

A large, modern industrial building with light-colored, vertically-ribbed metal siding. A white semi-trailer is parked in front of the building. To the left, there are several large, leafy green trees. The sky is blue with scattered white clouds. The overall scene is bright and clear.

# CAPE FEAR DISTRIBUTION CENTER

382 TOM STARLING ROAD  
FAYETTEVILLE, NORTH CAROLINA 28306

A solid orange horizontal bar.

INDUSTRIAL SPACE FOR LEASE  
±55,000 SF AVAILABLE

# 382 TOM STARLING ROAD

## INDUSTRIAL BUILDING FOR LEASE

### BUILDING FEATURES

PROPERTY NAME	Cape Fear Distribution Center
ADDRESS	382 Tom Starling Road
CITY	Fayetteville
STATE	North Carolina
COUNTY	Cumberland
DATE AVAILABLE	10/01/2024
LEASE RATE	Call for pricing
TICAM	Estimate \$0.82
TAX PARCEL ID #	0423-79-6963
BUILDING TYPE	Warehouse
ZONING	MP (Planned Industrial District) <a href="#">ZONING INFO</a>
BUILDING DIMENSIONS	275' W x 400' D
TOTAL SF	110,000 SF
AVAILABLE SF	55,203 SF
	53,051 SF Warehouse
	2,152 SF Office
BAY SIZE	13,750 SF
EXTERIOR WALL MATERIAL	Metal
ROOFING MATERIAL	Metal
FENCING	Yes
PAVED PARKING	Yes
NO. OF PARKING SPACES	150
YEAR BUILT	1989
NO. OF ACRES	11.00
TRUCK COURT DEPTH	100'
CEILING HEIGHT	21' - 36'
LIGHTING	LED
COLUMN SPACING	25' W x 50' D

FLOOR THICKNESS	6"
AIR CONDITIONED	Office only
SPRINKLER SYSTEM/TYPE	Wet
LOADING DOCK	Three (3) Dock-High Doors 8' x 10' Three (3) Seals
DOCK EQUIPMENT	Three (3) Mechanical Pit Levelers
NATURAL GAS SERVICE PROVIDER	Dominion Energy
WATER AND SEWER PROVIDER	City
TELECOM PROVIDER	CenturyLink
ELECTRICAL PROVIDER	PWC
POWER	Duke Energy
SECURITY	Fenced/Lit

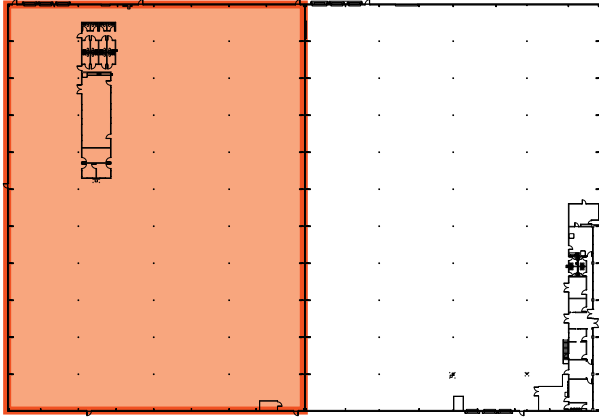


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## INDUSTRIAL BUILDING FOR LEASE

### FLOOR PLAN

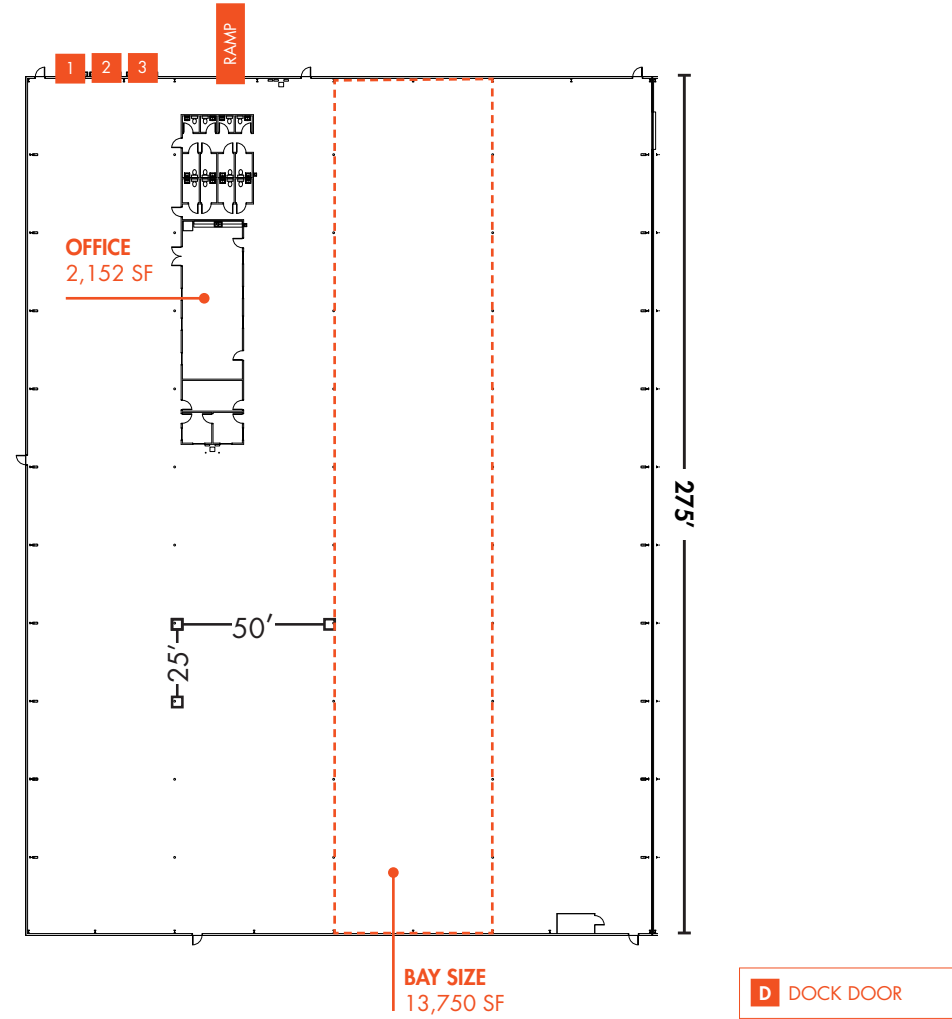
55,000 SF



#### KEY:

Warehouse: 53,051 SF

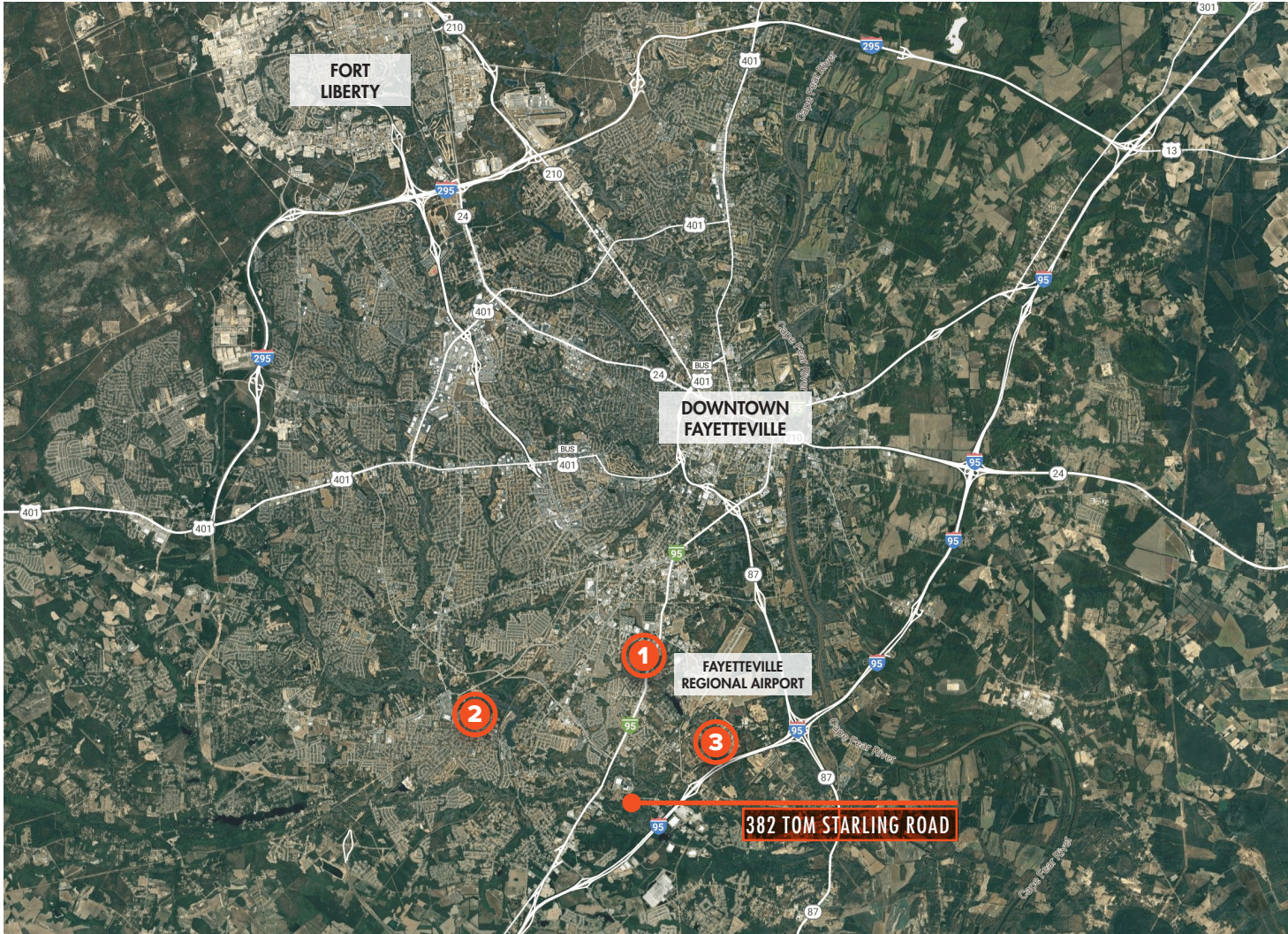
Office: 2,152 SF



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## INDUSTRIAL BUILDING FOR LEASE

### AMENITIES



#### ① I-95 BUSINESS 3.8 MILES

- Walmart Supercenter
- Subway
- Tidal Wave Auto Spa | Car Wash
- Burger King
- Hwy 55 Burgers, Shakes, & Fries
- Dollar Tree

#### ② NORTH MAIN STREET 4.5 MILES

- Lowes
- Walmart Supercenter
- Subway
- McDonald's
- Smithfield's Chicken "N Bar-BQ
- Bojangles
- Wendy's
- Food Lion
- Roses Discount Store
- Pizza Hut
- Zaxby's
- Chick-Fil-A
- State Employees' Credit Union
- Holiday Inn Express
- Waffle House
- Taco Bell

#### ③ DOC BENNETT ROAD 4.8 MILES

- DHL Express ServicePoint
- Cintas
- Powell Avionics
- ABC Supply Co. Inc.
- Fayetteville Motor Speedway
- Fayetteville Motorsports Park





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