



I-95 | CORPORATE CENTER

INDUSTRIAL SPACE FOR LEASE

±116,000-1,200,000 SF | FAYETTEVILLE, NC

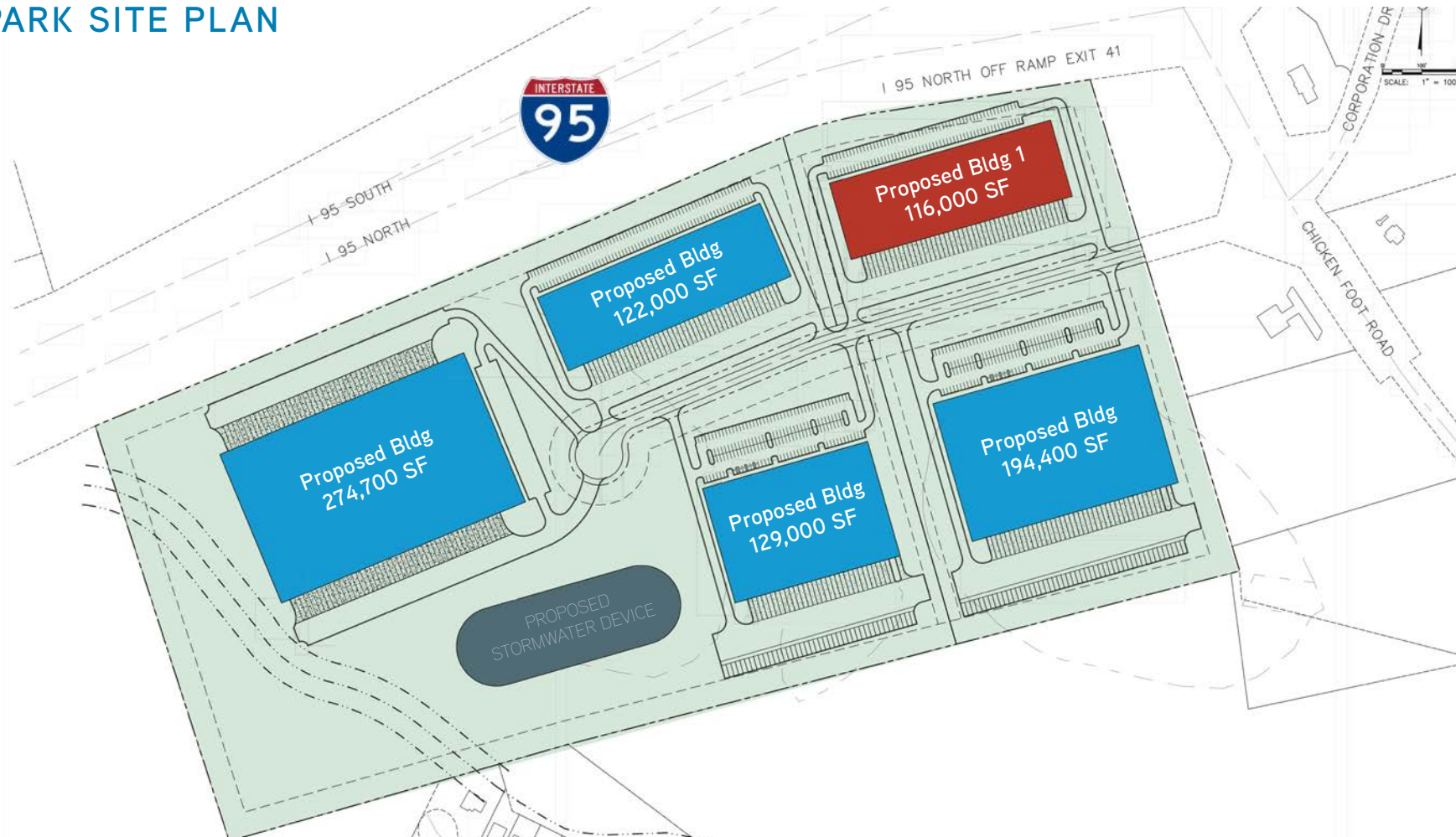
Colliers
INTERNATIONAL

WINDSOR
COMMERCIAL

I-95 | CORPORATE CENTER

FOR LEASE
INDUSTRIAL SPACE
±116,000-1,200,000 SF

PARK SITE PLAN



DENNIS EATON
Senior Vice President
+ 1 919 582 3111
dennis.eaton@colliers.com

DAVID STROUD
Vice President
+ 1 919 582 3148
david.stroud@colliers.com



I-95 | CORPORATE CENTER

FOR LEASE
INDUSTRIAL SPACE
±116,000-1,200,000 SF



Colliers
INTERNATIONAL



DENNIS EATON
Senior Vice President
+ 1 919 582 3111
dennis.eaton@colliers.com

DAVID STROUD
Vice President
+ 1 919 582 3148
david.stroud@colliers.com



I-95 | CORPORATE CENTER

FOR LEASE
INDUSTRIAL SPACE
±116,000-1,200,000 SF

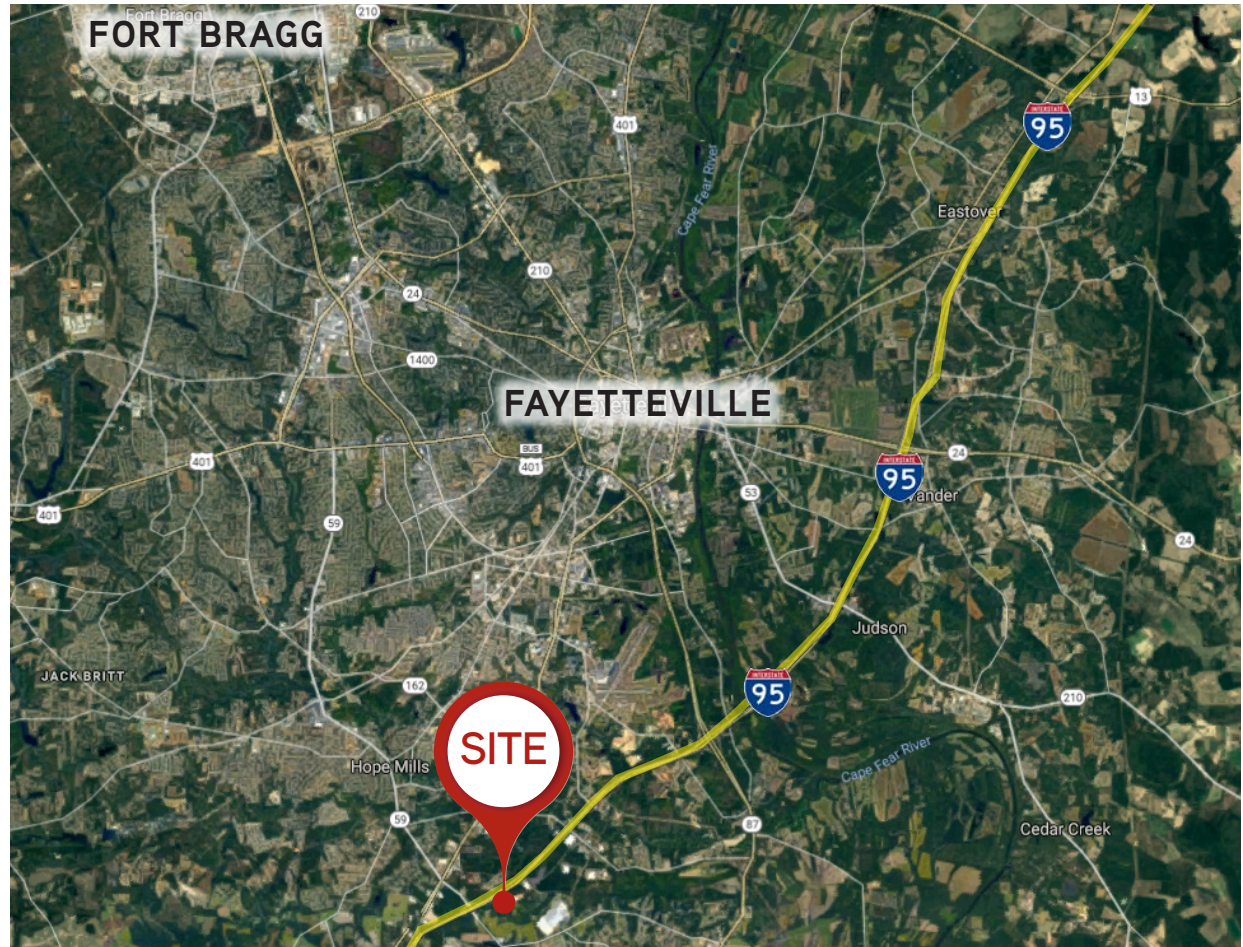
PARK OVERVIEW

HIGHLIGHTS

- › Located directly on I-95 with excellent visibility
- › Build to suit opportunities with room for growth
- › Local incentives available through Cumberland County Economic Development, a Tier 2 county
- › Multi-tenant spaces from 40,000 SF

PHASE 1 PROPOSED BUILDINGS

- › Building 1 - 116,000 SF
- › Building 2 - 194,400 SF



DENNIS EATON
Senior Vice President
+ 1 919 582 3111
dennis.eaton@colliers.com

DAVID STROUD
Vice President
+ 1 919 582 3148
david.stroud@colliers.com

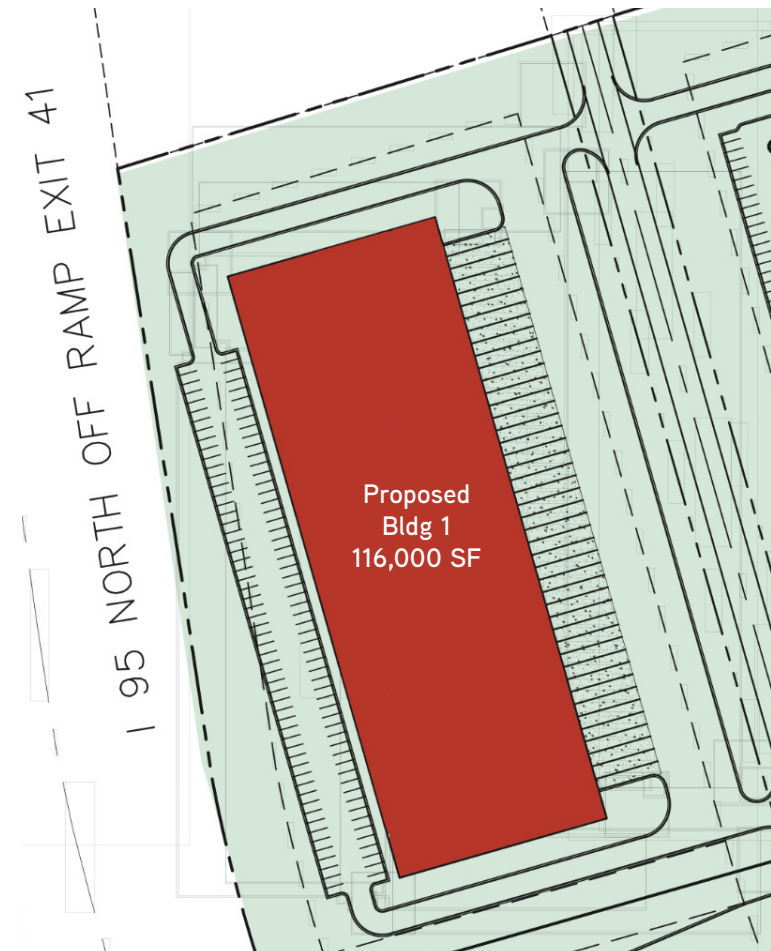


I-95 | CORPORATE CENTER

FOR LEASE
INDUSTRIAL SPACE
±116,000-1,200,000 SF

BUILDING FEATURES

BUILDING SIZE	116,000-300,000 SF with expansion capability up to 1.2MM SF
SITE SIZE	±76 Acre site
OFFICE SPACE	Build to Suit
CEILING HEIGHT	32' or 36' clear
CONSTRUCTION	Tilt-up Insulated Concrete
FLOORS	7" reinforced concrete
ROOFING	Mechanically attached TPO with insulation
COLUMN SPACING	50'x50', with 50'x60' speed bay
DOCK DOORS	9'x10'
DRIVE IN DOORS	Available
FIRE PROTECTION	ESFR for protection of Class I-IV commodities
HVAC	Heat for freeze protection (to 49 degrees F), 1 air change/hour
TRUCK COURT	130' minimum
LOADING	Cross docked or rear loaded
ELECTRICAL	Built to spec
LIGHTING	Energy efficient T5 or LED - lighting to be selected by tenant
TRAILER PARKING	Available



DENNIS EATON
Senior Vice President
+ 1 919 582 3111
dennis.eaton@colliers.com

DAVID STROUD
Vice President
+ 1 919 582 3148
david.stroud@colliers.com



I-95 | CORPORATE CENTER

FOR LEASE
INDUSTRIAL SPACE
±116,000-1,200,000 SF

76 ACRES



DENNIS EATON
Senior Vice President
+ 1 919 582 3111
dennis.eaton@colliers.com

DAVID STROUD
Vice President
+ 1 919 582 3148
david.stroud@colliers.com



I-95 | CORPORATE CENTER

FOR LEASE
INDUSTRIAL SPACE
±116,000-1,200,000 SF

IMMEDIATE SURROUNDING AREA



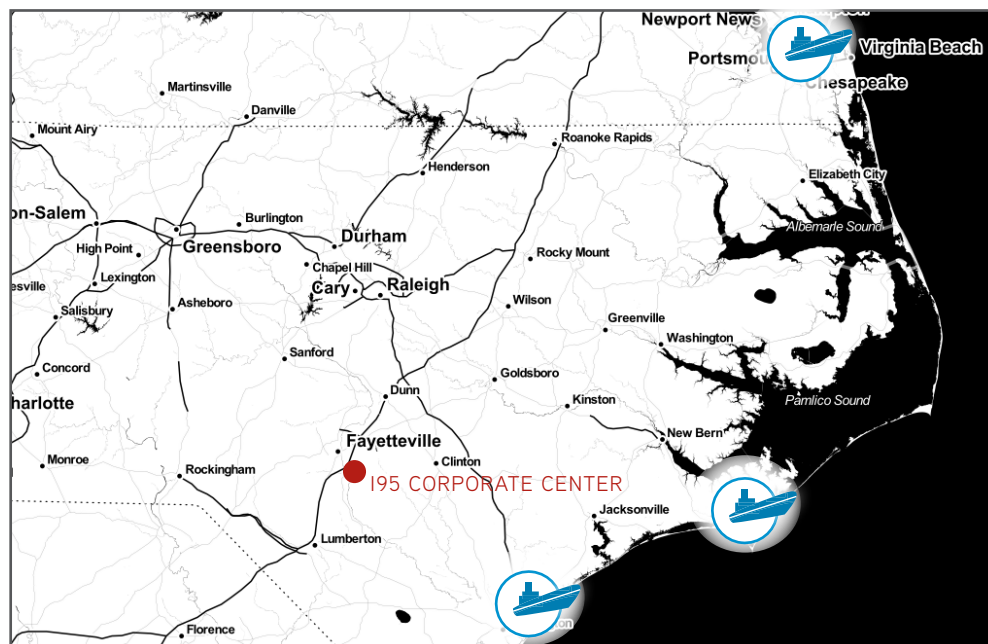
DENNIS EATON
Senior Vice President
+ 1 919 582 3111
dennis.eaton@colliers.com

DAVID STROUD
Vice President
+ 1 919 582 3148
david.stroud@colliers.com



I-95 | CORPORATE CENTER

FOR LEASE
INDUSTRIAL SPACE
±116,000-1,200,000 SF



INTERSTATES

	<0.25 miles
	4.2 miles
	11.2 miles
	17.8 miles
	31.2 miles

PORTS

Wilmington, NC	84 miles
Morehead City, NC	161 miles
Norfolk, VA	231 miles
Charleston, SC	220 miles
Savannah, GA	263 miles

AIRPORTS

Fayetteville Regional Airport	6 miles
Raleigh-Durham International	87 miles
Charlotte Douglas International	151 miles

DENNIS EATON

Senior Vice President
+ 1 919 582 3111
dennis.eaton@colliers.com

DAVID STROUD

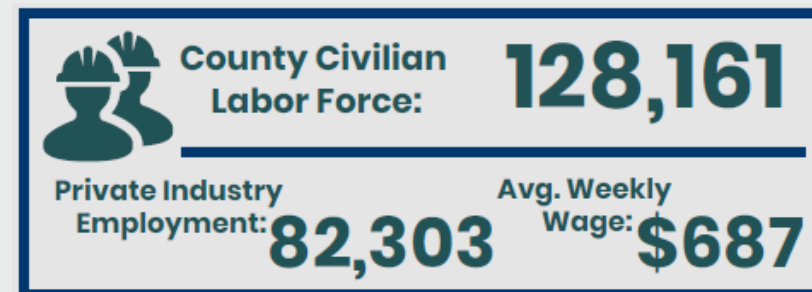
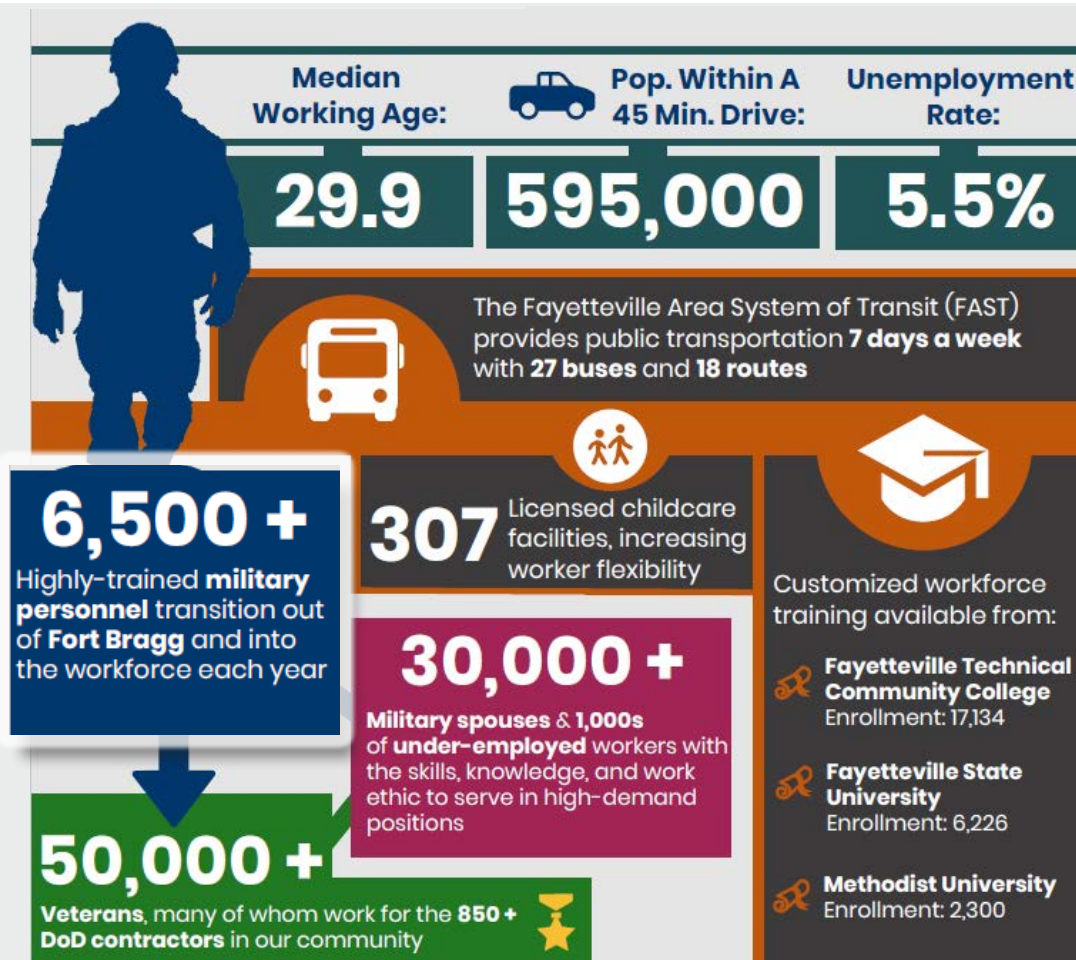
Vice President
+ 1 919 582 3148
david.stroud@colliers.com



I-95 | CORPORATE CENTER

FOR LEASE
INDUSTRIAL SPACE
±116,000-1,200,000 SF

WHY FAYETTEVILLE?



SOURCE: FAYETTEVILLE CUMBERLAND COUNTY
ECONOMIC DEVELOPMENT CORPORATION



DENNIS EATON
Senior Vice President
+ 1 919 582 3111
dennis.eaton@colliers.com

DAVID STROUD
Vice President
+ 1 919 582 3148
david.stroud@colliers.com



I-95 | CORPORATE CENTER

FOR LEASE
INDUSTRIAL SPACE
±116,000-1,200,000 SF

WHY FAYETTEVILLE?

Where Accessibility & Affordability Converge

Direct
Access To



Fayetteville's centralized location on I-95 gives you easy and cost-effective access to your customers and supply chain. Contact our team or visit www.fayedc.com to learn about our available sites and buildings.



3 Hour
Drive

Raleigh - 1 Hr.
Wilmington - 1 Hr. 40 Min.
Columbia - 2 Hr. 20 Min.
Charlotte - 2 Hr. 30 Min.
Moorehead City - 2 Hr. 50 Min.
Richmond - 3 Hr.
Charleston - 3 Hr. 10 Min.
Norfolk/Newport - 3 Hr. 30 Min.
Savannah - 3 Hr. 40 Min.

5 Hour
Drive

Washington, D.C. - 4 Hr. 30 Min.
Baltimore - 5 Hr. 10 Min.
Jacksonville - 5 Hr. 20 Min.
Atlanta - 5 Hr. 10 Min.
Asheville - 4 Hr.



8 Hour
Drive

Philadelphia - 6 Hr. 30 Min.
Columbus - 7 Hr. 50 Min.
Chattanooga - 6 Hr. 50 Min.
Pittsburgh - 8 Hr.
Orlando - 7 Hr. 20 Min.
Tampa - 8 Hr. 20 Min.
Montgomery - 7 Hr. 20 Min.
Cincinnati - 8 Hr. 20 Min.
New York - 7 Hr. 50 Min.



Local Rail Services include Class I rail provided by Norfolk Southern and CSX and short line services from the Aberdeen & Rockfish R.R. Co.



The **deep-water Port of Wilmington, NC** (1 Hr. 40 Min. from Downtown Fayetteville) offers a 600,000 TEU capacity terminal, 8 container cranes, and almost 1 million sq. ft. of prime covered and sprinklered storage.

SOURCE: FAYETTEVILLE CUMBERLAND COUNTY
ECONOMIC DEVELOPMENT CORPORATION



FAY Regional Airport

7,709 Ft. Runway That Accommodates
"Narrow Body" Cargo Jets



Connections Offered Through
Charlotte, Atlanta, & Washington, DC

American, Delta, United,
& Private Charter Services

RDU International Airport

400 Daily Domestic & International
Arrivals / Departures

10,000 Ft. Runway That
Accommodates Cargo Jets

Voted #9 Best Airport in the
U.S. by Airports Council
International



DENNIS EATON
Senior Vice President
+ 1 919 582 3111
dennis.eaton@colliers.com

DAVID STROUD
Vice President
+ 1 919 582 3148
david.stroud@colliers.com



I-95 | CORPORATE CENTER

FOR LEASE
INDUSTRIAL SPACE
±116,000-1,200,000 SF

WHY FAYETTEVILLE?



"Enhancing our distribution capabilities is the most effective and efficient way to meet dynamic customer and consumer needs today and in the future. The combination of partnering with an expert like DHL Supply Chain and Fayetteville's proximity to major rail and truck transportation hubs helps us quickly advance that strategy." - Robert Furbee, Senior Vice President, Global Supply Chain - Campbell Soup Company

Booz | Allen | Hamilton
strategy and technology consultants

"We look forward to supporting our clients with the diverse and talented workforce in and around Cumberland County. In addition to a strong business community, Fayetteville's proximity to Fort Bragg and Camp Lejeune provides an important access point to an exciting talent pipeline of military spouses with diverse skillsets, as well as veterans who are transitioning from the military and seeking high-impact, mission-focused careers." - Joseph Dodd, Vice President - Booz Allen Hamilton



"Fayetteville provides us with an improved reach to our customers as well as an improved ability to streamline and grow our operations." - Dave Spadafora, VP Global Supply Chain - Cambridge-Lee.



"Cumberland County is full of opportunities for defense companies like ours, whether they work in IT, cybersecurity, machine learning, predictive analytics, or other operations that are vital to the DoD and other civilian agencies. The community has worked with us hand-in-hand, making it extremely easy for RLM to expand its facilities and employee base. Their accessible and proactive support ensure that I'm never fighting to get ahold of someone to address the things that need to be addressed." - Randy Moore, President & CEO - RLM Communications, Inc.



"This community has a large support network for defense companies. We also enjoy a relatively low cost of living compared to Washington, D.C. and other areas with a large DoD presence. This allows us to fulfill our contracts a lot more cost-effectively." - Bradd Chi, Founder - ACLC (Advanced Computer Learning Company)

"There are a tremendous number of veterans in the Fayetteville area with specialized expertise and technical capabilities. If we're pursuing a contract with a particular subject matter like logistics or marksmanship, it's easy to reach out in the community and find the right people to assist us. FTCC, local universities, and organizations like the NC Military Business Center have also been phenomenal partners. They are very open and provide substantial support to many types of businesses and industries." - Kathryn Cox, Executive Vice President - ACLC (Advanced Computer Learning Company)



"Fayetteville's location on I-95 is key for us. We're at a central point, allowing us to easily pick up freight from our clients, get back on the interstate, and take it whatever direction it needs to go. This area's demand for transportation and distribution is off the charts right now, and I expect Fayetteville to become the next Chicago for logistics. There's no reason companies won't succeed here. This area is large, diverse, and there are a lot of industries that need these services. I've already had customers reaching out to me for 2019 and 2020 projections and I'm eager to see what the market will look like in the next 5 years." - Sherry Fulton, Terminal Manager - Slay Transportation

DENNIS EATON
Senior Vice President
+ 1 919 582 3111
dennis.eaton@colliers.com

DAVID STROUD
Vice President
+ 1 919 582 3148
david.stroud@colliers.com





DENNIS EATON
Senior Vice President
+ 1 919 582 3111
dennis.eaton@colliers.com

DAVID STROUD
Vice President
+ 1 919 582 3148
david.stroud@colliers.com



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2018. All rights reserved.