

# FOR SALE

595 S King Street  
Fayetteville, NC 28301



## +/- 17,253 SF INDUSTRIAL WAREHOUSE FOR SALE

### Offering Summary

Sale Price: \$1,425,000  
Size: 17,253 +/- Square Feet +/- 9.98 Acres  
Zoned: HI - Heavy Industrial  
Frontage: +/- 594 Feet

### Property Description

Well-maintained industrial property featuring a ±17,253 SF pre-engineered metal warehouse, a ±1,440 SF modular office, and an additional ±320 SF office building. The clear-span warehouse offers approximately 32-foot ceilings, gas-fired overhead strip heat, a 25-ton interior crane, a 10-ton exterior crane, and rail access running through the building. The site is well graded with ample space for truck maneuvering and parking. The modular office includes office spaces, a conference area, and two half baths. Situated on ±9.98 acres with approximately 594 feet of frontage on S. King Street, this property is ideal for manufacturing, fabrication, warehousing, or distribution operations.

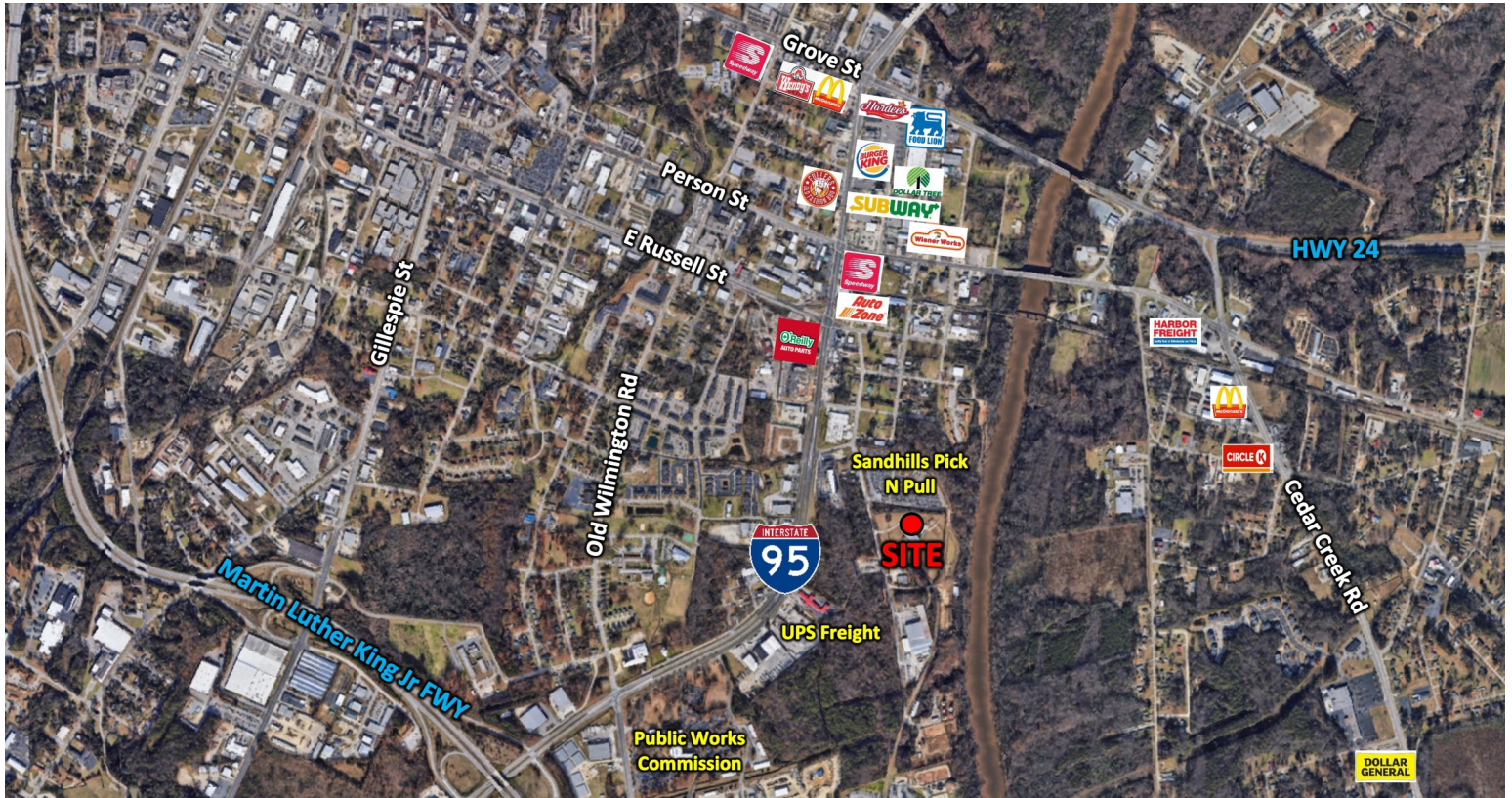


**Crawford MacKethan**

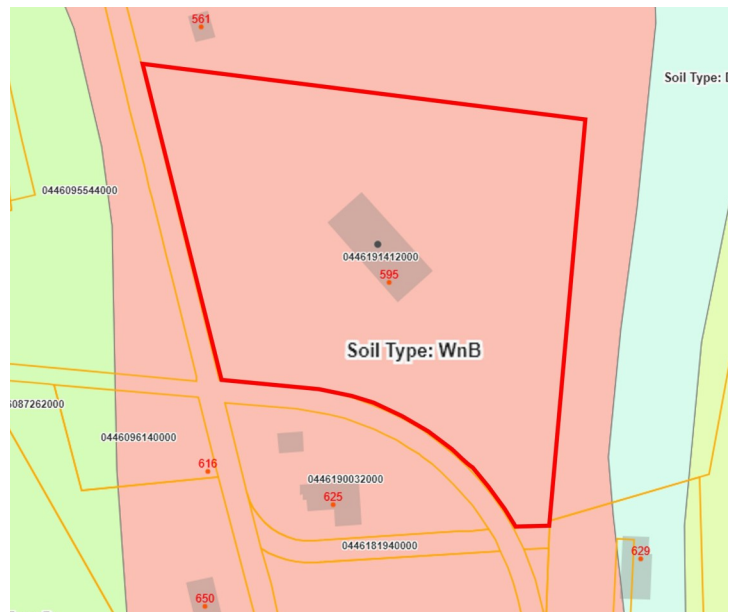
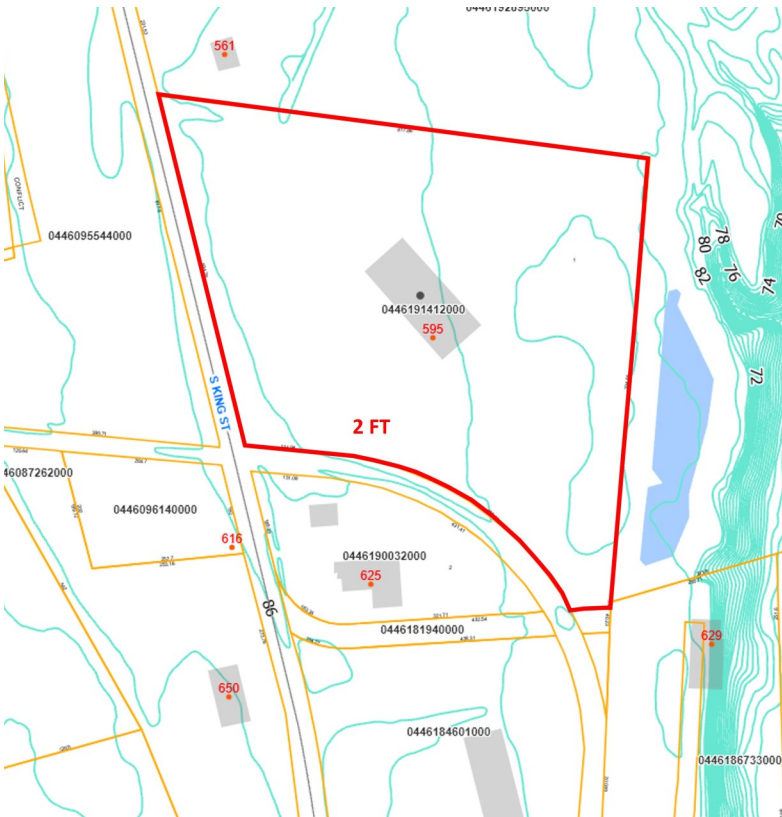
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