

4185 W 5TH STREET

LUMBERTON, NC 28385

Available for Lease
± 205,000 SF Leaseable Space



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FOR LEASE 4185 W 5TH ST

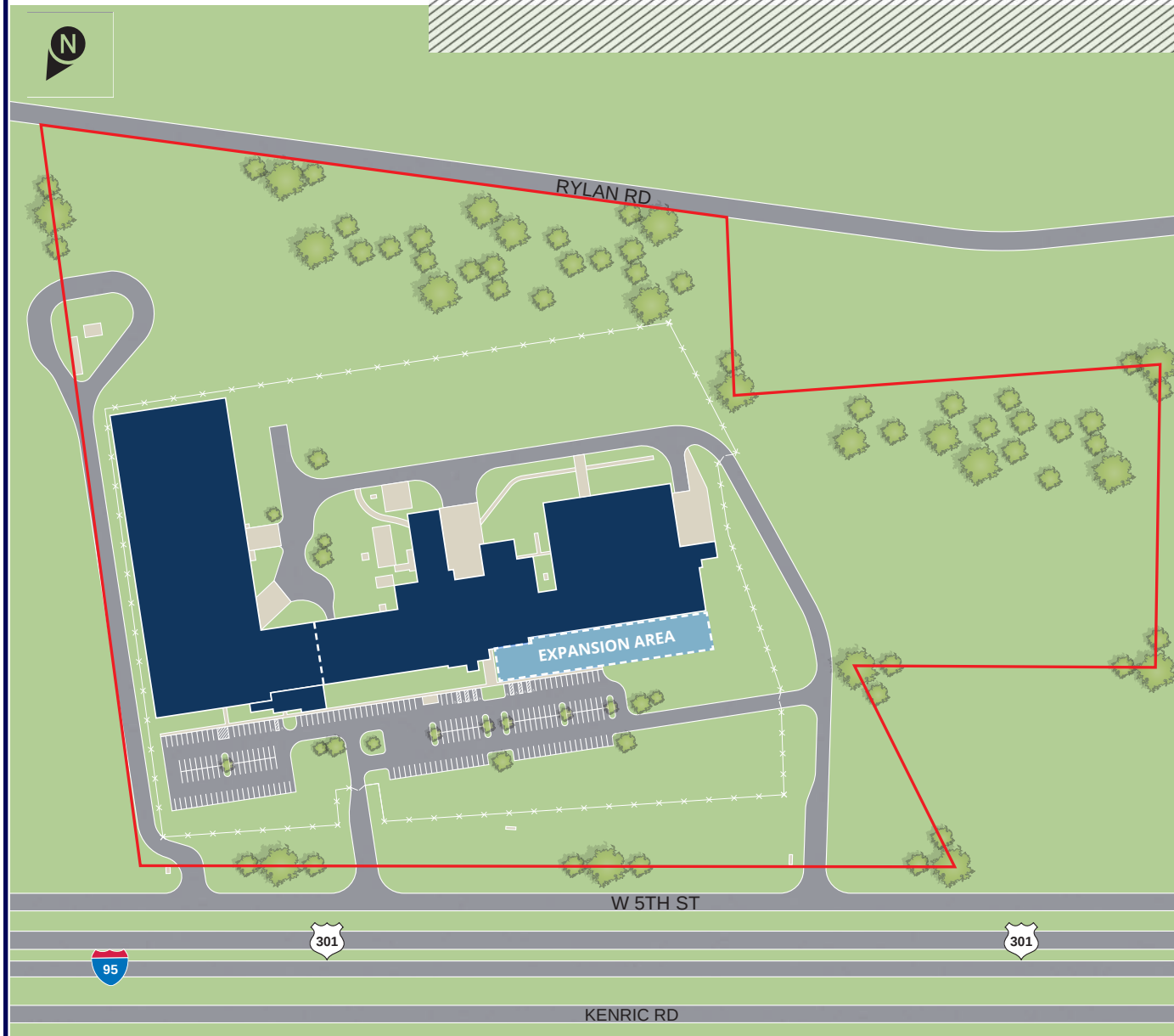
± 205,000 SF Leaseable Space

4185 W. 5th Street offers 205,000 SF of leaseable manufacturing / warehouse space in Lumberton, NC, with the option to subdivide into two separate 100,000 SF units. 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

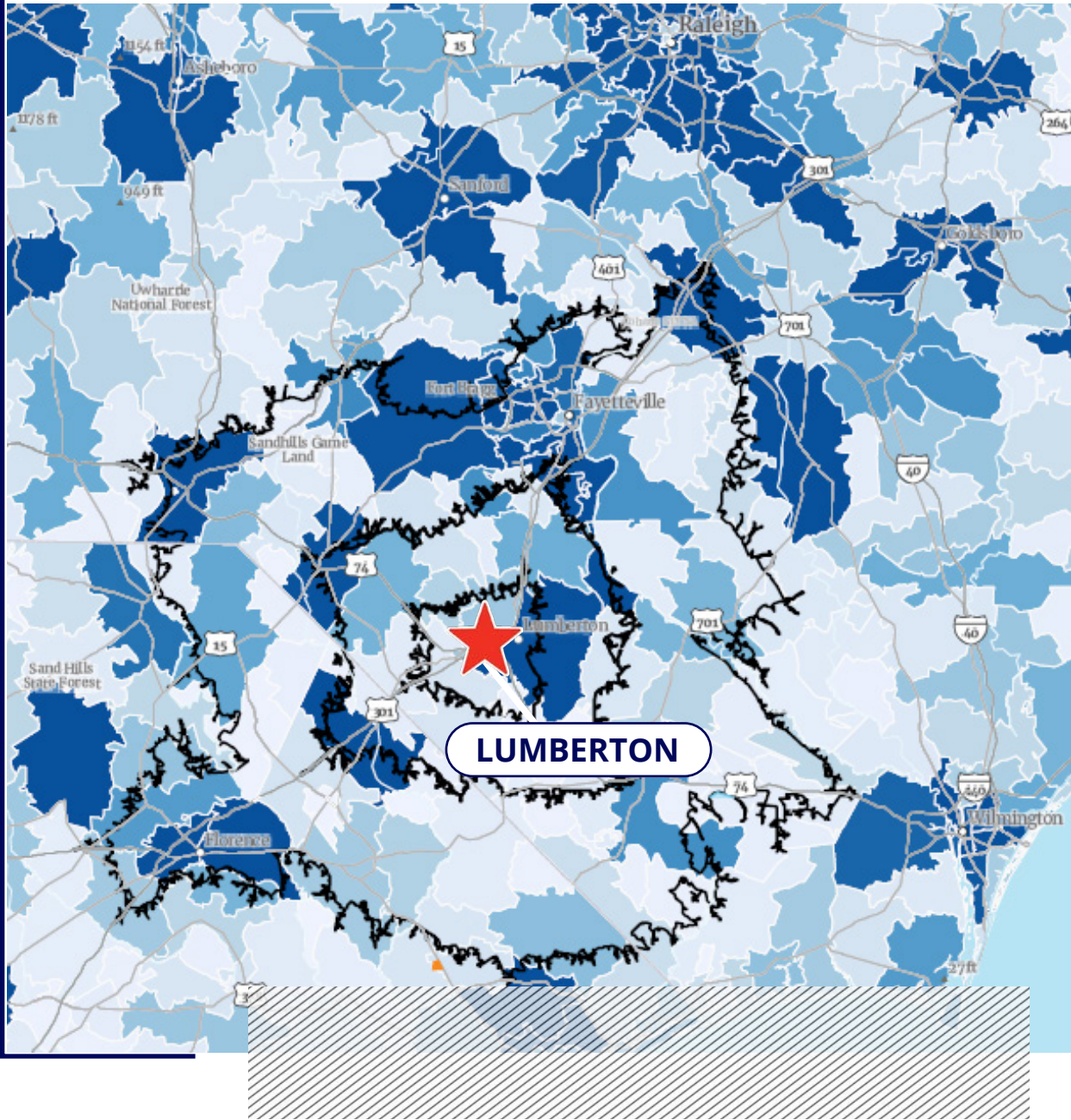


SITE PLAN

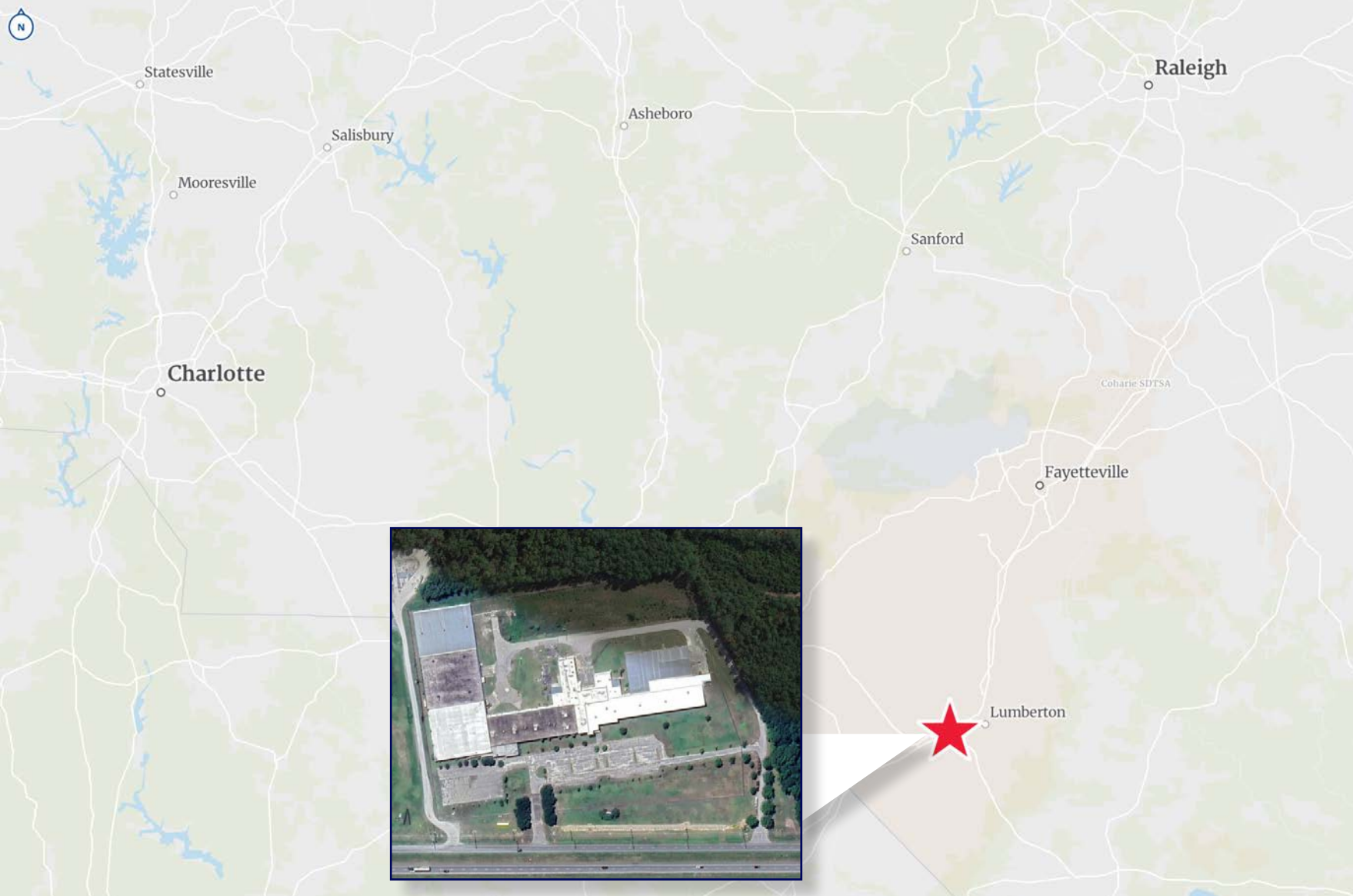


Address:	4185 W. 5th Street
Location:	Lumberton, NC 28358
Tax Parcel ID:	0204-01-00902A
Size Available:	205,000 SF; can be subdivided (100,000 SF)
Office Size:	2,000 SF - 3,500 SF
Acerage:	39.75 AC
Loading:	(5) Dock High Doors (North) (4) Dock High Doors (South) (1) Drive In Door
Sprinklers:	Wet
Clear 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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