



800 Technology Drive
Fayetteville, NC 28306

For Sale
For Lease

± 259,960 SF Industrial Space
& ± 10,360 SF Office Space Available

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Colliers

BUILDING FLOOR PLAN

Office

± 10,360 SF Total

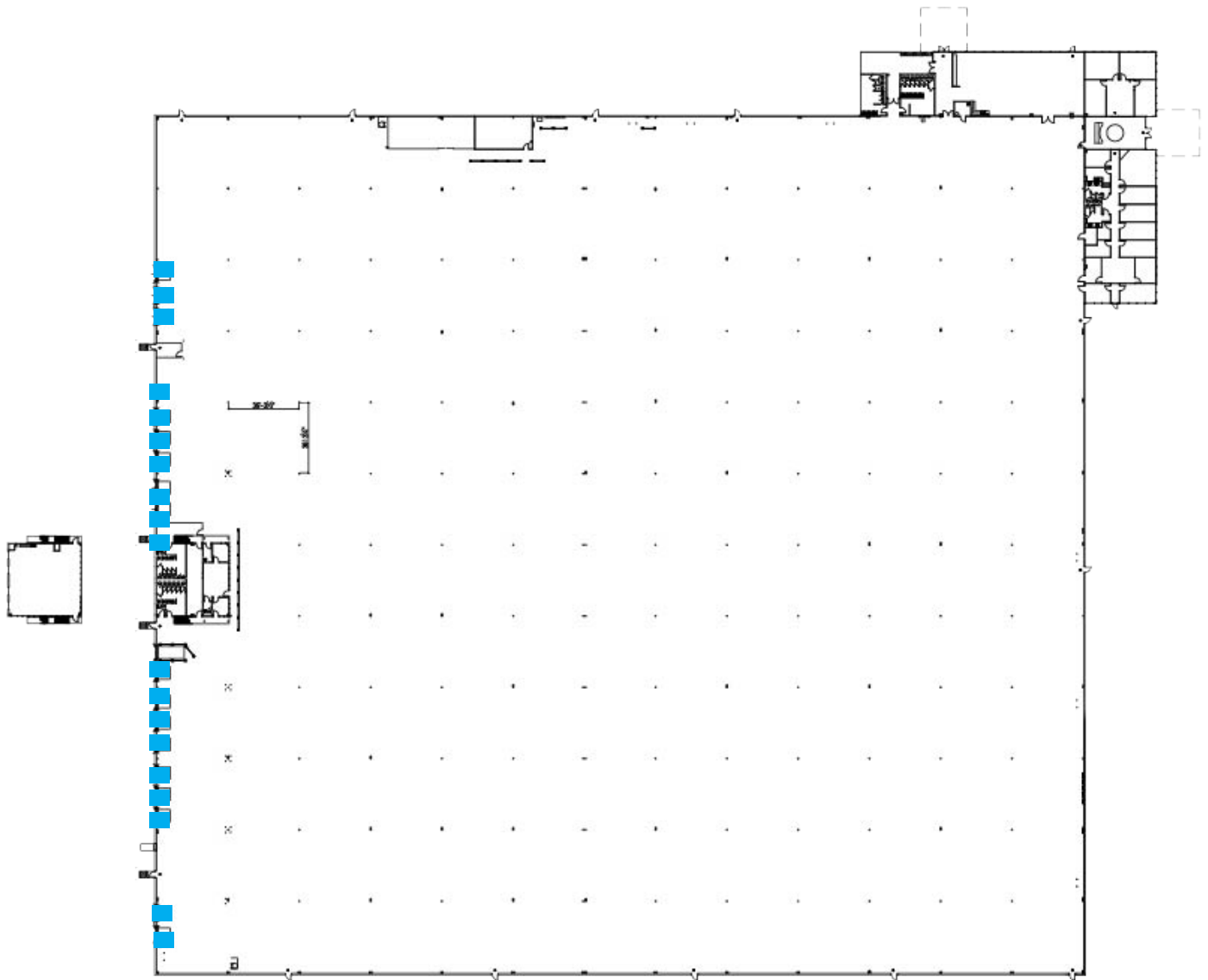
40'x40' Interior Warehouse Office Includes:

- 2 Conference Rooms
- 2 Bathrooms
- Trucker lounge, training room, and shipping office

Front Office Space: 140' x 40'

Breakroom: 40' x 85' with 2 bathrooms

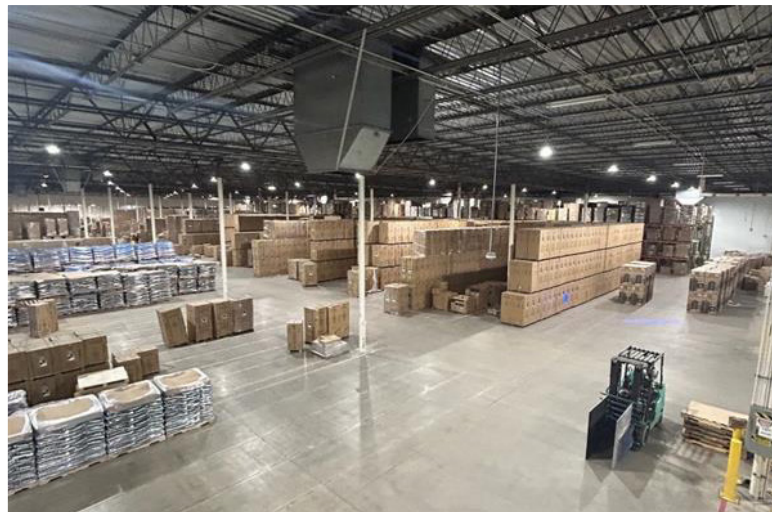
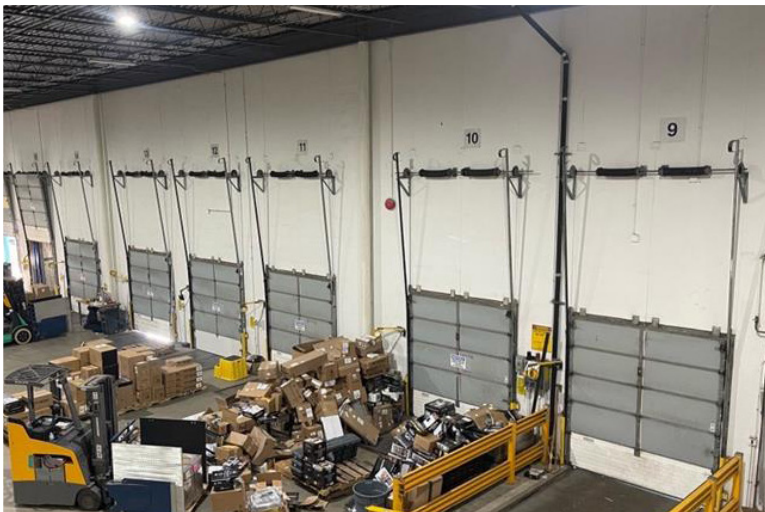
Additional Locker/Employee restrooms off breakroom



 Dock Door

BUILDING SPECIFICATIONS

County	Cumberland
Zoning	M(P)
Building Size	± 259,960 SF ± 10,360 SF Office
Office:	17 Private Offices
Building Dimensions:	±480' x 520'
Column Spacing	40' x 40' (6" round columns)
Clear Height:	24'
Docks:	18 (8' x 10') Docks
Dock Equipment:	All docks include manual pit leveler, dock pads + lights
Lighting:	LED Lighting (Non-motion)
Parking Ratio:	± 207 car park spaces
Sprinkler System:	Wet (0.2/3,000 SF, 116 lbs, 675 gpm flow) (8" line)
Electrical Specs:	2000 amps 480/277 v3 phase 4 wye 1500 kVA Padmount Transformer
Year Built:	1991 2005 Renovated
Exterior Wall:	Concrete Masonry
Floor Thickness:	6"
Truck Court Depth:	120'
Concrete Apron:	55' Truck apron
Heating:	100% HVAC - 18 units total (10 have been replaced)
Warehouse:	Four Bathrooms



BUILDING UTILITIES

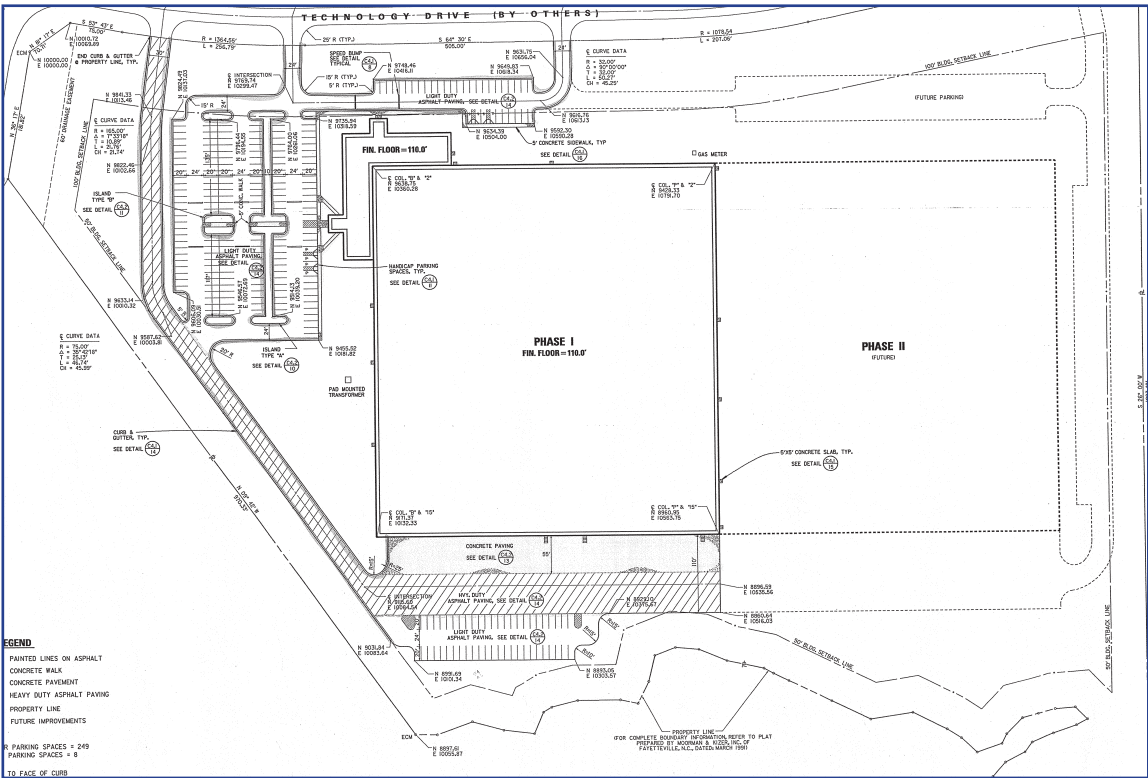
Utilities

12" Water Line
Provider: PwC

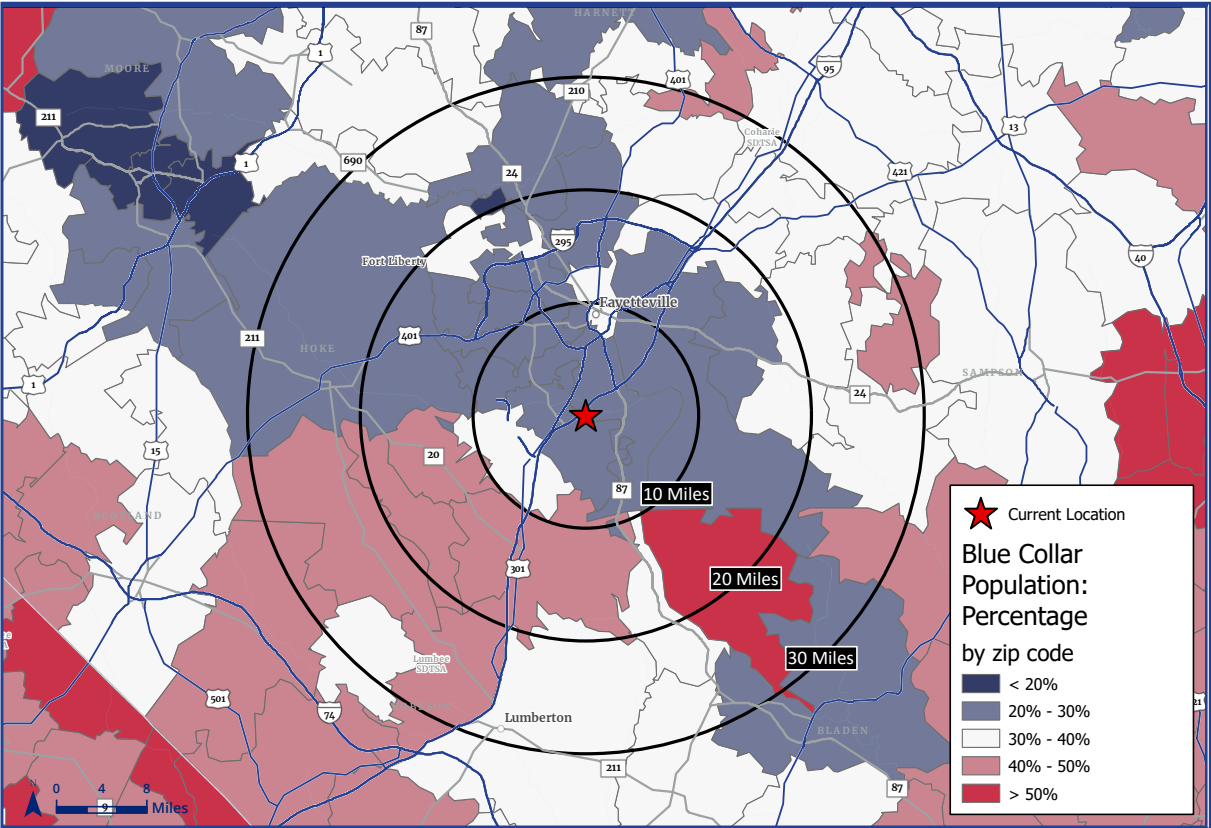
8" Sewer Line
Provider: PwC

4" High Pressure
Steel Service Gas Line
Provided: Piedmont Natural Gas

Electric: 7.2/12.47kV
Distribution Line
Provider: PwC



LABOR MAP





STRATEGIC & CENTRALIZED LOCATION



Corporate neighbors include
Coca-Cola, Walmart, & USPS



1.5 miles to
Fayetteville Regional Airport



15 Minutes to Downtown
Fayetteville



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