

# LIBERTY POINT

CORPORATION DRIVE

HOPE MILLS, NC 28348

CLASS A INDUSTRIAL DEVELOPMENT ALONG I-95



# MASTER SITE PLAN



ZONING  
Planned Light  
Industrial M1 (P)



PARCEL ID #  
0423-63-7845  
Cumberland County



OVER 1.36 MILLION SF  
Master Planned  
Industrial Park

# BUILDING 2 HIGHLIGHTS



**LIBERTY POINT BUILDING 2**  
5360 Corporation Drive  
Hope Mills, NC 28348  
Located on ±5.74 acres



**139,500 SF AVAILABLE**  
Will Subdivide to ±70,000 SF  
Building Size: ±139,500 SF  
Office: Build to Suit



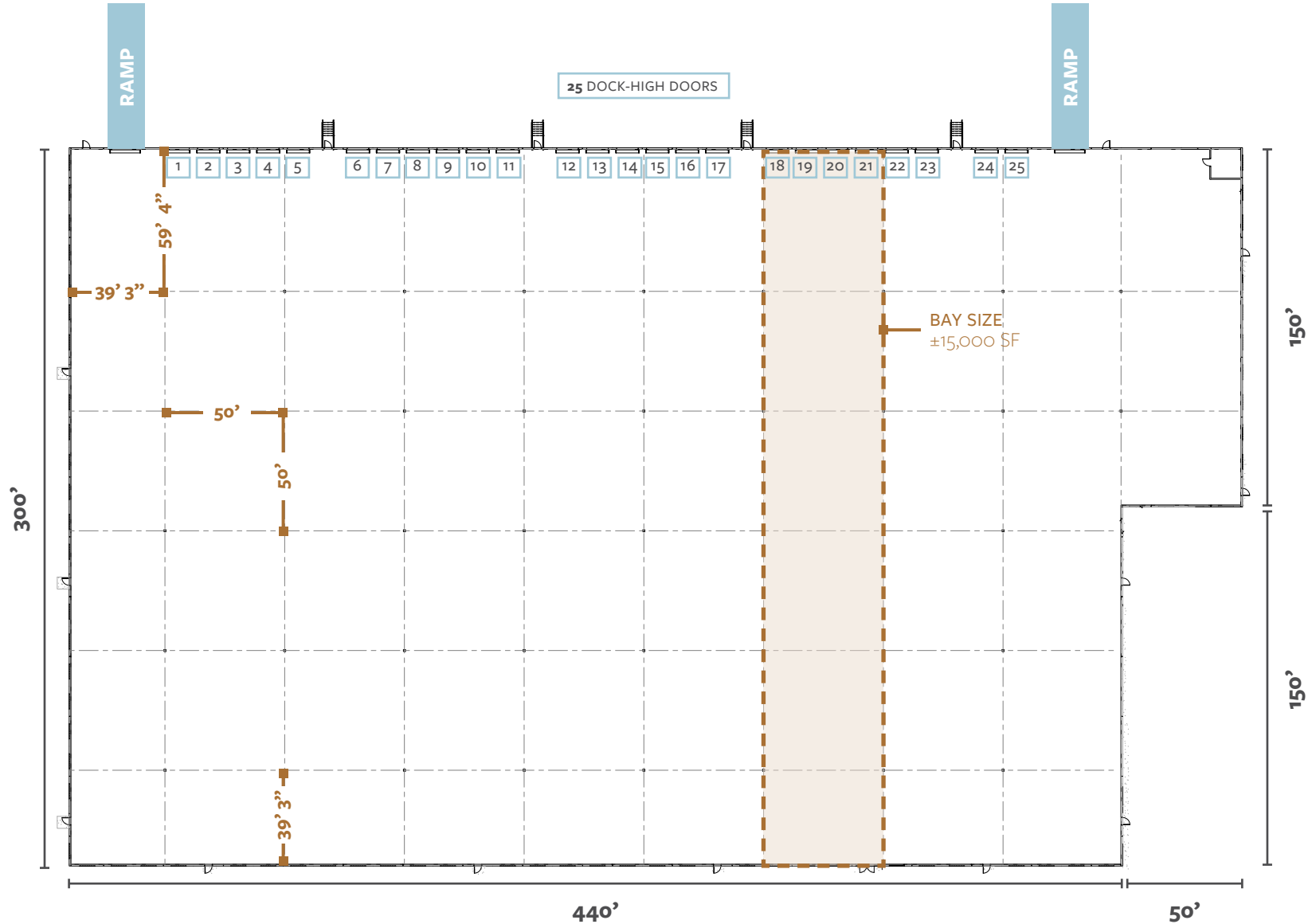
**SHELL AVAILABLE NOW**  
Call for Lease Pricing  
TICAM: ±\$1.10/SF (est)

Building Dimensions	440' x 300'
Ceiling Height	32' clear
Bay Size:	±15,000 SF
Sprinkler System	ESFR
Dock-High Doors	Up to 25 OH Doors, EOD Levelers, and Seals
Drive-In Doors	Two drive-in doors (12'x14')
Column Spacing	50' x 50' with 60' speed bay
Exterior Construction	Tilt Concrete
Auto Parking	Up to 76 spaces
Trailer Parking	Potential for trailer parking
Truck Court Depth	70' shared drive + 60' court (total of 130')
Roof Material	Mechanically attached .60 mil TPO with R-20 insulation
Floor Thickness	6" 4,000 psi reinforced concrete
Power	Per Tenant's Specifications
Electrical Provider	South River Electrical
Water/Sewer Provider	Fayetteville Public Works Commission (PWC)
Natural Gas Provider	Piedmont Natural Gas

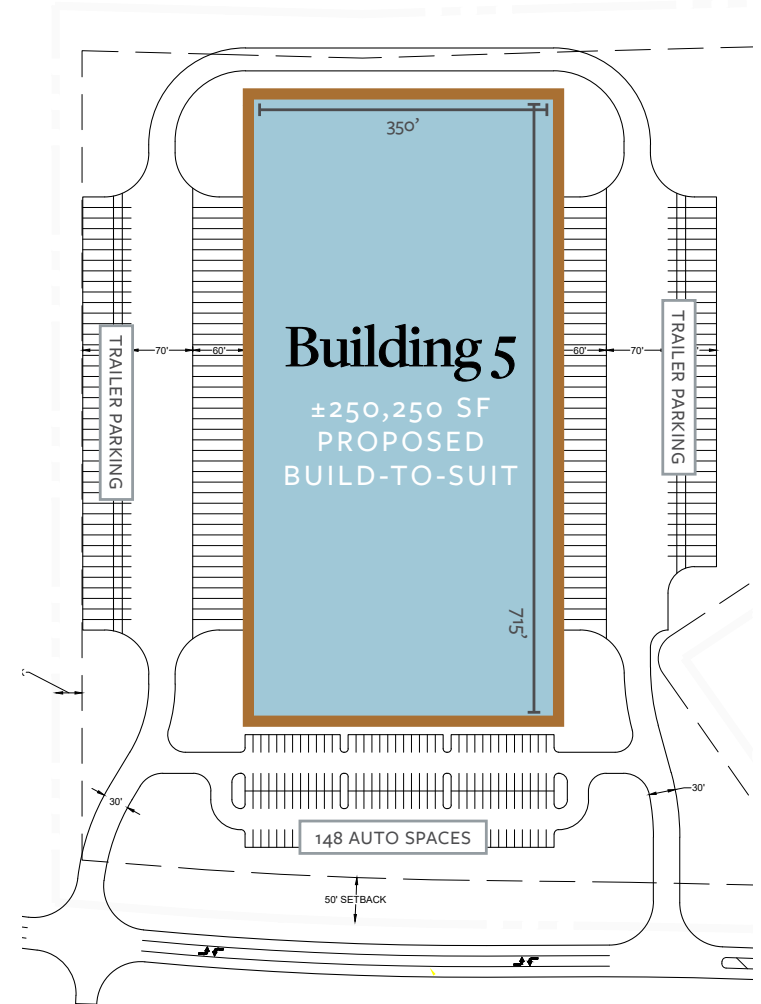
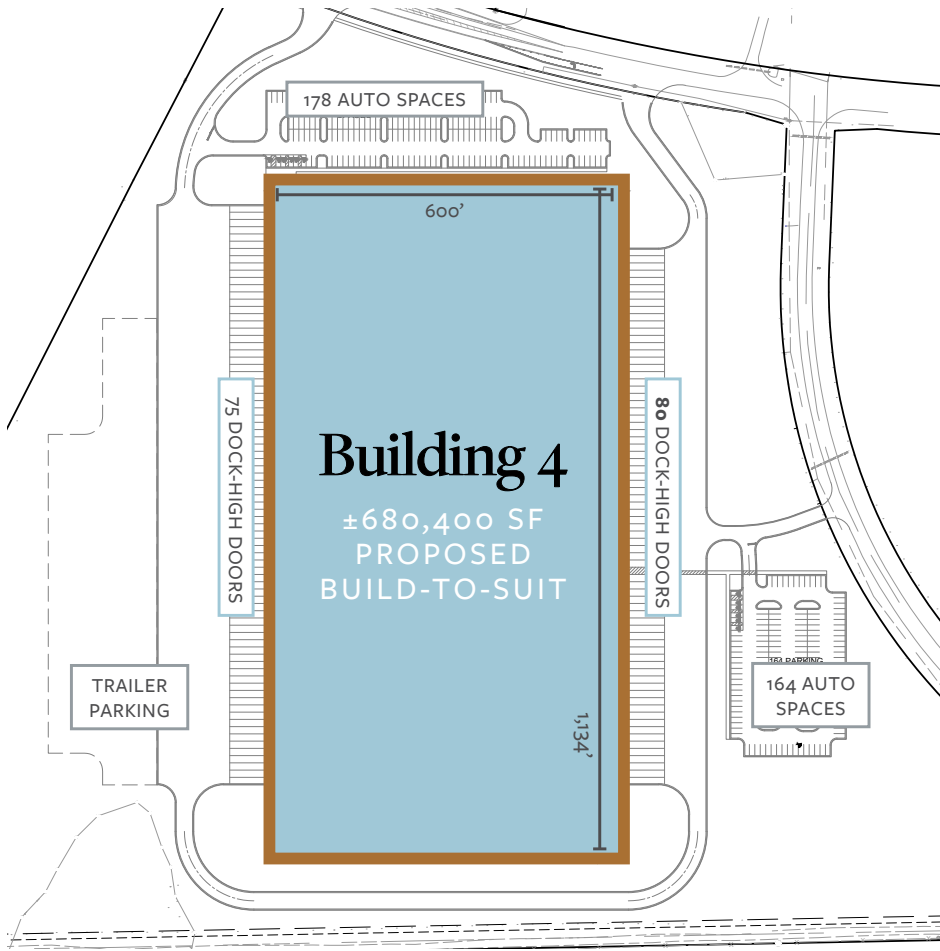
# SHELL COMPLETE, READY FOR UPFIT



# BUILDING 2 FLOOR PLAN



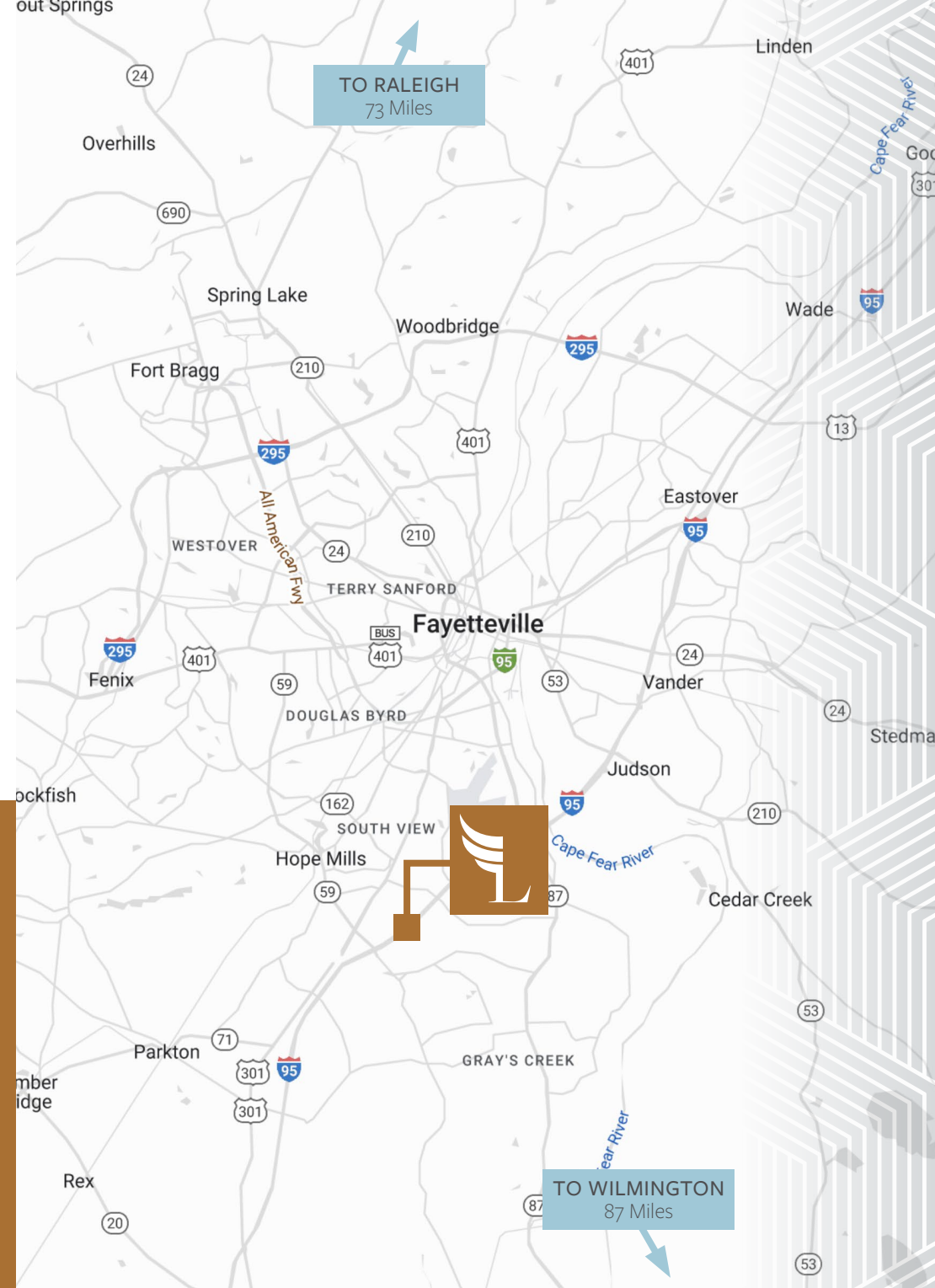
# BUILD-TO-SUIT OPPORTUNITIES



## LOCATION & ACCESS

Interstate 95	< 1.0 Miles
Business 95 / US-301	< 2.0 Miles
Highway 87	6.0 Miles
Interstate 295	14 Miles
Highway 421	41 Miles
Interstate 40	42 Miles
Raleigh-Durham Int'l Airport	87 Miles
Piedmont Triad Int'l Airport	117 Miles
Charlotte Douglas Int'l Airport	140 Miles

Liberty Point's centralized location along the I-95 Corridor provides an eight-hour drive of two-thirds of the nation's population (170 million customers), and less than half a day from the deep-water ports of Wilmington, Morehead City, and Charleston. The city is also served by Norfolk Southern and CSX railroads, as well as the regional Aberdeen, Carolina & Western rail lines.



# EAST COAST CONNECTIVITY



Easily accessible to major East Coast distribution thoroughfares including I-95, I-40, and I-85



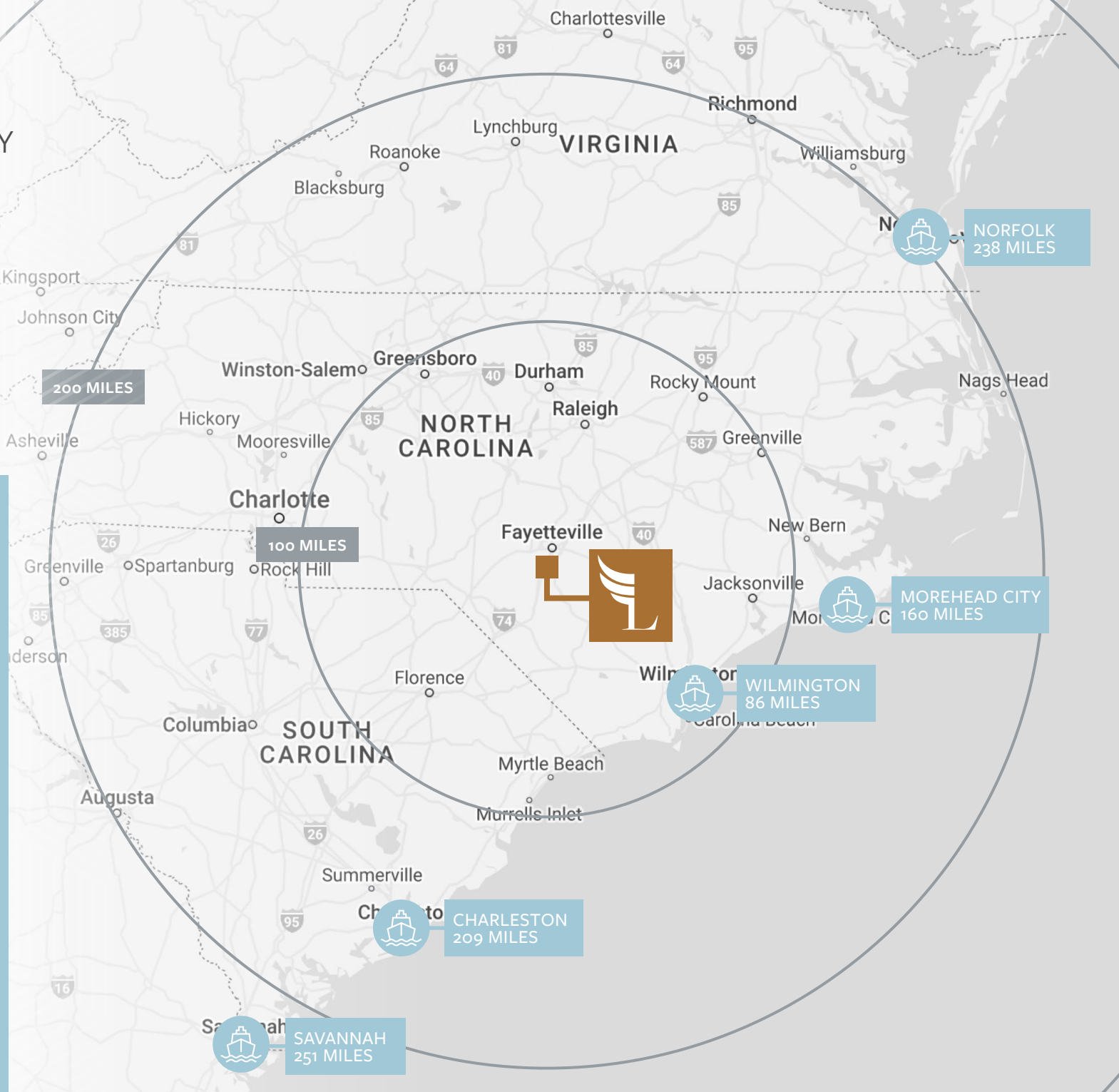
Connectivity to major seaports in North and South Carolina, Virginia and Georgia



Access to some of the fastest-growing and largest Southeastern cities within a one-day drive



Commercial air transportation is available nearby at Raleigh-Durham International Airport





# WHY FAYETTEVILLE?



## Population

20 Mins | 180,846  
40 Mins | 510,484



## Labor Force

20 Mins | 78,666  
40 Mins | 214,891



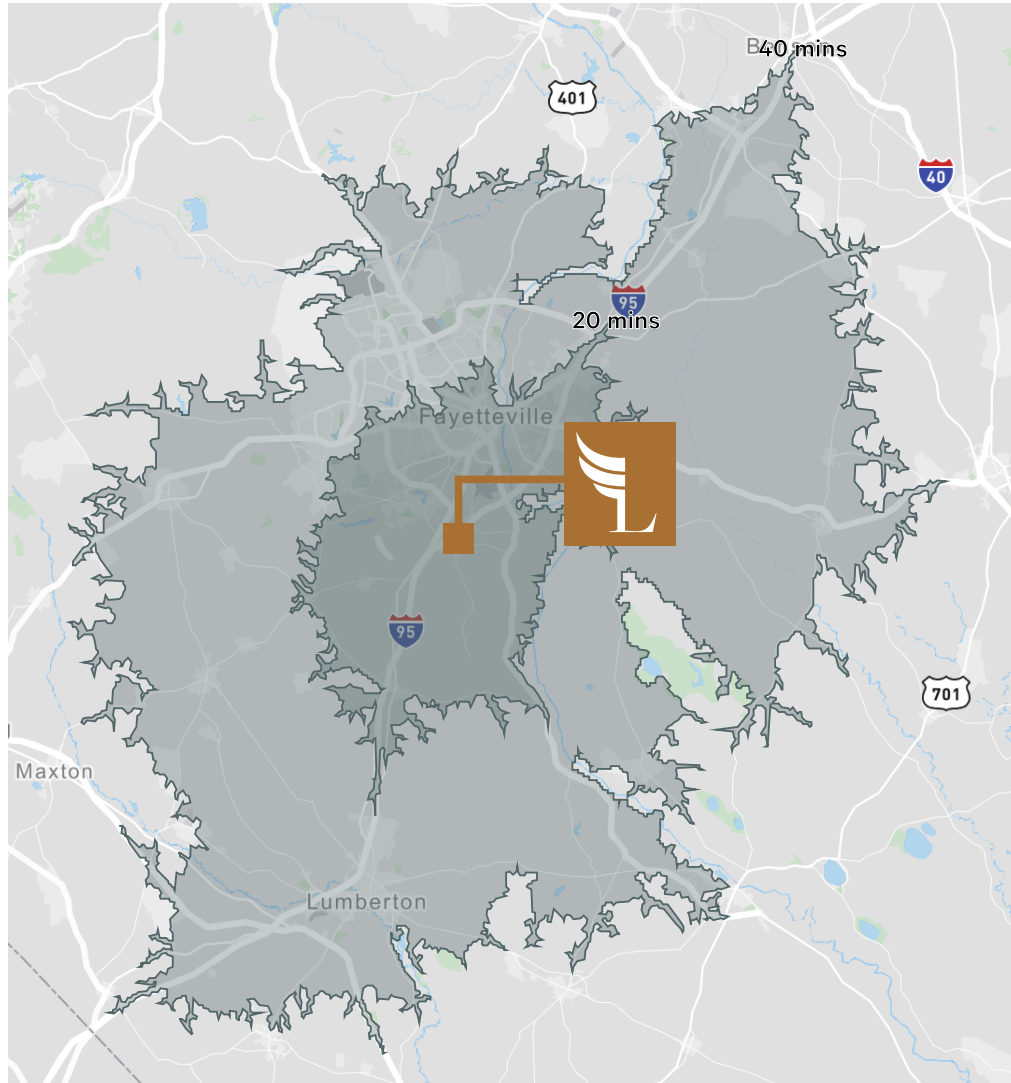
## Avg. Income

20 Mins | \$70,974  
40 Mins | \$67,156



## Households

20 Mins | 70,336  
40 Mins | 195,336



#2 Best Place in the U.S.  
to Invest in Real Estate

“During the Pandemic”  
Fortune | 2020

Best Places for Business  
& Careers

Forbes | 2019

World’s Largest  
Military Installation by  
Population

Fort Liberty (formerly Fort Bragg)

39 Universities Within 50  
Miles Offering Bachelors  
Degree or Higher

# LIBERTY POINT



## CONTACT US

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