

Spacious Industrial Warehouse For Sale

1111 ROBESON ST. | FAYETTEVILLE, NC 28305

CITYPLAT

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Property *Dashboard*

\$1,250,000
Sale Price

24,684 SF
Total Square Footage

1.41
Lot Acres

CC
Zoning

1967
Year Built

Parcel PIN: 0426-99-2500
County: Cumberland

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
2022 POPULATION	4,437	36,562	91,352
2022 AVERAGE HOUSEHOLD INCOME	\$84,168	\$94,036	\$92,290

KEY AMENITIES

- Fully sprinkled warehouse with office and reception
- 5 Loading Docks: 3 facing Robeson St. & 2 facing railway
- Ceiling Height: 30 ft
- 30+ Parking Spaces
- Additional 2nd floor warehouse mezzanine and surplus office space

PROPERTY HIGHLIGHTS

Former rail access via Aberdeen & Rockfish Railway System, with the ability to be reinstated

Prime location near I-95 with easy access to major transportation routes

Large warehouse with ample storage space and loading docks

Ideal property for both an investor or owner occupant

Robeson Street VPD | 29,500

Tenant Overview

Nilson Van & Storage

Nilson Van & Storage is a moving and storage company that offers a variety of services to help individuals, families, and businesses relocate. Their services include local and long-distance moves, international moves, and corporate relocation. They also offer packing and crating services, storage solutions, and logistics services. The company has been in business since 1938 and has a team of experienced professionals who can help customers with all aspects of their move. They pride themselves on providing personalized service, competitive pricing, and attention to detail.











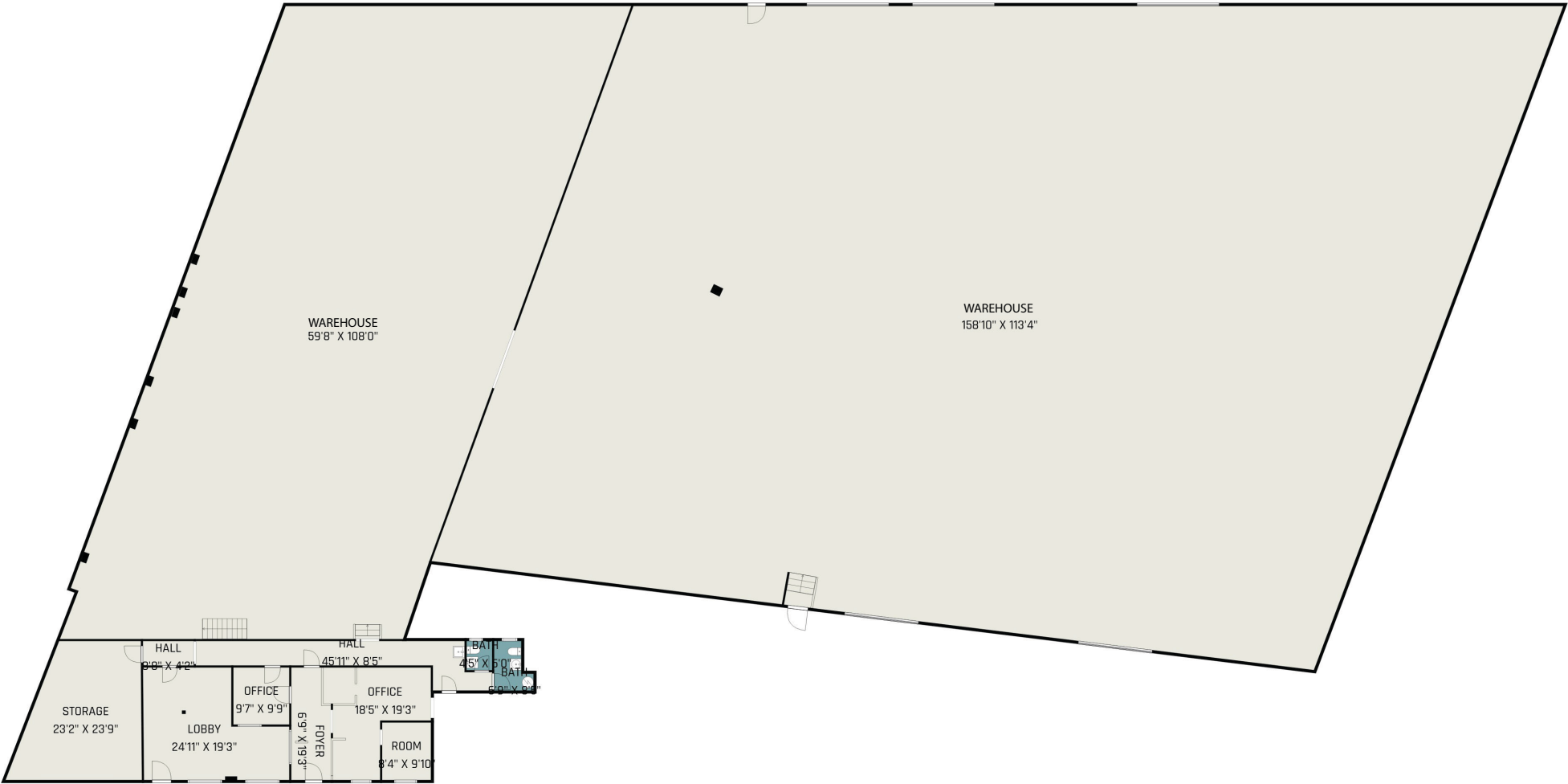


POSSIBLE
RAILROAD ACCESS

Aberdeen & Rockfish Railroad System

Aberdeen Rockfish's railroad system, it is a short line railroad that operates around 40 miles of track in the Sandhills region of North Carolina. The company serves industries such as wood products, construction materials, and agricultural commodities, providing them with a reliable transportation option to move goods and materials to and from their facilities. Aberdeen Rockfish uses specialized equipment such as centerbeam cars, flatbeds, and boxcars to transport a variety of bulk and finished goods. Additionally, the company offers transloading services, allowing trucks to drop off and pick up freight at their rail-served facilities, providing a seamless connection between rail and truck transportation.

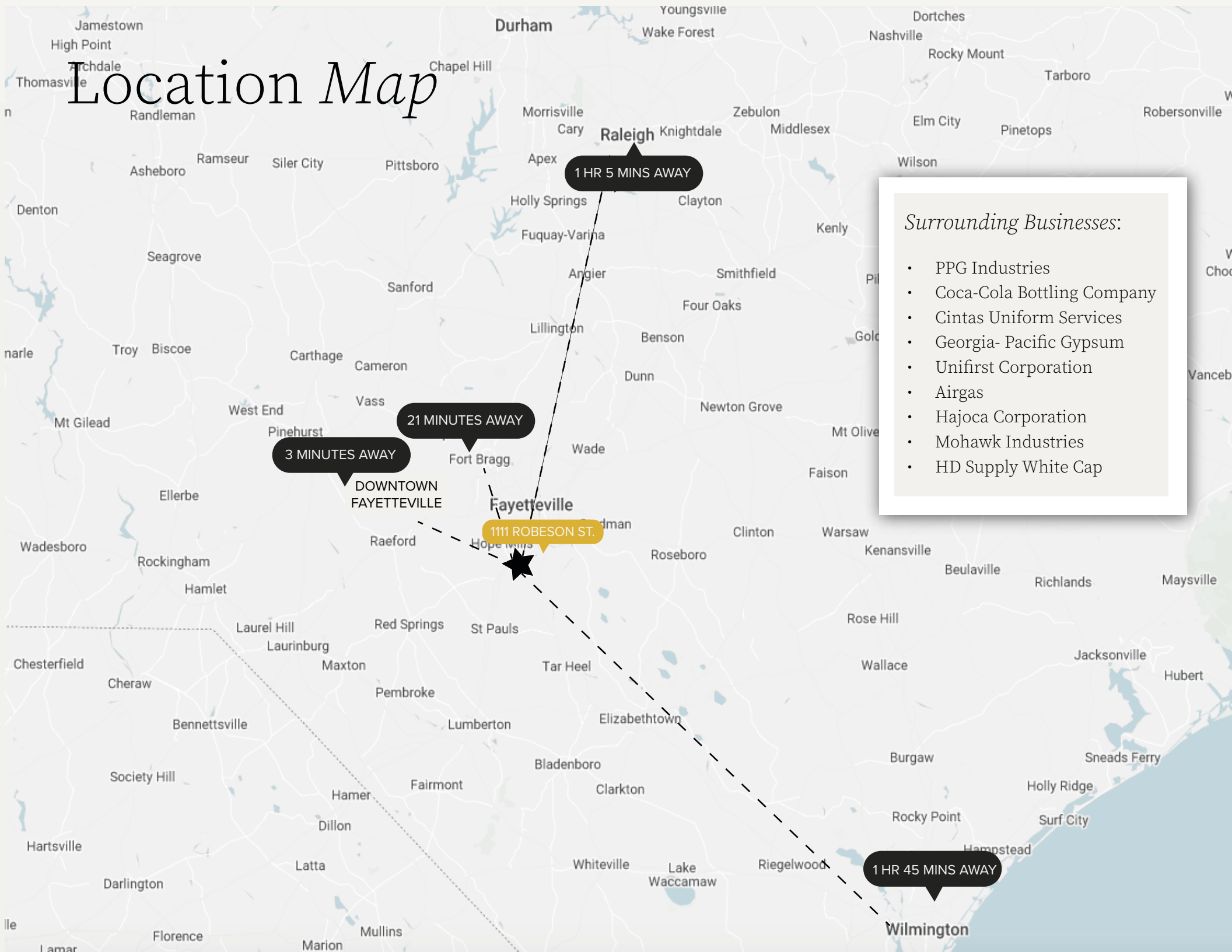
Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 24684 sq. ft
TOTAL: 24684 sq. ft

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Location Map



Surrounding Businesses:

- PPG Industries
- Coca-Cola Bottling Company
- Cintas Uniform Services
- Georgia- Pacific Gypsum
- Unifirst Corporation
- Airgas
- Hajoca Corporation
- Mohawk Industries
- HD Supply White Cap

Parcel Map



POSSIBLE
RAILROAD ACCESS

WAREHOUSE

LAYDOWN YARD

ROBESON ST. VPD: 29,500

Market Overview - Fayetteville, NC



Fayetteville, NC is a growing city with a population of over 200,000 people. Located in the southeastern part of North Carolina, Fayetteville is a vibrant community with a strong economy, excellent schools, and a thriving cultural scene. The city is home to a number of well-known businesses, including large retailers, restaurants, and manufacturing companies. In recent years, Fayetteville has seen an increase in tourism, thanks to its rich history and numerous attractions. With a strong workforce and a diverse economy, Fayetteville is poised for continued growth and success in the years ahead.

#4

Best Places To Live In Cumberland
County By Niche

#9

Americas Most Military
Friendly City
-Military.com



- Fayetteville was named an All-America City by the National Civic League in 2011, recognizing its innovative community programs and services.
- Fayetteville was designated as a "Green Power Community" by the U.S. Environmental Protection Agency in 2017, recognizing its efforts to use renewable energy sources and promote sustainability.
- Fayetteville is home to Fort Bragg, one of the largest military installations in the world, which contributes significantly to the local economy and provides job opportunities for many residents.

Surrounding *Demographics*

2022 Summary	1 Mile	3 Miles	5 Miles
Population	4,437	36,562	91,352
Households	2,153	17,375	42,447
Families	1,527	15,927	41,351
Average Household Size	2.16	2.12	2.22
Owner Occupied Housing Units	607	9,178	23,845
Renter Occupied Housing Units	1,509	9,743	18,801
Median Age	22.3	28.6	31.6
Median Household Income	\$23,870	\$24,893	\$42,447
Average Household Income	\$84,168	\$94,036	\$92,290

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