

A large, modern industrial building with light-colored metal siding and a dark roof. A white semi-trailer is parked in front of the building. A large, leafy tree is on the left side of the image. The sky is blue with scattered white clouds.

CAPE FEAR DISTRIBUTION CENTER

382 TOM STARLING ROAD
FAYETTEVILLE, NORTH CAROLINA 28306

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) ZONING INFO
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'
LIGHTING	Metal Halide
COLUMN SPACING	25' W x 50' D

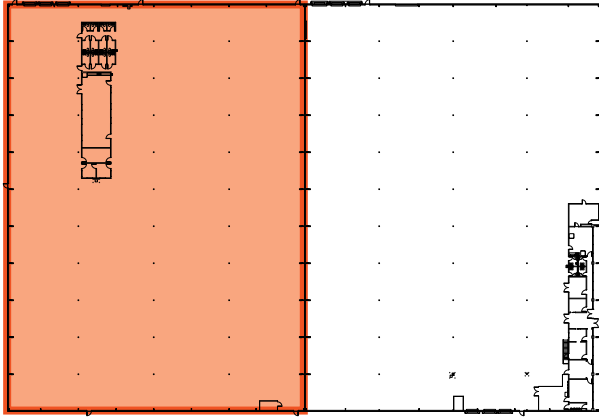
FLOOR THICKNESS	6"
AIR CONDITIONED	Office only
SPRINKLER SYSTEM/TYPE	Wet
LOADING DOCK	Three (3) Dock-High Doors 8' x 10' One (1) 6' x 6' Drive-In Door Three (3) Seals
DOCK EQUIPMENT	Three (3) Mechanical Pit Levelers
NATURAL GAS SERVICE PROVIDER	Dominion Energy
WATER AND SEWER PROVIDER	City
TELECOM PROVIDER	CenturyLink
ELECTRICAL PROVIDER	PWC
POWER	Duke Energy
SECURITY	Fenced/Lit

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FLOOR PLAN

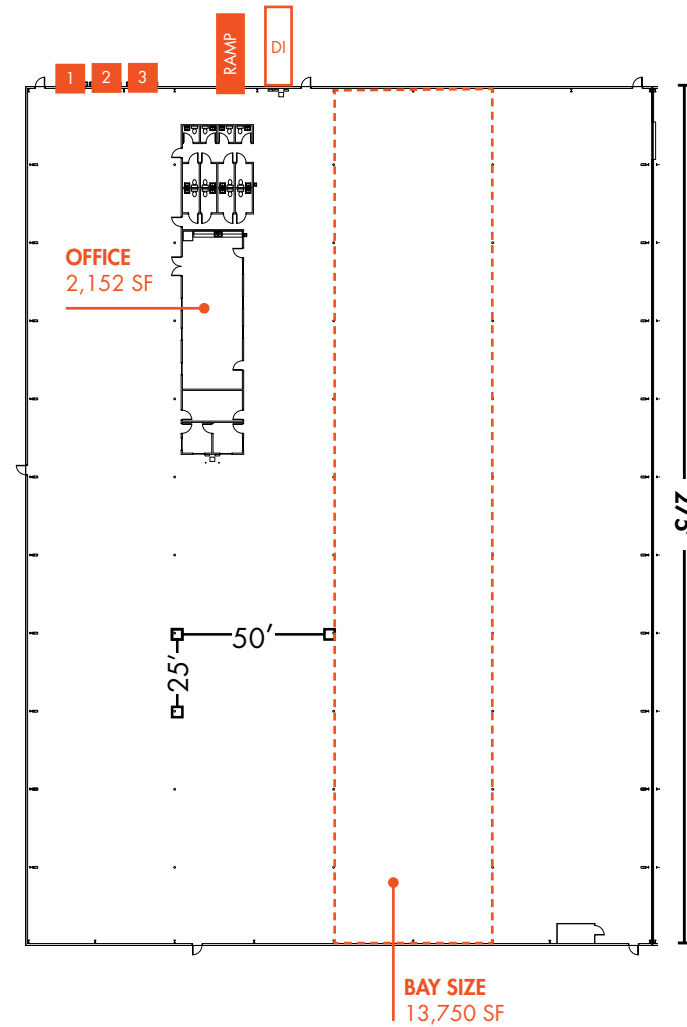
55,000 SF



KEY:

Warehouse: 53,051 SF

Office: 2,152 SF



D	DOCK DOOR
DI	DRIVE-IN DOOR

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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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LOCATION & ACCESS

INTERSTATES

Uninterrupted distribution to every major market in the United States

	Interstate 87	65 miles
	Interstate 540	86 miles
	Interstate 440	74 miles
	U.S. 1	45 miles
	Interstate 40	39 miles
	Interstate 95	14 miles
	Interstate 85	97 miles
	Highway 70	62 miles

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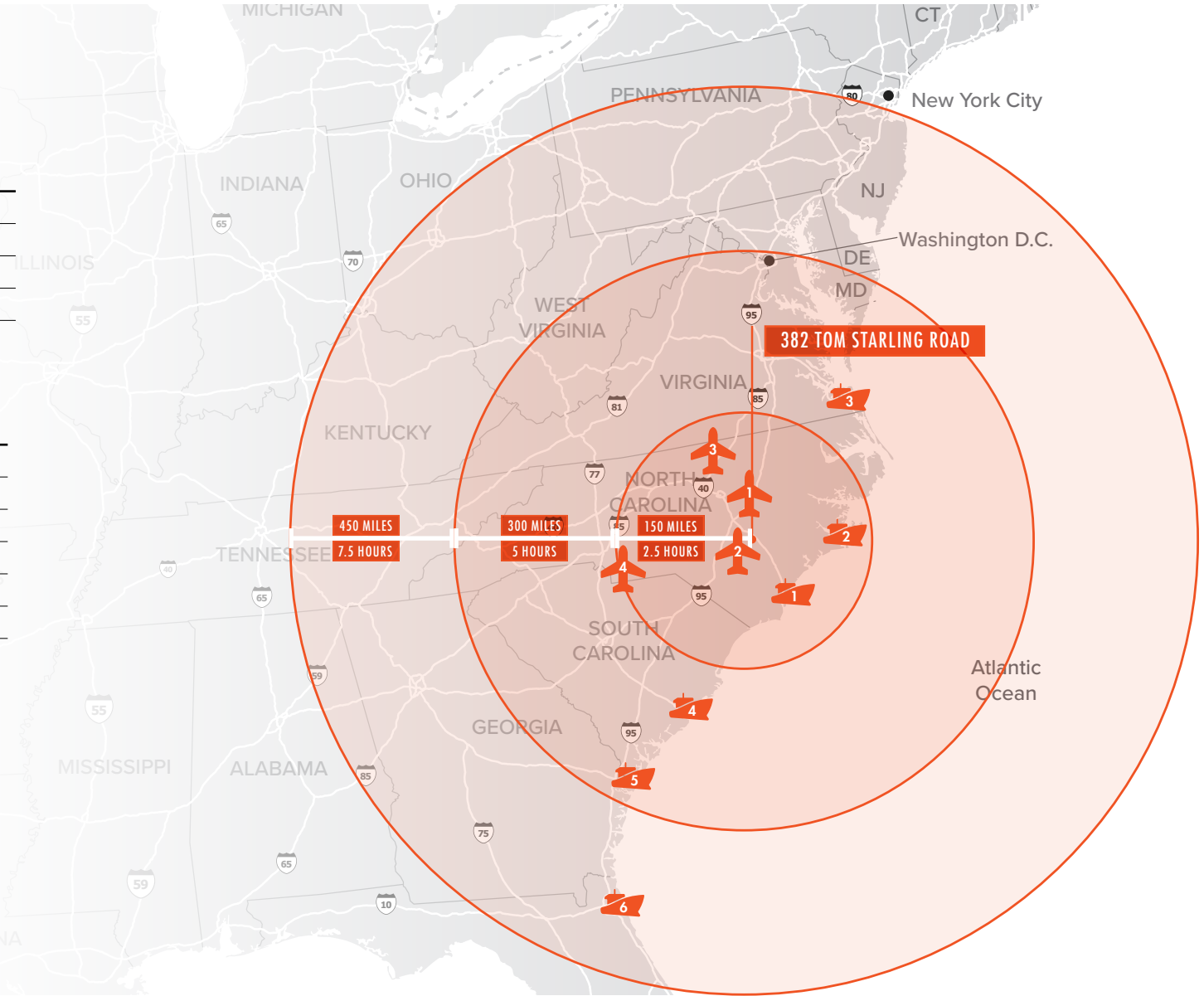
AIRPORTS

1	Raleigh-Durham International	85 miles
2	Fayetteville Regional	4 miles
3	Piedmont Triad International	115 miles
4	Charlotte Douglas International	139 miles



SEAPORTS

1	Wilmington, NC	88 miles
2	Morehead City, NC	170 miles
3	Norfolk, VA	229 miles
4	Charleston, SC	210 miles
5	Savannah, GA	254 miles
6	Jacksonville, FL	385 miles



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