



## 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

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



### LOCATION & ASSETS

<b>Region</b>	Southeastern North Carolina within 20 miles of Fayetteville, 80 miles of Raleigh and Wilmington, and 135 miles of Charlotte, North Carolina's largest city
<b>Location</b>	Within buffer area of Chemours Fayetteville Works Plant
<b>Site Access</b>	Access to NC HWY 87; 10 miles to I-95
<b>Airport</b>	Fayetteville Regional (15 miles), Wilmington International Airport (77 miles); Raleigh-Durham International Airport (92 miles); and Charlotte Douglas International Airport (150 miles)

**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

