

WAREHOUSE / MANUFACTURING FACILITY
ROBESON COUNTY (LUMBERTON), NORTH CAROLINA

**Excellent Industrial
Manufacturing and
Warehouse Facility**

4111 West 5th Street
Lumberton, NC 28358

Interstate 95 Frontage

Located Less than 2
Miles to Exit #14 on
Interstate 95, Intersecting
the Future Interstate 74.



- +/- 90,829 Total SF: 45,261 SF Manufacturing Area, 40,046 SF Warehouse Area, 2,022 SF Office Area and 3,500 SF “Clean” Storage Area
- Easy Access and Great Visibility from Interstate 95
- Located Less than One Mile to Lumberton Municipal Airport and the Future Interstate 74 Interchange, Connecting Charlotte and Wilmington
- Potential to Purchase Property Exists

This is an excellent industrial/distribution warehouse facility located between exits 14 and 17 on Interstate 95 in Lumberton, North Carolina. Exit 14 is approximately 1.5 miles South of the property is the exit for Highway 74, the future Interstate 74 connecting Charlotte, NC to Wilmington, NC. The property is less than one mile to the Lumberton Municipal Airport and about 25 miles to the Fayetteville Regional Airport. The building has great visibility from Interstate 95 and is located approximately 2.5 miles from downtown Lumberton, the county seat.

The building is situated on approximately 10 acres and has room for some future expansion. The building has a 100% Wet Sprinkler System with the “Clean” room and the office area fully heated and cooled. The warehouse area is gas heated. The building consist of concrete block and steel construction with reinforced concrete flooring. Features include 4 grade level doors and 6 dock high doors, metal halide/ fluorescent tube lighting and 3-Phase, 1000 Amp electrical service. Heights of the facility are as follows: 20-22 feet eave heights and 18-20 clear ceiling heights. AT&T fiber Optic Cable with Digital Switch serves the building.

The Property is Available for Lease at \$1.25 per SF.

Palmetto Commercial
Real Estate, LLC

1831 West Evans St.
Suite 325
Florence, SC 29501

Phone: 843.667.4999
Fax: 843.667.1310

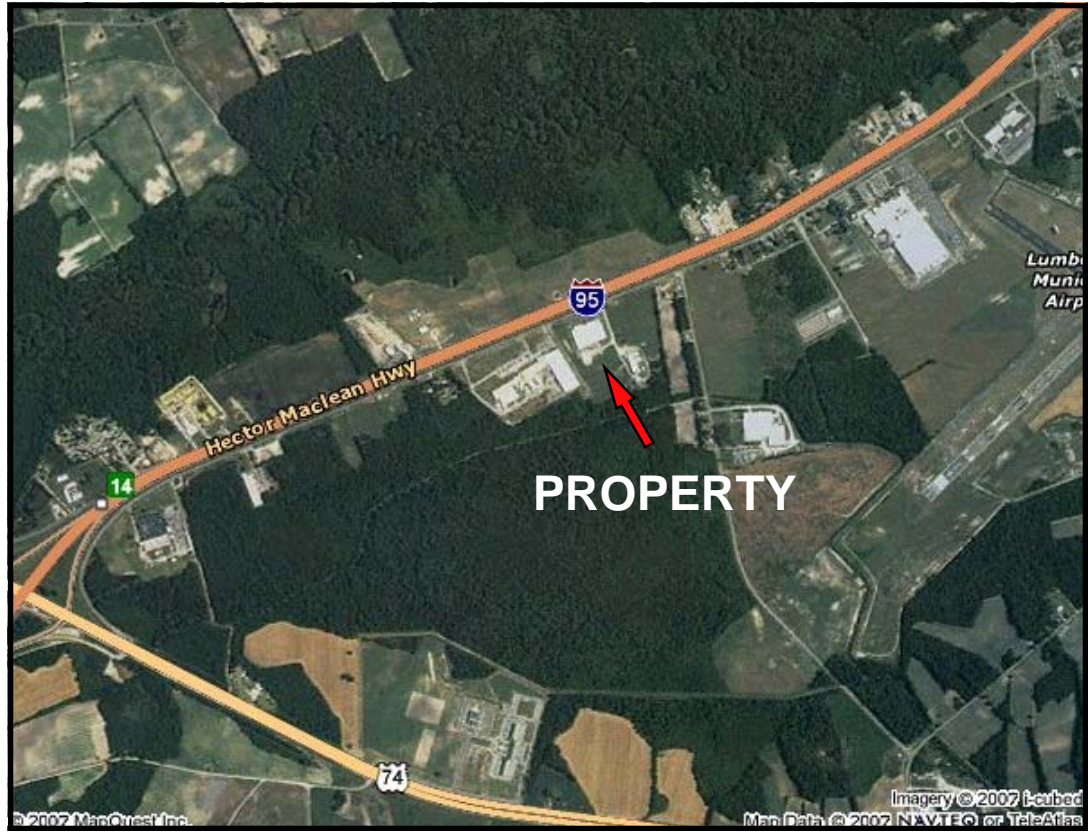
www.PalmettoCommercial.com
Info@PalmettoCommercial.com

A Dedication to Service!

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Site Aerial



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No warranty or representation is made as to the accuracy of the information contained herein.

