

INDUSTRIAL PROPERTY FOR SALE OR LEASE

Sandy St

Fairmont, NC



for more information

NEIL GRANT

Principal / Broker

O: 910.829.1617 x206

C: 910.818.3252

neil@grantmurrayre.com

VISHAL NANDWANI

Broker

O: 910.829.1617

C: 910.578.4797

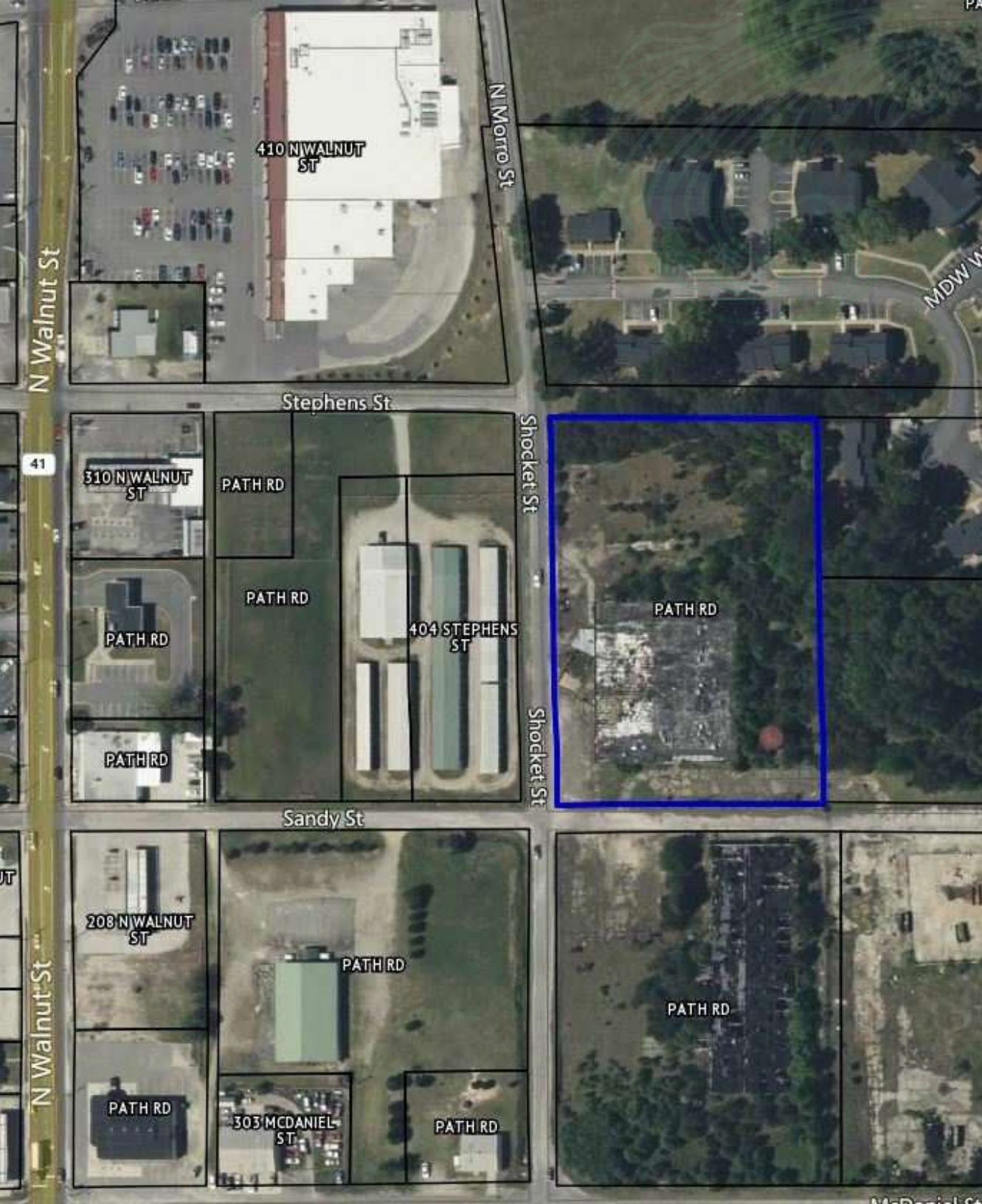
vishal@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

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



PROPERTY OVERVIEW

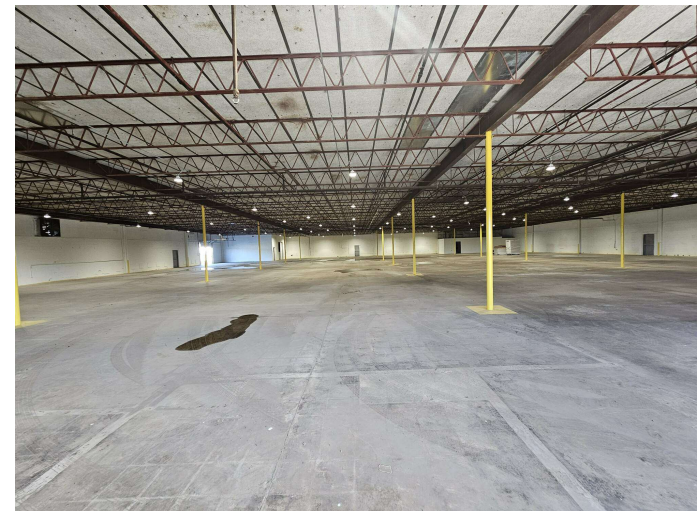
Sale Price:	\$950,000
Lease Price:	\$ 2.99 SF/YR
Lot Size:	3 Acres
Building Size:	28,980 SF
Price / SF:	\$32.78
Market:	Fairmont

property description

This property offers a range of recent upgrades and essential features, making it an excellent choice for various business operations. It includes central air and heating for year-round comfort, along with new LED lights that enhance energy efficiency. The facility is fire-sprinkled and equipped with two loading docks, ideal for logistics and distribution needs. A brand-new roof and an updated electrical system ensure reliability and low maintenance. Conveniently located near Highway 41, with easy access to both Highway 74 and I-95, this property is well-positioned for regional connectivity. Please note that the listed rate may not include certain utilities, building services, and property expenses.

30,000 SF Industrial Property in Fairmont
ADDRESS NOT DISCLOSED, FAIRMONT, NC

ADDITIONAL PHOTOS



for more information

NEIL GRANT
Principal / Broker
O: 910.829.1617 x206
C: 910.818.3252
neil@grantmurrayre.com

VISHAL NANDWANI
Broker
O: 910.829.1617
C: 910.578.4797
vishal@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

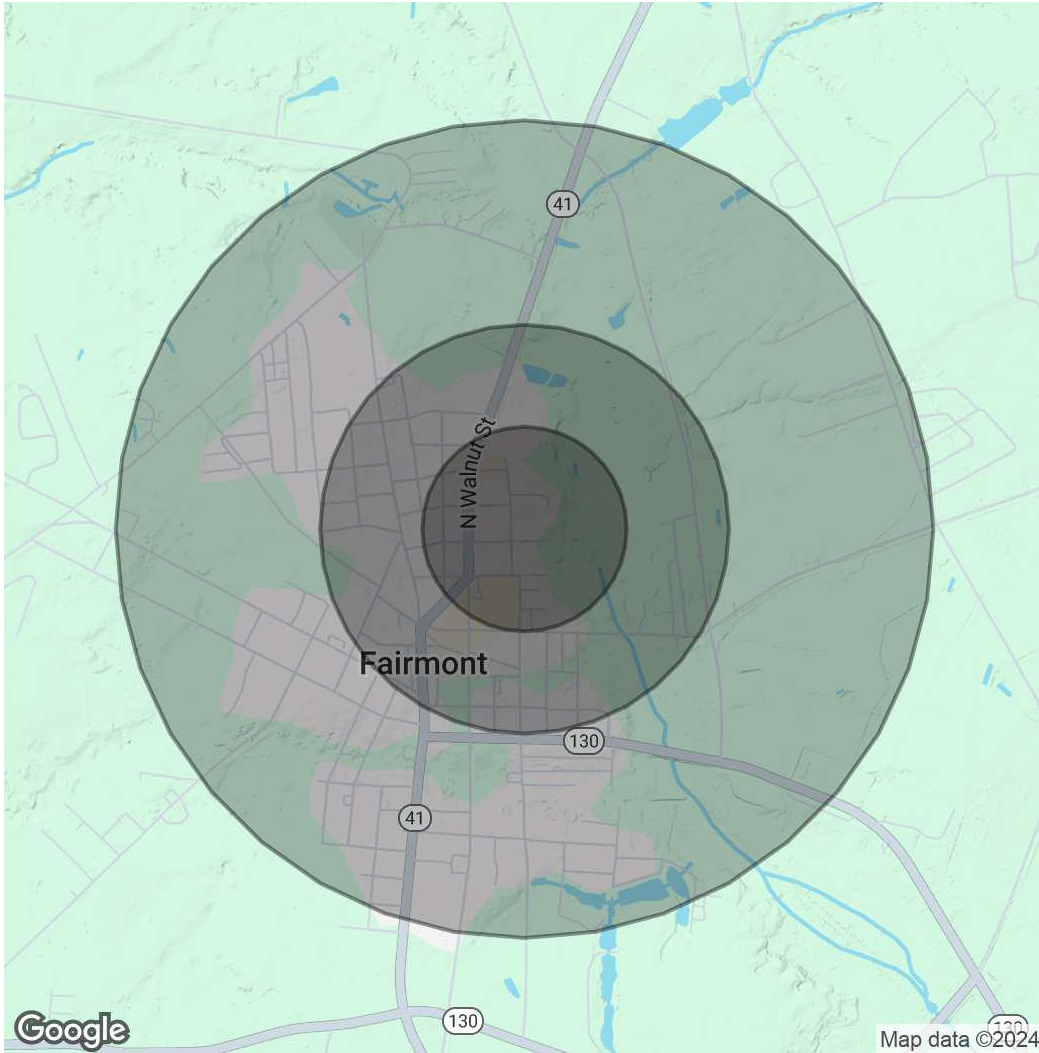
30,000 SF Industrial Property in Fairmont
ADDRESS NOT DISCLOSED, FAIRMONT, NC

DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	11	44	191
Average Age	53.1	53.1	50.3
Average Age (Male)	49.6	49.6	46.1
Average Age (Female)	53.2	53.2	52.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	4	17	73
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$33,845	\$31,854	\$33,980
Average House Value	\$128,068	\$102,455	\$96,751

2020 American Community Survey (ACS)



for more information

NEIL GRANT
 Principal / Broker
 O: 910.829.1617 x206
 C: 910.818.3252
 neil@grantmurrayre.com

VISHAL NANDWANI
 Broker
 O: 910.829.1617
 C: 910.578.4797
 vishal@grantmurrayre.com



Grant - Murray
 REAL ESTATE, LLC
 COMMERCIAL AND INVESTMENT BROKERAGE