

INDUSTRIAL PROPERTY FOR SALE

Warehouse/Office in Key Fayetteville Corridor

2858 Owen Dr, Fayetteville, NC 28306



for more information

PATRICK MURRAY, CCIM, SIOR

Principal / Broker in Charge

O: 910.829.1617

C: 910.861.0449

patrick@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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

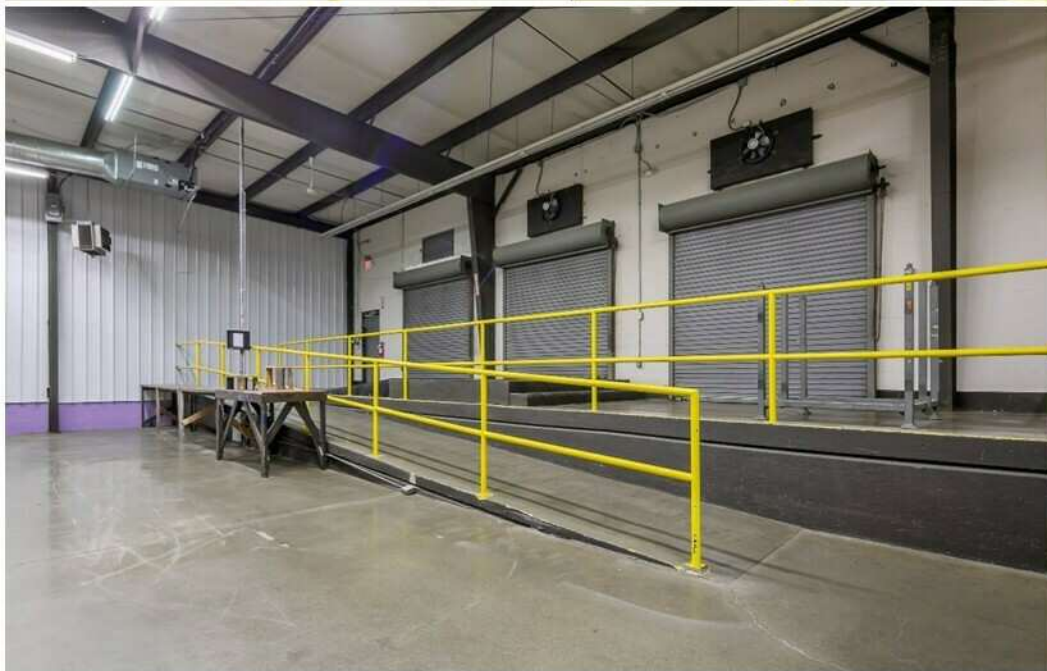


PROPERTY OVERVIEW

Sale Price:	\$2,420,000
Lot Size:	3.8 Acres
Year Built/Renovated:	1960/2016
Building Size:	30,294 SF
Zoning:	CC, C3
Traffic Count:	32,873

property description

Spanning over 30,000 square feet, 2858 Owen Drive is a fully climate-controlled warehouse and office facility situated on 3.8 acres, offering a rare blend of industrial function and office flexibility. The ±2,952 SF of office space includes private offices, a reception area, shared workspaces, a large conference room, and multiple restrooms, all efficiently laid out to support operations of varying scale. The warehouse component is exceptionally clean and well-maintained, with recent renovations, polished concrete flooring, gas heating throughout, and no sprinkler system in place. The building offers excellent loading and distribution capacity with eight dock-high bays and one drive-in door, ideal for logistics, storage, or light manufacturing. Zoned CC in the front and C3 in the rear, this property also provides long-term flexibility for adaptive reuse or redevelopment. Generous ceiling heights, multiple open bays, and clearly defined work zones allow for seamless workflow and tenant-specific build-outs.



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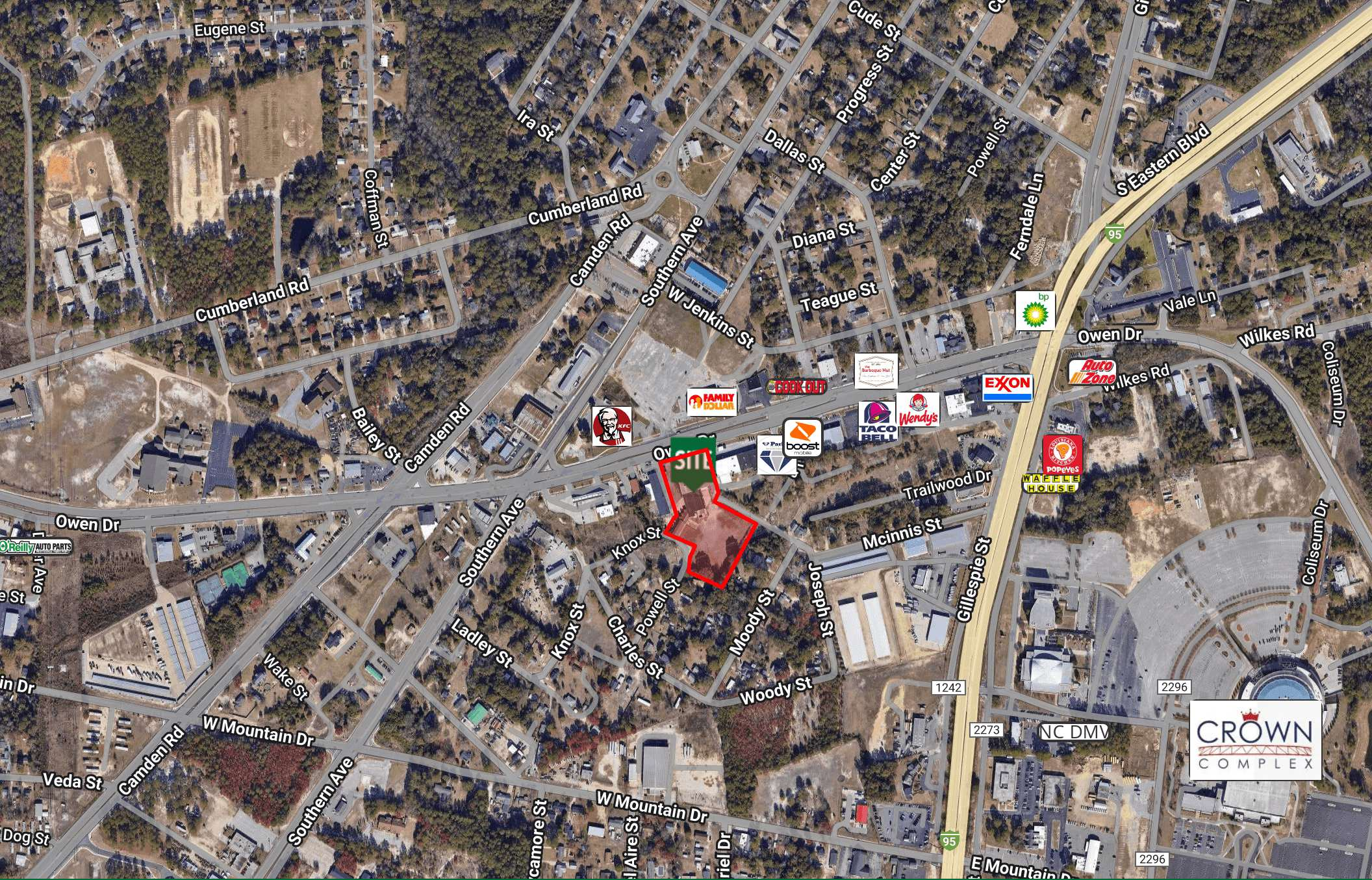
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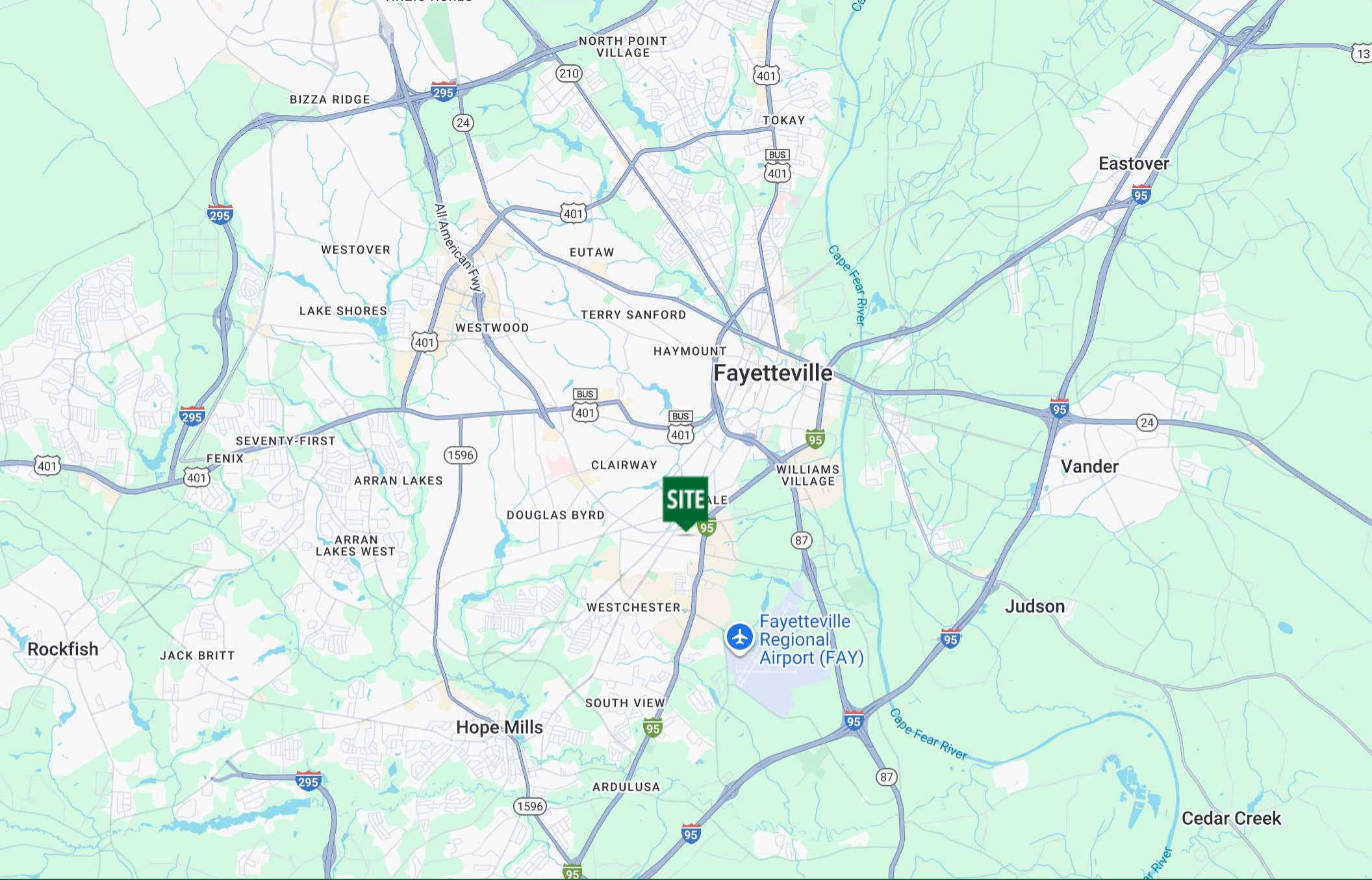
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Maxar Technologies



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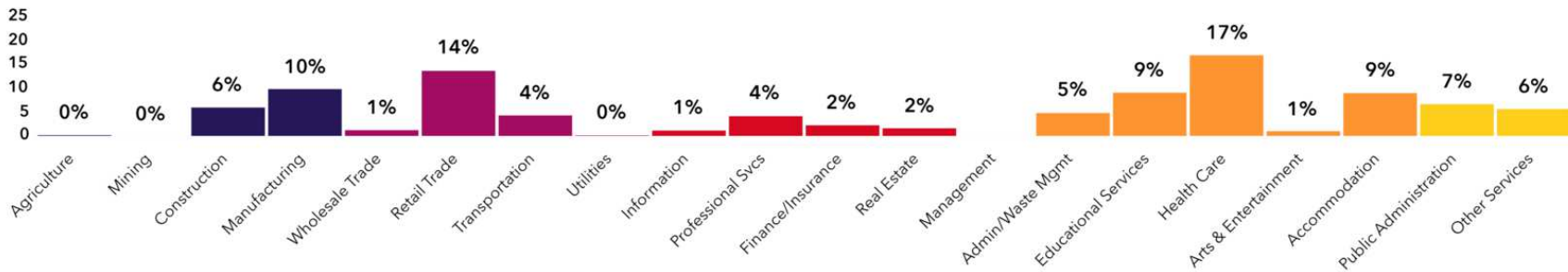


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Map
data
Google



100,473
Total Population



Population



151,395
Daytime Population

\$57,161
Median HH Income



Income



\$33,653
Per Capita Income

42,344
Total Households



Housing



47,087
Total Housing Units

\$206,495
Median Home Value



Homes



51.1%
Home Ownership

37.3
Median Age



People



Tapestry Segment

Demographics

2858 Owen Drive, Fayetteville, North Carolina, 28306



8%

No HS Diploma



29%

HS Graduate



35%

Some College



28%

Degree or Higher

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2025 and 2028

Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025).

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- #2 Best Place in America to Invest in Real Estate (Fortune, 2020)
- Top 50 Most Diverse Cities in America (Niche, 2020)
- Best Places for Business and Careers (Forbes, 2019)
- Top 50 Cheapest Places to Retire MSN Money, 2018)
- Most affordable housing in the USA for first-time home buyers (WalletHub, 2017)
- Vibrant downtown featuring museums, live music, & award-winning performing arts and cultural events
- Home of the International Folk Festival, Bi-Annual Dogwood Festival, When Pigs Fly All-American BBQ Festival, & more
- 520 Restaurants, breweries, wine bars, & more
- Professional & collegiate sporting events
- World-class golf courses



Why Fayetteville?

408,763

30-minute trade area

\$9.9B

total consumer spending

\$77,340

avg household income

6M+ SF

retail in area submarket

for more information

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Working With Real Estate Agents Disclosure (For Buyers)

IMPORTANT

This form is not a contract. Signing this disclosure only means you have received it.

- # In a real estate sales transaction, it is important that you understand whether an agent represents you.
- # Real estate agents are required to (1) review this form with you at first substantial contact - before asking for or receiving your confidential information and (2) give you a copy of it after you sign it. This is for your own protection.
- # Do not share any confidential information with a real estate agent or assume that the agent is acting on your behalf until you have entered into an agreement with the agent to represent you. Otherwise, the agent can share your confidential information with others.

Note to Agent: Check all relationship types below that may apply to this buyer.

 Buyer Agency: If you agree, the agent who gave you this form (and the agent's firm) would represent you as a buyer agent and be loyal to you. You may begin with an oral agreement, but your agent must enter into a written buyer agency agreement with you before preparing a written offer to purchase or communicating an oral offer for you. The seller would either be represented by an agent affiliated with a different real estate firm or be unrepresented.

 Dual Agency: Dual agency will occur if you purchase a property listed by the firm that represents you. If you agree, the real estate firm and any agent with the same firm (company), would be permitted to represent you and the seller at the same time. A dual agent's loyalty would be divided between you and the seller, but the firm and its agents must treat you and the seller fairly and equally and cannot help you gain an advantage over the other party.*

 Designated Dual Agency: If you agree, the real estate firm would represent both you and the seller, but the firm would designate one agent to represent you and a different agent to represent the seller. Each designated agent would be loyal only to their client.*

**Any agreement between you and an agent that permits dual agency must be put in writing no later than the time you make an offer to purchase.*

Unrepresented Buyer (Seller subagent): The agent who gave you this form may assist you in your purchase, but will not be representing you and has no loyalty to you. The agent will represent the seller. Do not share any confidential information with this agent.

Note to Buyer: For more information on an agent's duties and services, refer to the NC Real Estate Commission's "Questions and Answers on: Working With Real Estate Agents" brochure at ncrec.gov (Publications, Q&A Brochures) or ask an agent for a copy of it.

Buyer's Signature

Buyer's Signature

Date

Thomas Patrick Murray

Agent's Name

231098

Agent's License No.

Grant-Murray Real Estate, LLC

Firm Name

REC. 4.27 # 4/6/2021