

FAYETTEVILLE 1 | SALE ONLY

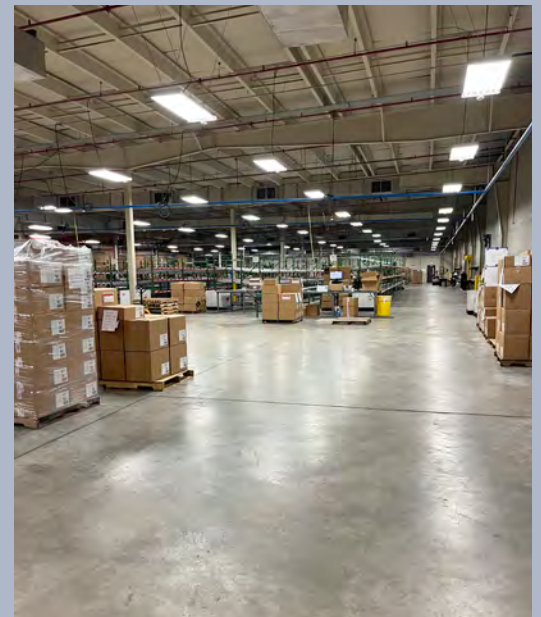


**SELLING PRICE \$32,000,000**  
(Part of Portfolio)

## Opportunity

- Sale/Leaseback opportunity in Fayetteville, NC
- Ceilings up to 33'6"
- Heavy power
- Campus setting
- Most of the facility is climate controlled
- 42 dock high doors.

**719 Dunn Road**  
Fayetteville, NC  
(Cumberland County)

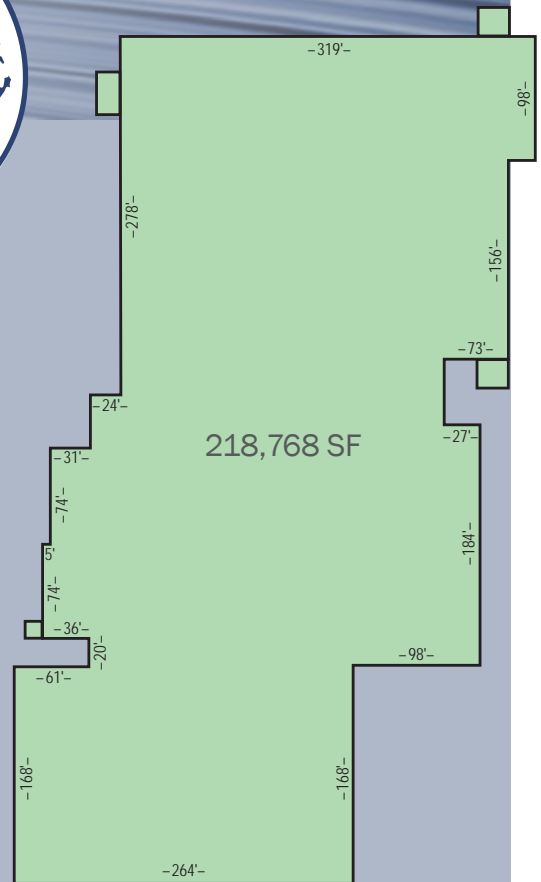
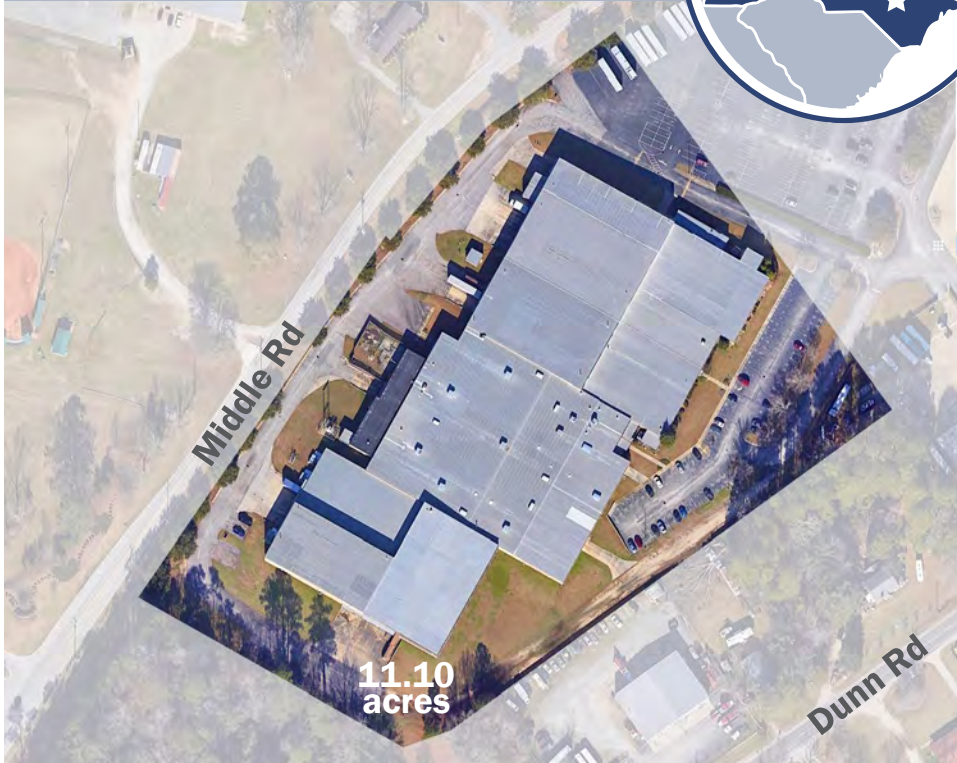


The Stump Corporation | office 704-332-3535  
1300 Baxter Street, Suite 365 | Charlotte, NC 28204

**Randy Stump** | 704-589-5529 cell | randy@stumpnet.com  
**John Stump** | 704-231-3110 cell | john@stumpnet.com



719 Dunn Road  
Fayetteville, NC



## Highlights:

<b>BUILDING SIZE</b>	218,768	<b>LEASE RATE</b>	N/A
<b>ACREAGE</b>	11.10	<b>AGE</b>	1992-2001
<b>OFFICE SPACE</b>	0	<b>CONDITION</b>	Very Good
<b>CEILING HEIGHT</b>	12'-33'6"	<b>WALLS</b>	Steel Framed Masonry
<b>TRUCK DOORS</b>	19 Dock High Doors, 2 Drive in Doors	<b>FLOORS</b>	Concrete
<b>DIMENSIONS</b>	Varied	<b>ROOF</b>	Standing Seam Metal Roof
<b>BAY SPACING</b>	47' X 33', 48' X 27'	<b>WATER</b>	PWC
<b>PARKING</b>	200+ (Expandable)	<b>SEWER</b>	Municipal
<b>ZONING</b>	Industrial	<b>ELECTRIC</b>	PWC
<b>DATE AVAILABLE</b>	N/A	<b>GAS</b>	Piedmont Natural Gas
<b>LAST USE</b>	Apparel Manufacturing and Distribution	<b>HEAT</b>	Gas Fired Units
<b>SELLING PRICE</b>	\$32,000,000 (Part of Portfolio)	<b>SPRINKLER</b>	100% Wet System
		<b>LIGHTING</b>	Metal Halide & T-8
		<b>A/C</b>	Most of the facility is AC'd



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All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, leasing or other conditions, prior sale, prior lease or withdrawal without notice. All square footage (SF) and acreage amounts are estimates subject to verification. No liability of any kind is to be imposed on the Broker herein.