
Estimated Ticam:	\$1.15/SF

Space Details

- Storage Room
- Reception
- Kitchenette
- Fenced Outdoor Storage
- 2 Offices
- Conference Room



FENCED OUTDOOR STORAGE

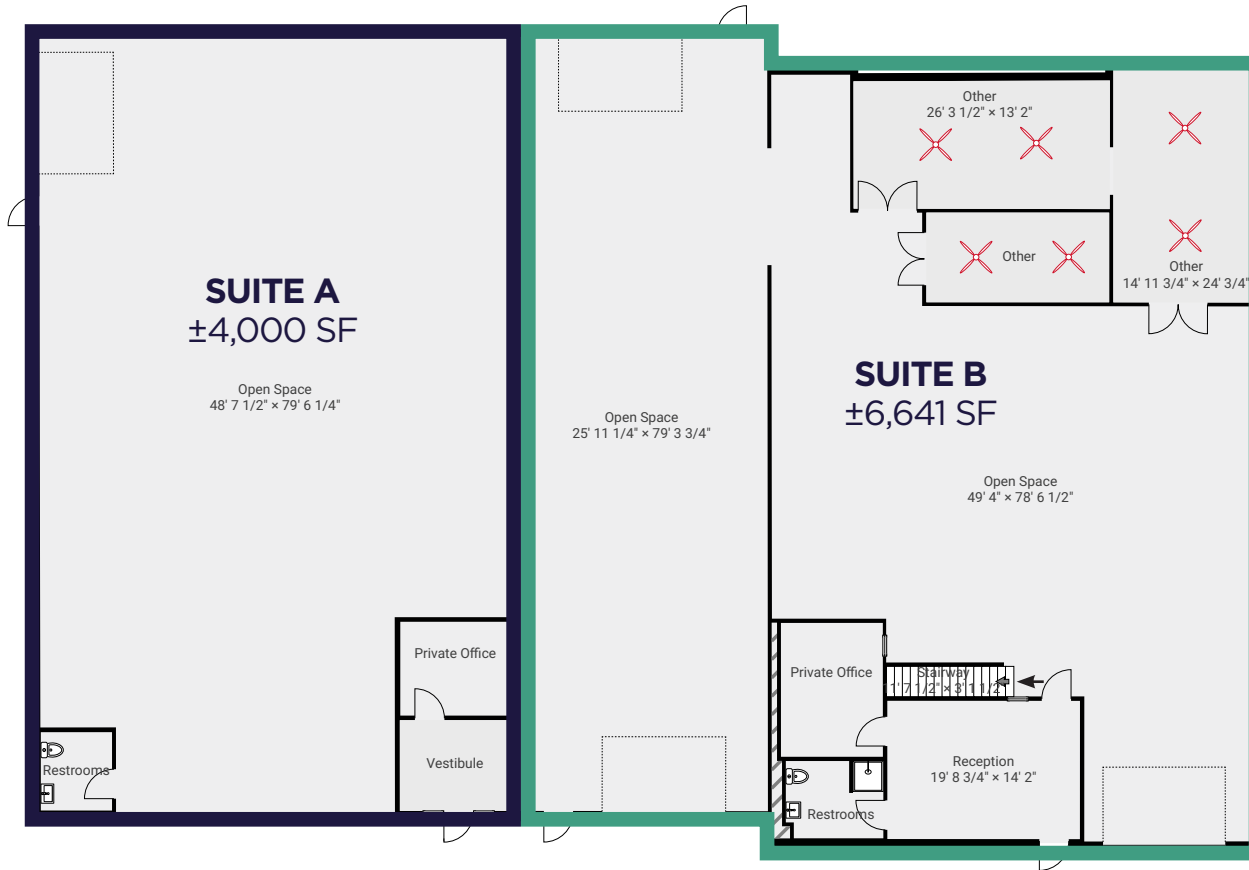


WAREHOUSE

FLOOR PLAN

Ground Floor

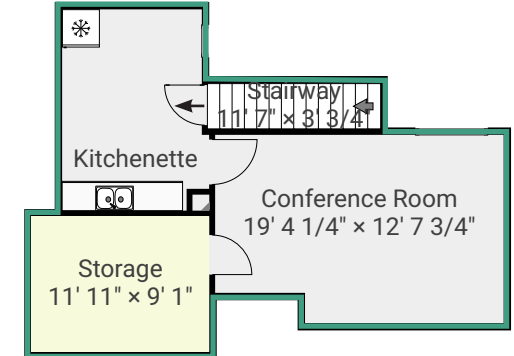
10,185 SF



**Exact measurements to be confirmed upon demising.

Second Floor (Within Suite B)

456 SF



Building can accommodate additional
5,000 SF expansion



Landlord willing to subdivide

SITE PLAN



LOCATION OVERVIEW

Demographics



5,087

POPULATION | WITHIN 1 MILE



37

AVG. AGE | WITHIN 1 MILE



\$68,854

AVG. INCOME | WITHIN 1 MILE



1,670

AVG. HOME VALUE | WITHIN 1 MILE



0.07 MILES TO
DOWNTOWN
FAYETTEVILLE



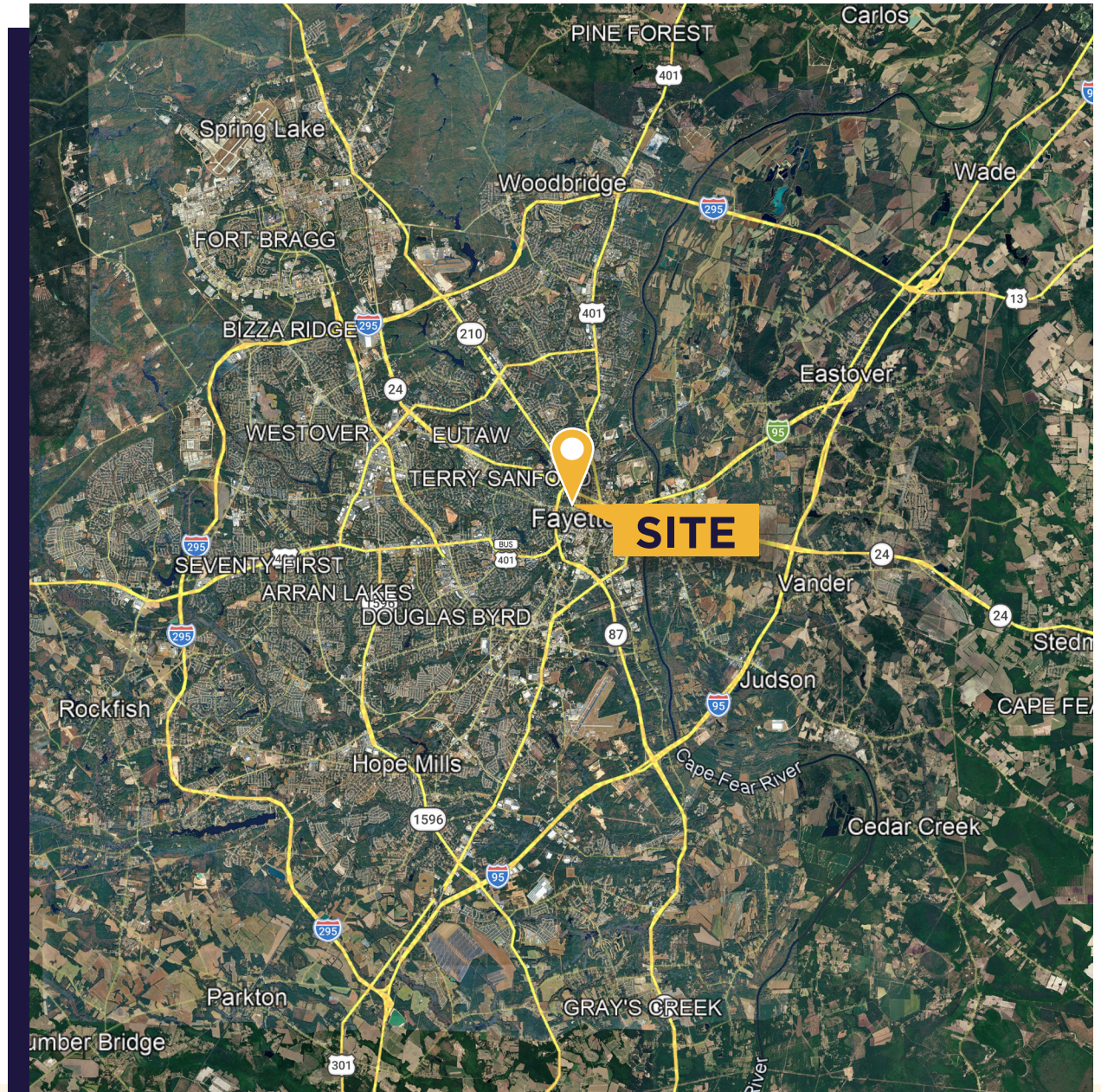
1.6 MILES TO
I-95



12.1 MILES TO
FORT BRAGG



5.2 MILES TO
FAYETTEVILLE
REGIONAL
AIRPORT





CONTACT

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