

# FOR SALE AND/OR LEASE

**211 Rankin Street  
Fayetteville, NC 28301**



## **±7,775 SF WAREHOUSE FOR SALE AND/OR LEASE**

### Offering Summary

Sale Price: \$795,000 or \$5,888/month NNN for Lease

Size: 0.24 AC ±7,775 SF

Zoned: HI—Heavy Industrial

### Property Description

Wonderful building with so many possibilities. Previously used for office and warehouse storage. The main warehouse area is (+/-) 49' x 38'. Ceiling height is 12' with 4 rafters approximately 15' apart with a height of (+/-) 11.6' and one AC duct in the middle with a height of (+/-) 9.11'. Other room ceiling heights are in the photos pm on the floor plan. The loading dock is 39 inches high. There are large open spaces, an unfinished kitchen area, 4 bathrooms and an upstairs apartment with kitchen and full bath. As the pictures show, this space is attractive and would make a wonderful showroom to go along with the warehouse. It is for lease for \$5,888 a month NNN and this includes TI. Also for sale for \$795,000.00. Zoning is Heavy Industrial (HI).



**Malinda Craven**

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**Tom Lloyd**

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**Deno Hondros**

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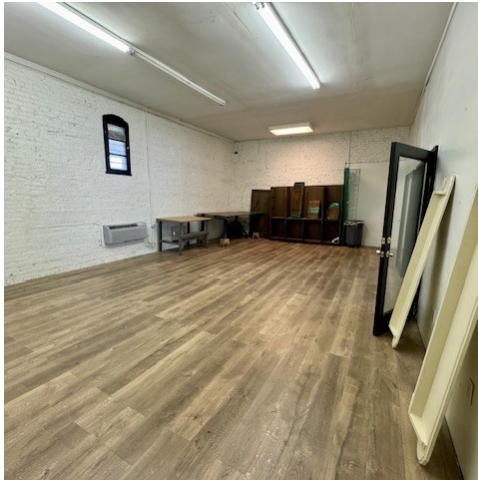
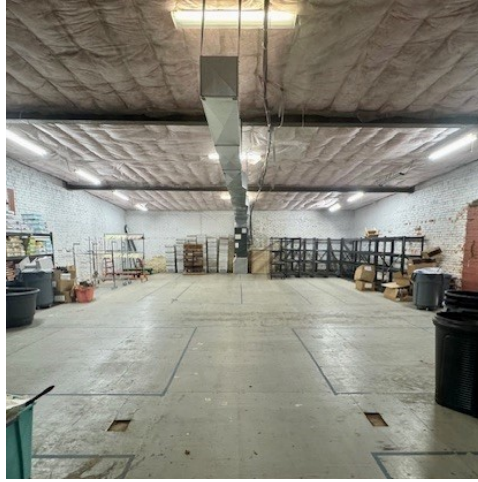
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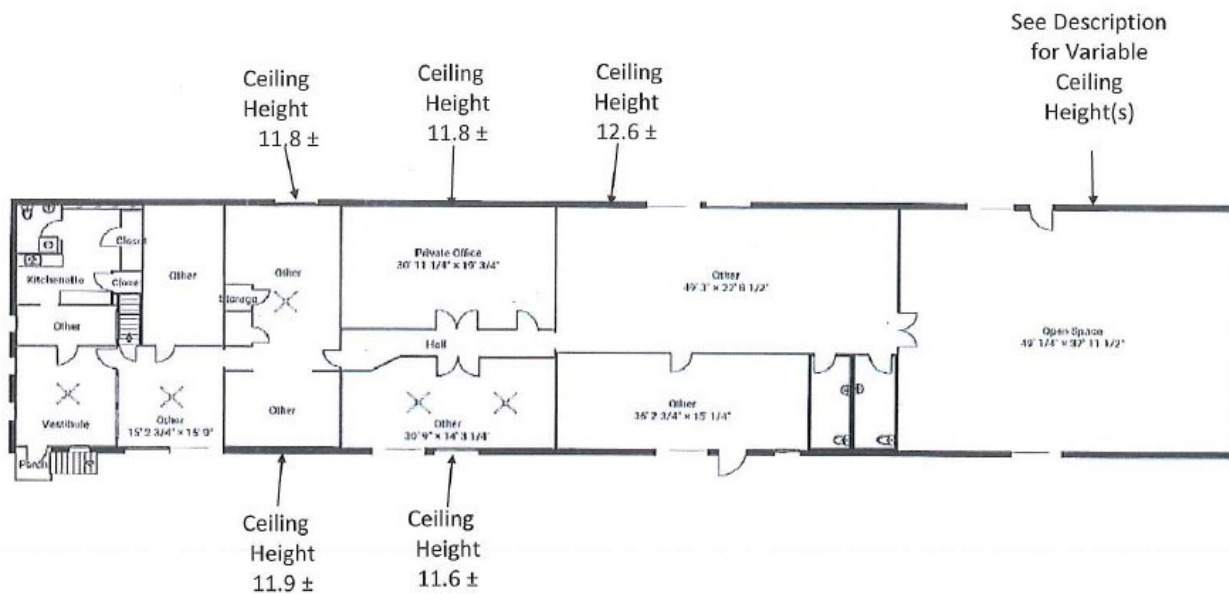
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## ±7,775 SF WAREHOUSE FOR SALE AND/OR LEASE

### 1st Floor



### ▼ 2nd Floor

LIVING AREA: 574.59 sq ft



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