

4185 W 5TH STREET

LUMBERTON, NC 28385

Available for Lease
±24,000 - 200,000 SF Leaseable Space



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FOR LEASE 4185 W 5TH ST

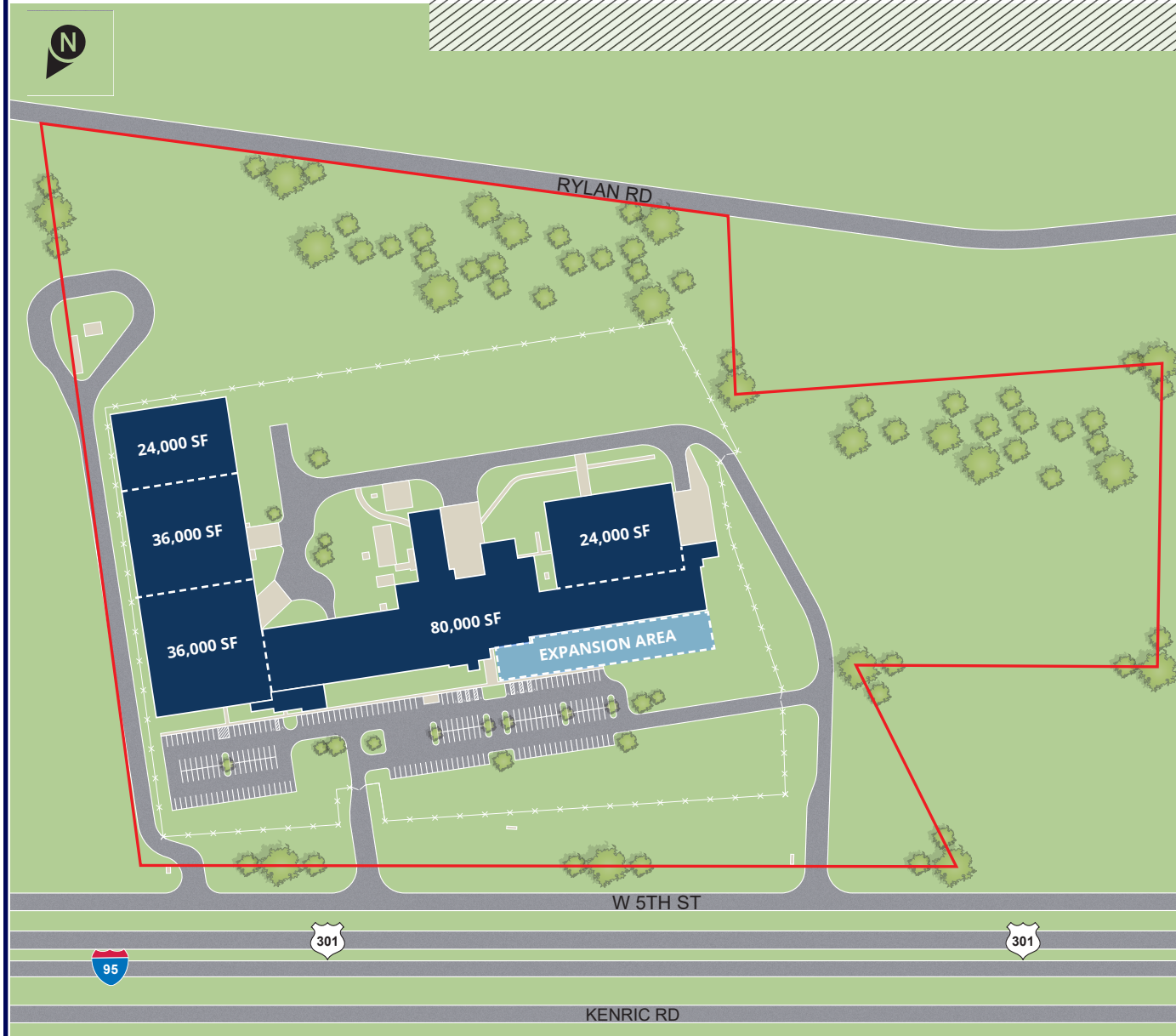
± 24,000 - 200,000 SF Leaseable Space

4185 W. 5th Street offers up to 200,000 SF of leaseable manufacturing / warehouse space in Lumberton, NC, with the option to subdivide as low as 24,000 SF. The property sits on 39.75 acres and includes excess land for future expansion. Ideal for manufacturing, warehousing, or distribution, it features strong utilities and power infrastructure. Strategically located on I-95, it's just 2 miles from I-74 and 5.8 miles from Highway 301.

- Frontage Along Interstate 95
- Direct Access to Interstate 95 & Interstate 74
- Outside Storage Available
- Located within an Opportunity Zone and New Market Tax Credit Zone (2 Separate Federal Programs)
- Lease Rate: \$3.50 PSF NNN



SITE PLAN



Address: 4185 W. 5th Street

Location: Lumberton, NC 28358

Tax Parcel ID: 0204-01-00902A

Size Available: 24,000 SF - 200,000 SF;
can be subdivided

Office Size: 2,000 SF - 3,500 SF

Acerage: 39.75 AC

Loading: (5) Dock High Doors (North)
(4) Dock High Doors (South)
(1) Drive In Door

Sprinklers: Wet

Clear Height: 8' - 22' (Warehouse)

Lighting: T-8 Metal Halide

Parking: 100 Paved Spaces

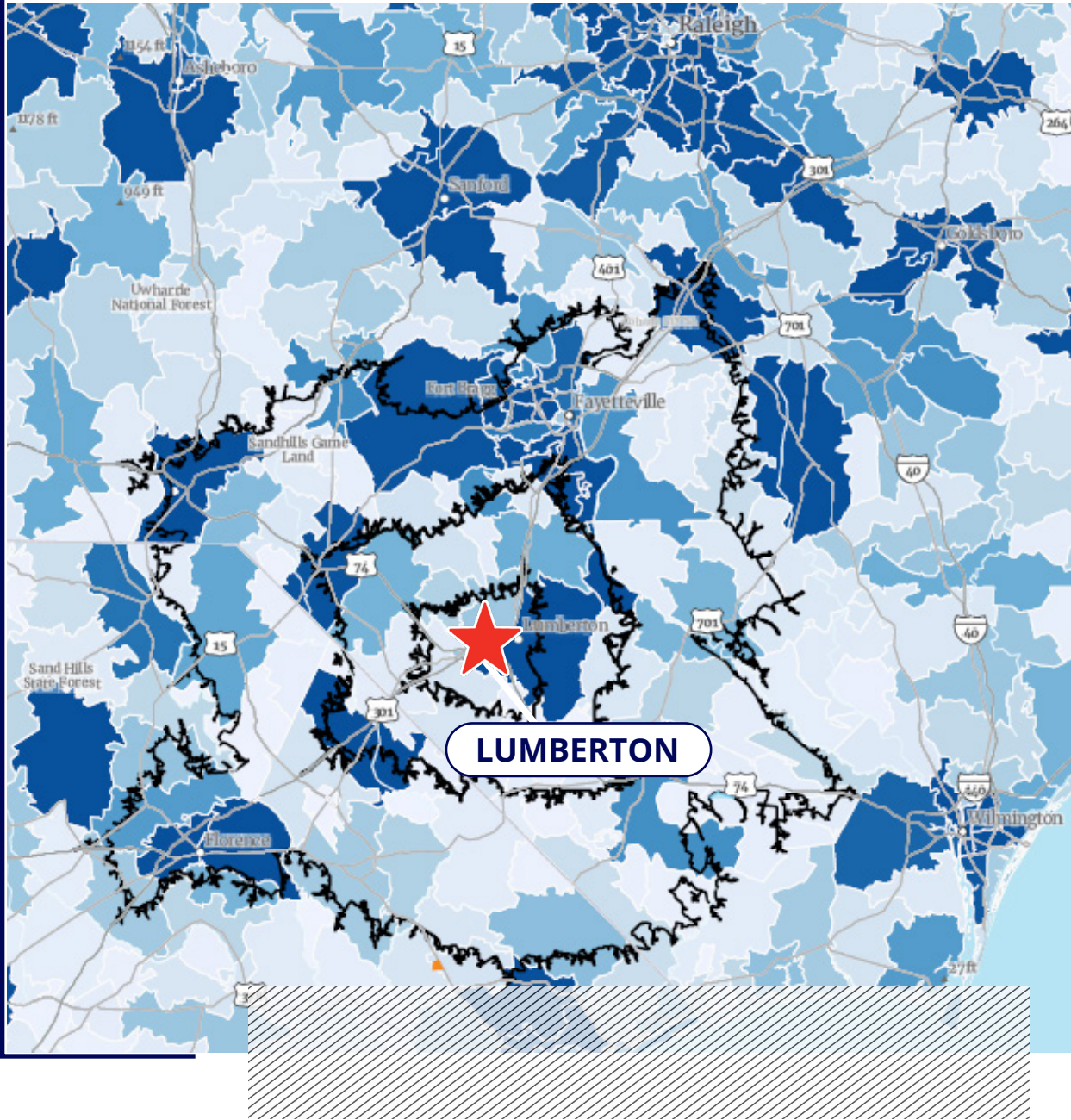
Zoning: Industrial

Year Built: 1987/1998

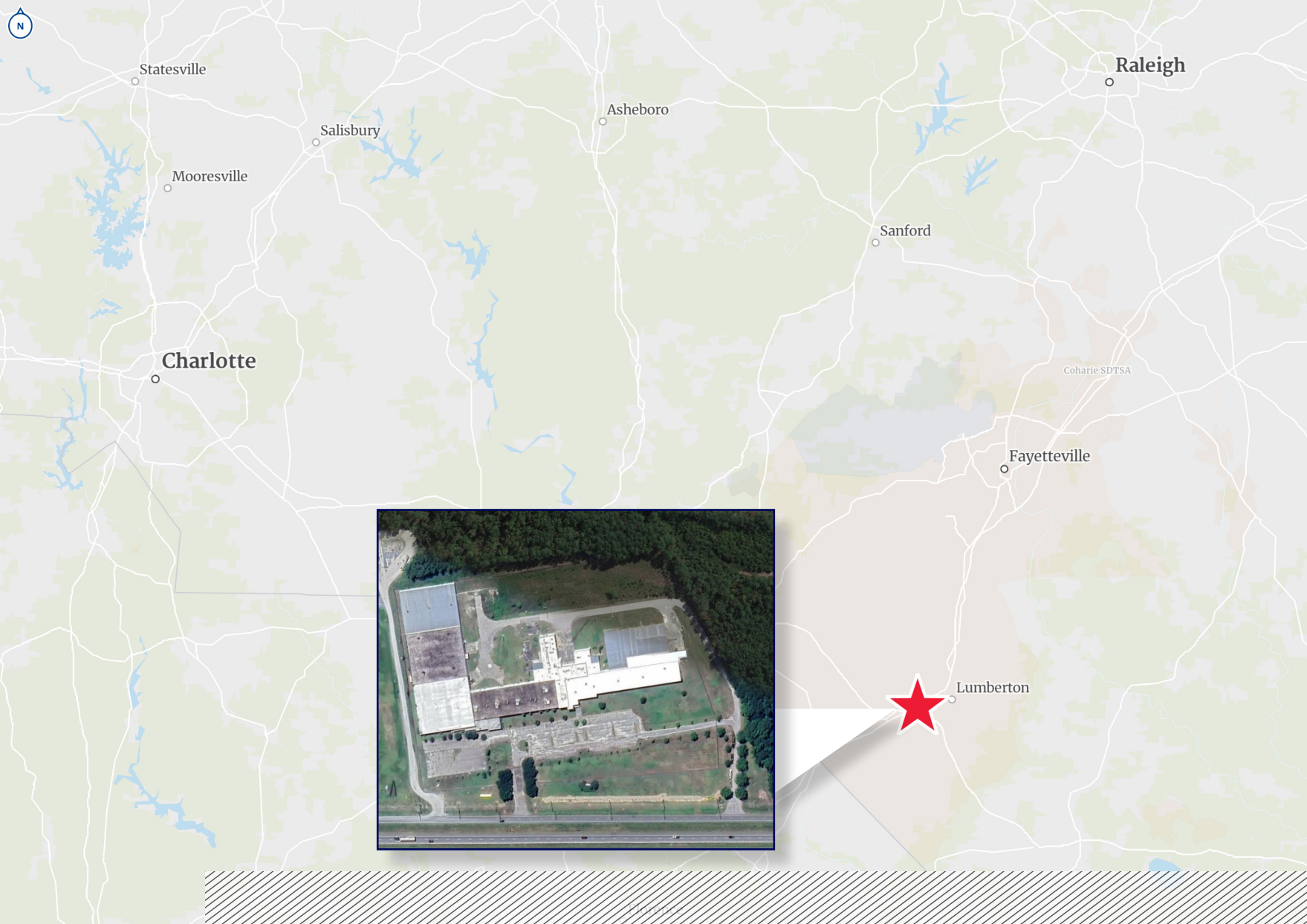
Power: (2) 1,500 kVa
(3) 750 kVa

Lease Rate: \$3.50 PSF NNN

LABOR MAP



Demographics			
	15 Miles	30 Miles	60 Miles
202 Total Population	45,614	158,026	890,769
Households	17,641	60,949	348,506
2000 - 2024 Pop. Change %	-10.3%	-7.1%	4.6%
Avg. Household Income	\$66,526	\$63,391	\$73,984
Business Summary			
Total Businesses	2,297	5,752	30,293
Total Employees	25,778	69,040	348,116
Manufacturing	10.7%	19.1%	9.6%
Transportation	1.8%	2.3%	2.4%
Blue Collar	47.6%	49.1%	42.4%



Immediate
access to I-95

37
Miles to
Fayetteville

98
Miles to
Fayetteville

122
Miles to
Fayetteville

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