

LUMBER BRIDGE WAREHOUSE | SALE/LEASE | OPPORTUNITY ZONE



Opportunity Zone

- Total Bld +/- 495,000 SF with +/- 350,000 SF Available
- Excellent warehouse/distribution and/or manufacturing space near Fayetteville, NC
- High ceilings, plenty of parking/lay-down yard, and easy access to I-95
- Owners will sub-divide and install additional dock high or drive-in doors where necessary
- Can be purchased - approx 145,000 SF leased to food grade Tenant

18631 NC Highway 71

Lumber Bridge, NC
(Robeson County)



The Stump Corporation | office 704-332-3535

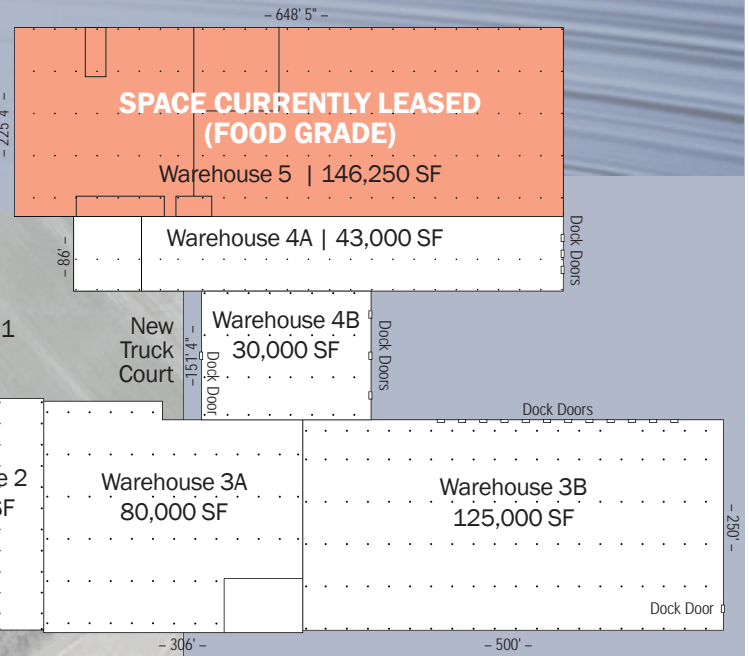
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1043 East Morehead Street, Suite 105 | Charlotte, NC 28204

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Highlights:

BUILDING SIZE	+/- 495,000
ACREAGE	68.29
OFFICE SPACE	9,242
CEILING HEIGHT	28', 27', 26', 25', 21', 20 and 18' centers
TRUCK DOORS	20 Dock High; 10 Drive-in
DIMENSIONS	250' x 800'; 100' x 275'; 150' x 200'; 50' x 225'
BAY SPACING	50' x 25'; 75' x 25'
PARKING	650 Paved
ZONING	Industrial
DATE AVAILABLE	Immediately
LAST USE	Warehouse/Distribution
SELLING PRICE	12,000,000
LEASE RATE	\$3.00/SF/Year Net3

AGE	1979 thru 1994
CONDITION	Good to Excellent
WALLS	Insulated Metal
FLOORS	Concrete
ROOF	Insulated Metal
WATER	Robeson County
SEWER	Septic
ELECTRIC	Duke/Progress 4,000 Amps 480/240V
GAS	NCNG
HEAT	Gas Forced Air
SPRINKLER	100% Wet
LIGHTING	Metal Halide, Sodium Vapor & Fluorescent
A/C	Offices and 20% of Warehouse/Mfg



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