

7.3% CAP RATE FLEX/WAREHOUSE FOR SALE

3505 Masonboro Ct

Hope Mills, NC 28348



for more information

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Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | www.grantmurrayre.com



15,500 DAILY TRAFFIC

1.32 Acres
Zoned C(P)

PROPERTY OVERVIEW

Sale Price:	\$690,000
Lot Size:	1.32 Acres
Building Size:	4,000 SF
Zoning:	C(P)
Cap Rate:	7.3%

property description

FOR SALE | 3505 Masonboro Court | Fayetteville, NC
7.3% Cap Rate Investment Opportunity | 4,000 SF Warehouse | 1.32 Acres | Tenant in Place

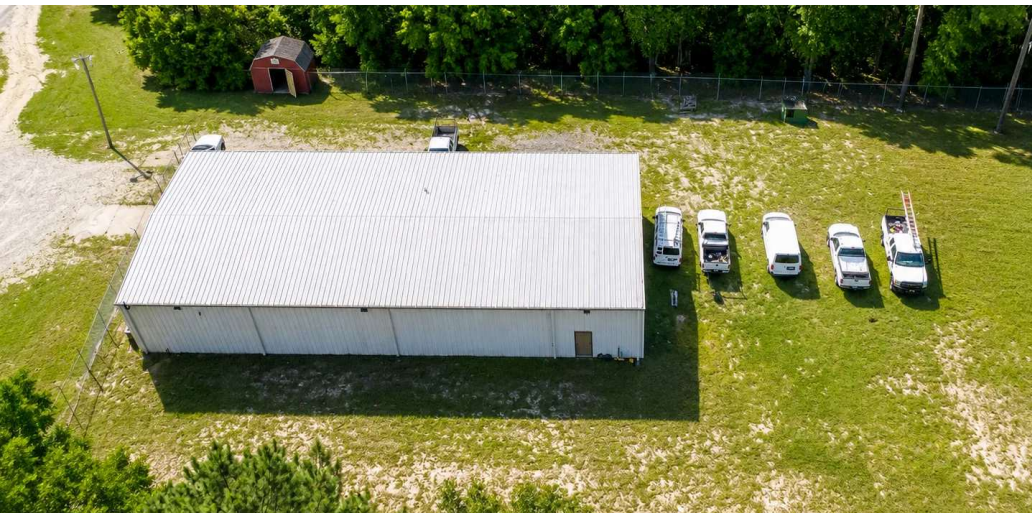
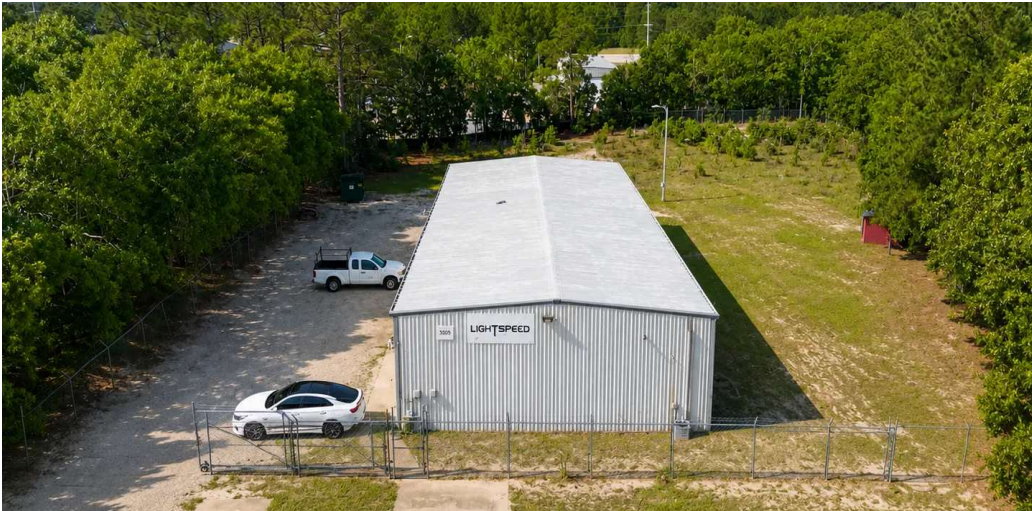
Position your portfolio with this well-located, income-producing industrial investment in one of Fayetteville's strongest commercial corridors. Situated just off Legion Road, with approximately 15,500 vehicles per day, this 4,000 SF warehouse sits on 1.32 fenced acres and offers outstanding accessibility to major highways, making it an attractive asset for investors and future owner-users alike.

The property is currently occupied by an established tenant, providing immediate cash flow. With a 7.3% Cap rate, The existing lease runs through December 31, 2027, with one (1) additional two-year renewal option. Rental increases of 5% every two years provide built-in income growth, while the tenant is responsible for NNN expenses, helping minimize ownership costs.

The warehouse features two grade-level roll-up doors, a secure fenced laydown yard, and C(P) Commercial Planned zoning, allowing for a wide range of industrial and commercial uses.

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ADDITIONAL PHOTOS



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ZONING



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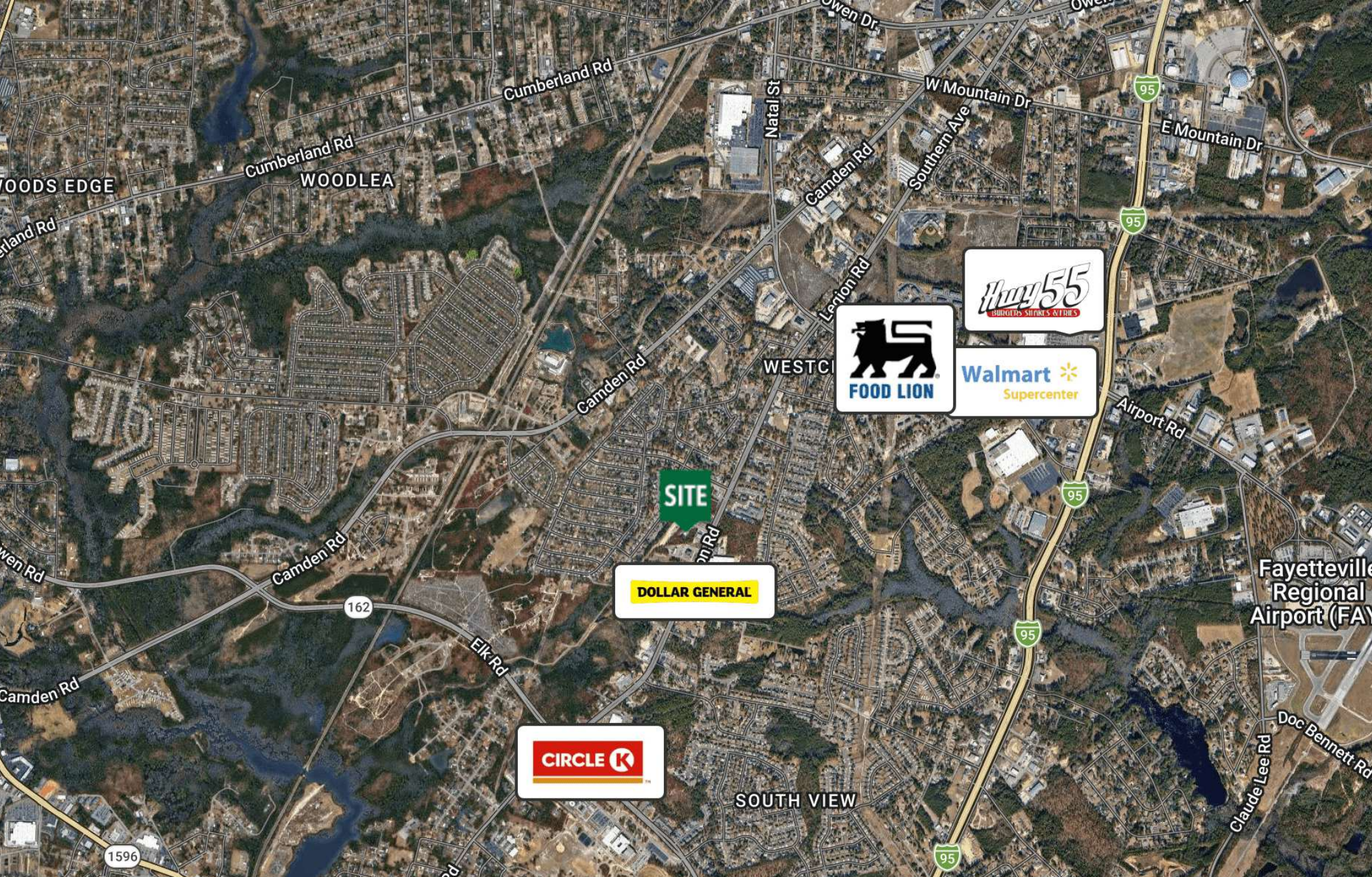
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