



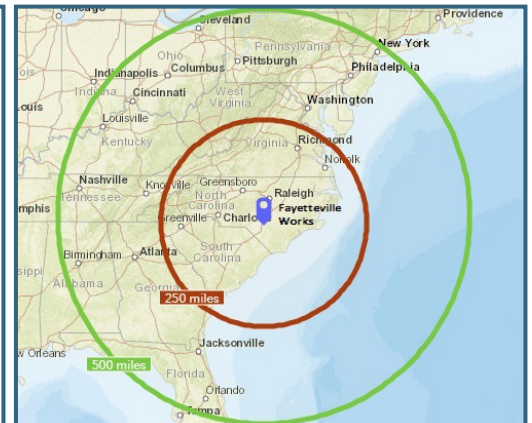
## FAYETTEVILLE WORKS FAYETTEVILLE, NORTH CAROLINA

### OPPORTUNITY

Multiple development areas available for lease within an active, multi-tenant industrial facility. Property owner seeks interested parties to lease multiple or single sites. The facility offers substantial infrastructure, utilities, and transportation assets in a low-cost, business-friendly environment. North Carolina is the #1 state for business climate, according to Site Selection Magazine's 2021 Business Climate Rankings Survey.

### PROPERTY FACTS

Address	22828 NC Highway 87 Fayetteville, NC 28306
Total Acreage	738 acres
Lease Areas	7 areas ranging from 12 acres to 225 acres
Current Zoning	Industrial – Regulated by Bladen County
Status	Operating facility with multiple parcels available for lease



### LOCATION & ASSETS

Region	Southeastern North Carolina within 20 miles of Fayetteville, 80 miles of Raleigh and Wilmington, and 135 miles of Charlotte, North Carolina's largest city
Location	Within buffer area of Chemours Fayetteville Works Plant
Site Access	Access to NC HWY 87; 10 miles to I-95
Airport	Fayetteville Regional (15 miles), Wilmington International Airport (77 miles); Raleigh-Durham International Airport (92 miles); and Charlotte Douglas International Airport (150 miles)
Rail Service	Rail track spur exists onsite; connects directly to CSX main line

**FOR MORE INFORMATION:** [www.industrial-portfolio.com](http://www.industrial-portfolio.com) (888) 508 - 6710



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### PROPERTY ASSETS

- 24-hour security force and technology
- Water (potable)
- Potential access to river water (cooling, process)
- Steam – dependent on proximity to Chemours' systems
- Electric
- Natural Gas
- Fiber Optic Network

### AVAILABLE PARCELS

Area 1 - 150 acres

Area 2 - 12 acres

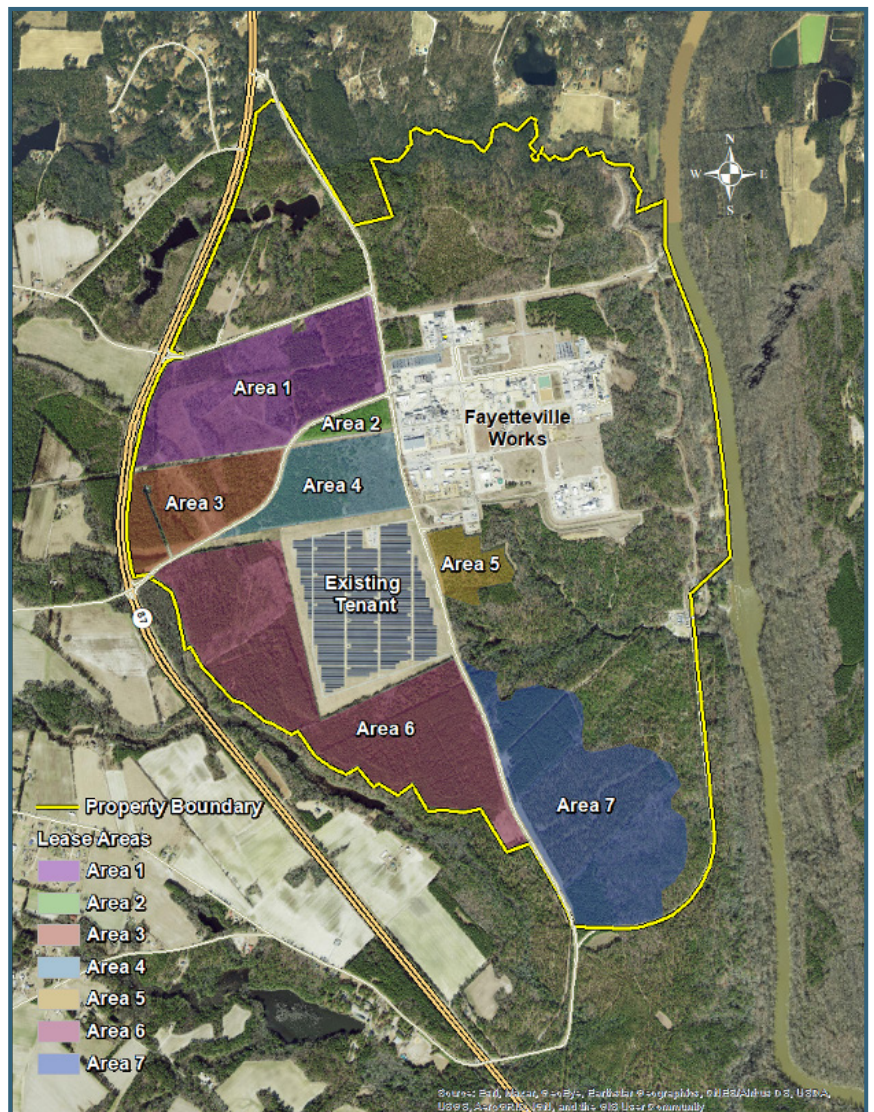
Area 3 - 70 acres

Area 4 - 65 acres

Area 5 - 26 acres

Area 6 - 225 acres

Area 7 - 190 acres



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