



LIBERTY POINT BUILDING 2
5360 CORPORATION DRIVE
HOPE MILLS, NC 28548

INDUSTRIAL BUILDING FOR LEASE
±139,500 SF

FOUNDRY
COMMERCIAL

LIBERTY POINT

INDUSTRIAL BUILDING FOR LEASE

BUILDING FEATURES

PROPERTY NAME	Liberty Point Building 2
ADDRESS	5360 Corporation Drive
CITY	Hope Mills
STATE	NC
COUNTY	Cumberland
DATE AVAILABLE	Delivering Q4 2022
LEASE RATE	Call for pricing
TICAM	\$1.00/SF Estimate
TAX PARCEL ID #	0423-63-7845
ZONING	Planned Light Industrial M1(P) ZONING INFO
BUILDING DIMENSIONS	440' X 300'
TOTAL SF	±139,500 SF
AVAILABLE SF	±139,500 SF
BAY SIZE	±15,000 SF
EXTERIOR WALL MATERIAL	Tilt concrete
ROOFING MATERIAL	Mechanically attached .45 mil TPO with R-25 insulation

TRAILER PARKS	Potential for trailer parking
AUTO PARKING	Up to 76 spaces
NO. OF ACRES	±13.79 acres
TRUCK COURT DEPTH	70' shared drive + 60' court (total of 130')
CEILING HEIGHT	32' clear
COLUMN SPACING	50' x 50' with 60' speed bay
FLOOR THICKNESS	6" 4,000 psi reinforced concrete
SPRINKLER SYSTEM/TYPE	ESFR
LOADING DOCK	Up to 25 OH Doors, EOD Levelers, and Seals. Two drive-in doors (12'x14')
ELECTRICAL CAPACITY	Per tenant's specs
NATURAL GAS SERVICE PROVIDER	Piedmont Natural Gas
WATER AND SEWER PROVIDER	Fayetteville Public Works Commission (PWC)
TELECOM PROVIDER	TBD
ELECTRICAL PROVIDER	South River Electrical
WATER LINE	2"
SEWER LINE	6"



LIBERTY POINT
INDUSTRIAL BUILDING FOR LEASE



2301 SUGAR BUSH ROAD SUITE 220 RALEIGH, NC 27612

FOUNDRYCOMMERCIAL.COM

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

LIBERTY POINT

INDUSTRIAL BUILDING FOR LEASE

SITE PLAN

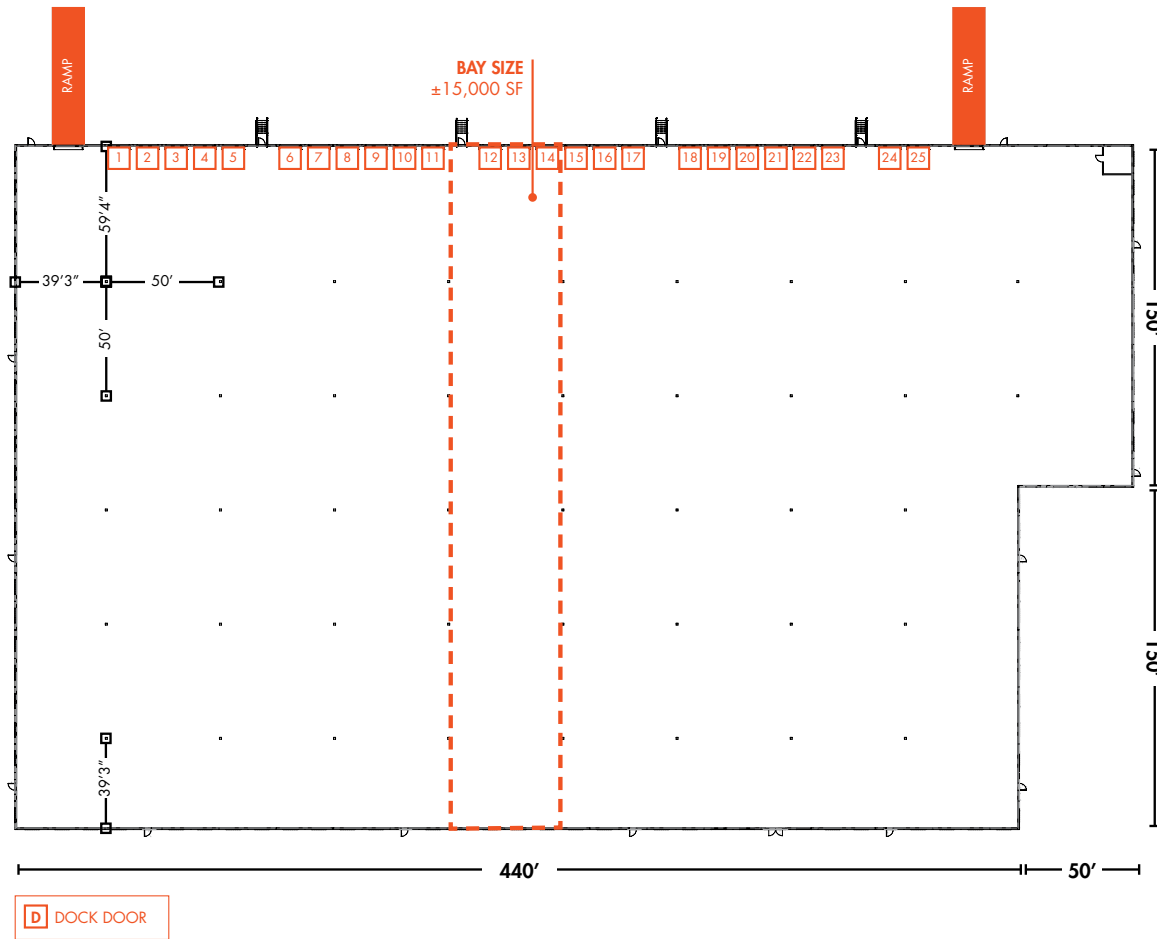


LIBERTY POINT

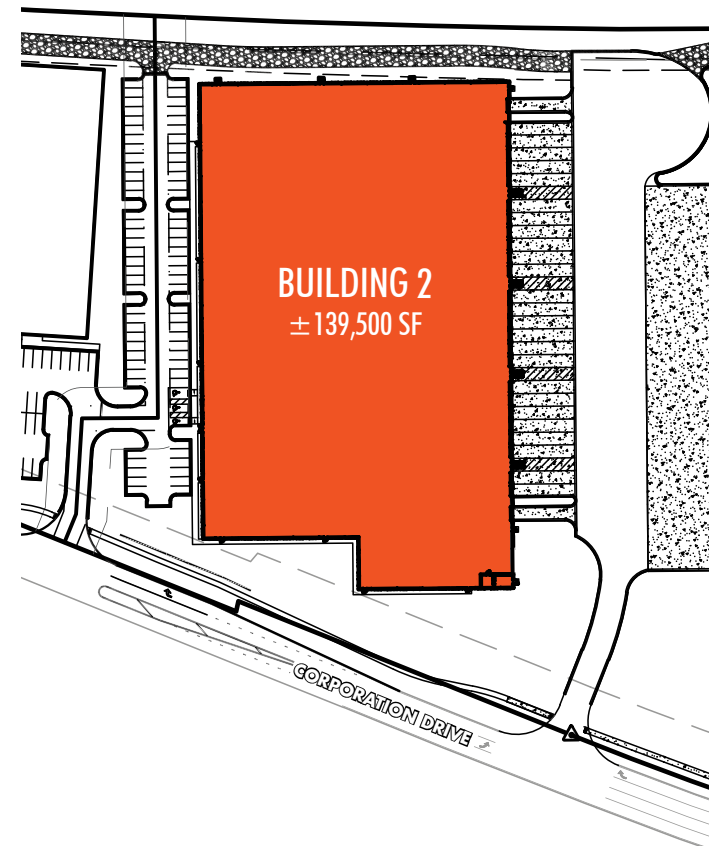
INDUSTRIAL BUILDING FOR LEASE

FLOOR PLAN | BUILDING 2

±139,500 SF



SITE PLAN | BUILDING 2



LIBERTY POINT

INDUSTRIAL BUILDING FOR LEASE



LOCATION & ACCESS

INTERSTATES

Uninterrupted distribution to every major market in the United States

	Interstate 95	>1 mile
	Business 95	>2 miles
	Highway 87	5.7 miles
	Highway 210	8.7 miles
	Highway 24	11.1 miles
	Interstate 295	13.8 miles
	Interstate 74	29.2 miles
	Interstate 40	41.7 miles

LIBERTY POINT

INDUSTRIAL BUILDING FOR LEASE

LOCATION & ACCESS



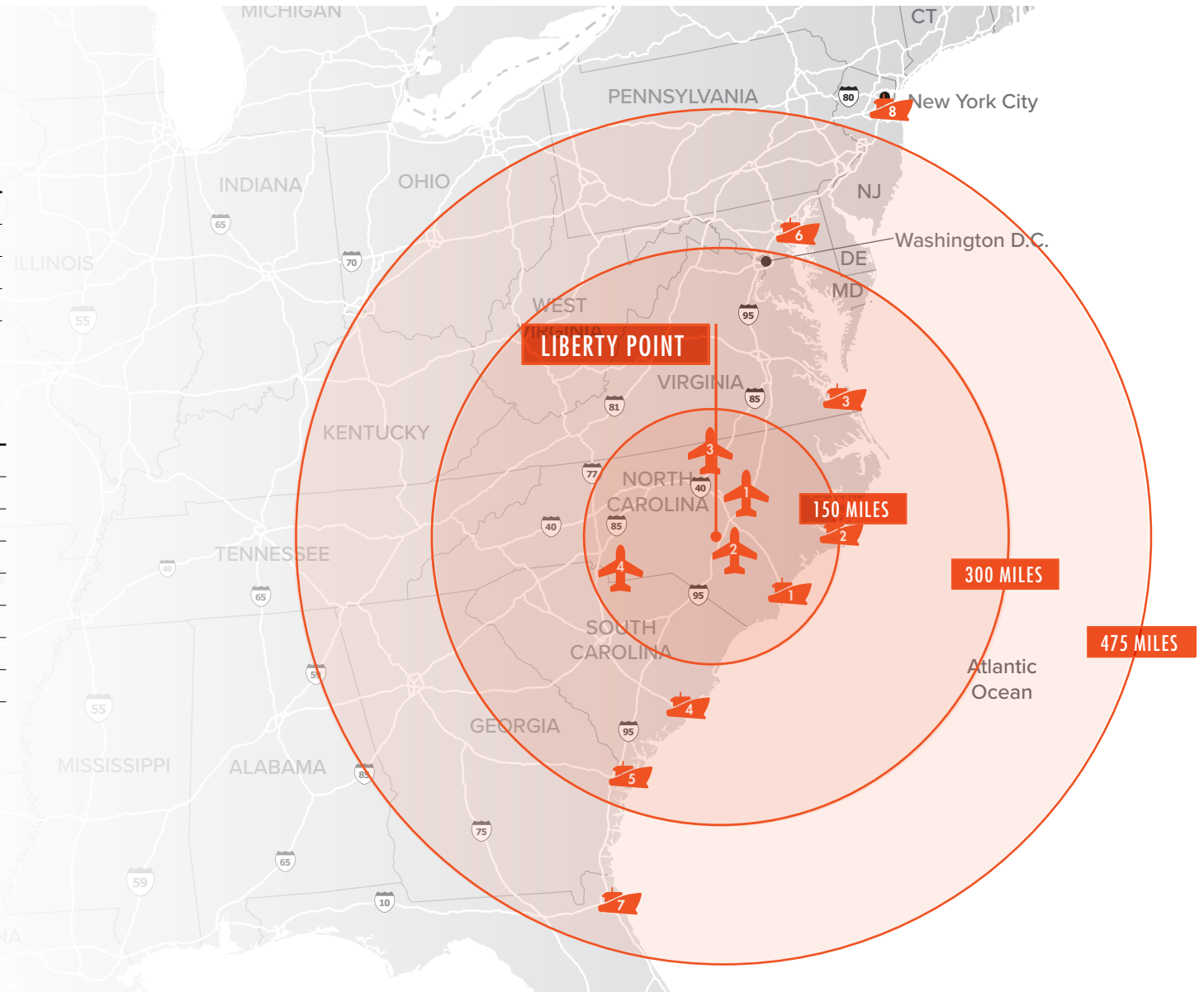
AIRPORTS

1	Raleigh-Durham International	87 miles
2	Fayetteville Regional	5.5 miles
3	Piedmont Triad International	117 miles
4	Charlotte Douglas International	151 miles



SEAPORTS

1	Wilmington, NC	84 miles
2	Morehead City, NC	161 miles
3	Norfolk, VA	230 miles
4	Charleston, SC	220 miles
5	Savannah, GA	263 miles
6	Baltimore, MD	363 miles
7	Jacksonville, FL	384 miles
8	New York/New Jersey	550 miles



LIBERTY POINT INDUSTRIAL BUILDING FOR LEASE

AREA EMPLOYERS



LIBERTY POINT

INDUSTRIAL BUILDING FOR LEASE

**MOST
INNOVATIVE
CITY**

Fayetteville | #1 - Equipt to Innovate Report | 2018

**BEST PLACE
TO INVEST IN
REAL ESTATE**

"During the Pandemic" Fayetteville | #2 - Fortune | 2020

**6TH LARGEST
CITY IN THE
CAROLINAS**

US Census



FAYETTEVILLE MARKET SUMMARY

With the addition of Sagram Stadium in 2019, the Ball Park Digest "Ballpark of the Decade" for its respective MLB league, downtown Fayetteville's revitalization is underway bringing an additional 254,200 people into downtown Fayetteville in the first year of the park's opening. With all of downtown Fayetteville and much of the area being an Opportunity Zone local leaders are seeking to attract major logistics operations, defense contractors, and cyber security startups into the area to complement the massive Department of Defense presence around Cumberland County and the excellent climate existing for businesses across North Carolina. The \$70 million investment by MetroNet to bring fiber-optic internet connectivity across the greater Fayetteville metro will help transform the Fayetteville economy for years to come.

WORKFORCE STATS

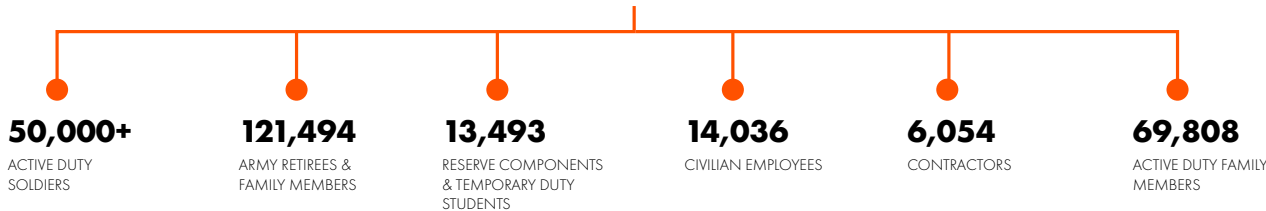
125K+
COUNTY CIVILIAN
LABOR FORCE

30
MEDIAN AGE IN
FAYETTEVILLE

16,940
MORE PEOPLE WORKING
THAN IN MAY 2020

39
UNIVERSITY WITHIN
50 MILES OFFERING
A BACHELORS DEGREE
OR HIGHER

POPULATION



LIBERTY POINT

INDUSTRIAL BUILDING FOR LEASE

INFRASTRUCTURE IMPROVEMENTS



INTERSTATE 295

Work is underway to complete the western portion of the Fayetteville Outer Loop (I-295) from U.S. 401 Business/Ramsey Street – north of Fayetteville – to I-95 just across the Cumberland-Robeson county line. The 39-mile outer loop will provide unprecedented interstate connectivity for the region and provide direct connections from Fort Bragg to I-95. The Fayetteville Outer Loop is critical for the region. It will help support the military, promote continued economic growth, and strengthen North Carolina's ability to attract and retain business and industry.



INTERSTATE 95

Construction is underway to upgrade and widen 16 miles of I-95 from Murphy Road (Exit 55) in Cumberland County to Exit 71 outside Dunn in Harnett County. In addition, NCDOT plans to begin widening the interstate from Exit 71 to the I-40 (Exit 81) junction in Johnston County in 2021. The two segments total 26 miles and involve widening the interstate from its present four lanes to a total of eight lanes. Under the project, NCDOT will replace six interchanges with new overpasses, loops, and ramps that meet modern standards. Additionally, service roads will be realigned or shifted to meet modern design standards.



INTERSTATE 40

Interstate 40 is the main route for North Carolina's robust Research Triangle region. Connecting I-85 to the northwest and I-95 to the southeast, I-40 is a major corridor between Hillsborough, Chapel Hill, Durham, Morrisville, Cary, Raleigh, Garner and Clayton. Thousands of commuters rely on I-40 as their central route to Research Triangle Park, the largest research park in the country. I-40 also provides passage to and from popular coastal destinations passing just east of Fayetteville and intersecting with I-95.

FORT BRAGG

THE LARGEST MILITARY INSTALLATION ON EARTH

Fort Bragg is the largest US Army base by population, serving a population of 545,926 active duty Soldiers, 13,493 Reserve Components and Temporary Duty students, 14,036 civilian employees, 6,054 Contractors, and 69,808 active duty family members. There are 121,494 Army retirees and family members in the area.

7,000+

SOLDIERS FROM FORT BRAGG SEPARATE EVERY YEAR

1/3 STAY

1/3 LEAVE

1/3 WOULD STAY IF THERE WERE MORE JOB OPPORTUNITIES



JACKSON RIVES

JACKSON.RIVES@FOUNDRYCOMMERCIAL.COM

919.656.2816

FOUNDRY
COMMERCIAL

2301 SUGAR BUSH ROAD SUITE 220
RALEIGH, NC 27612

FOUNDRYCOMMERCIAL.COM