



**FOR SALE OR LEASE** | **384,701 SF**  
**1885 ALAMAC ROAD** | **LUMBERTON, NC**

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# PROPERTY HIGHLIGHTS

 **CLOSE PROXIMITY TO I-74 & I-95**

 **GATE GUARD AND PERIMETER SECURITY FENCING TO TRUCK COURTS**

 **6 MILES TO LUMBERTON REGIONAL AIRPORT**

 **WASTEWATER TREATMENT FACILITY ON-SITE**

 **RECENTLY RENOVATED 2023**



# PROPERTY DETAILS

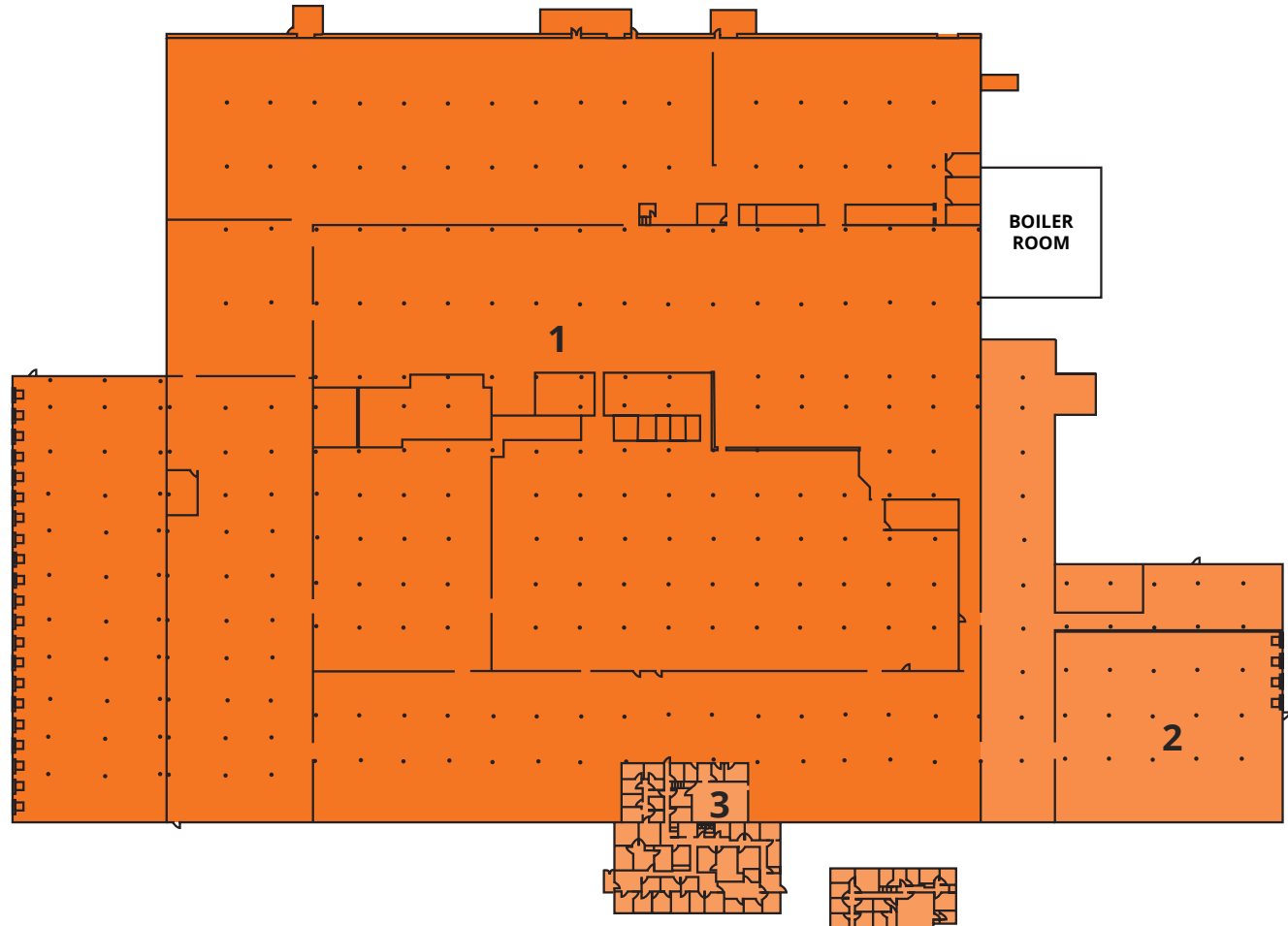
1885 ALAMAC ROAD | LUMBERTON, NC

AVAILABLE SPACE	384,701 SF
WAREHOUSE SPACE	370,674 SF
OFFICE SPACE	14,027 SF
DRIVE-INS	3
DOCK DOORS	25
CLEAR HEIGHT	22' - 31'
COLUMN WIDTH & DEPTH	30' X 50'
ROOF	Steel Deck/Rubber Membrane
WALLS	Brick over Block & Fluted Pre-stressed Concrete Panels
FLOORS	6" Reinforced Concrete
YEAR BUILT	1962
YEAR RENOVATED	2023
LIGHTING	New High-Efficiency LED Lights
FIRE SUPPRESSION	100% Wet System
PARKING	650 +/- Paved, Marked, & Lighted Spaces
LAND AREA	151.79 Acres
ZONING	I-2: Heavy Industrial
PARCEL ID	1017-02-033, 1017-02-03301
OPEX ESTIMATE	<b>\$0.48/SF</b>



# FLOOR PLAN

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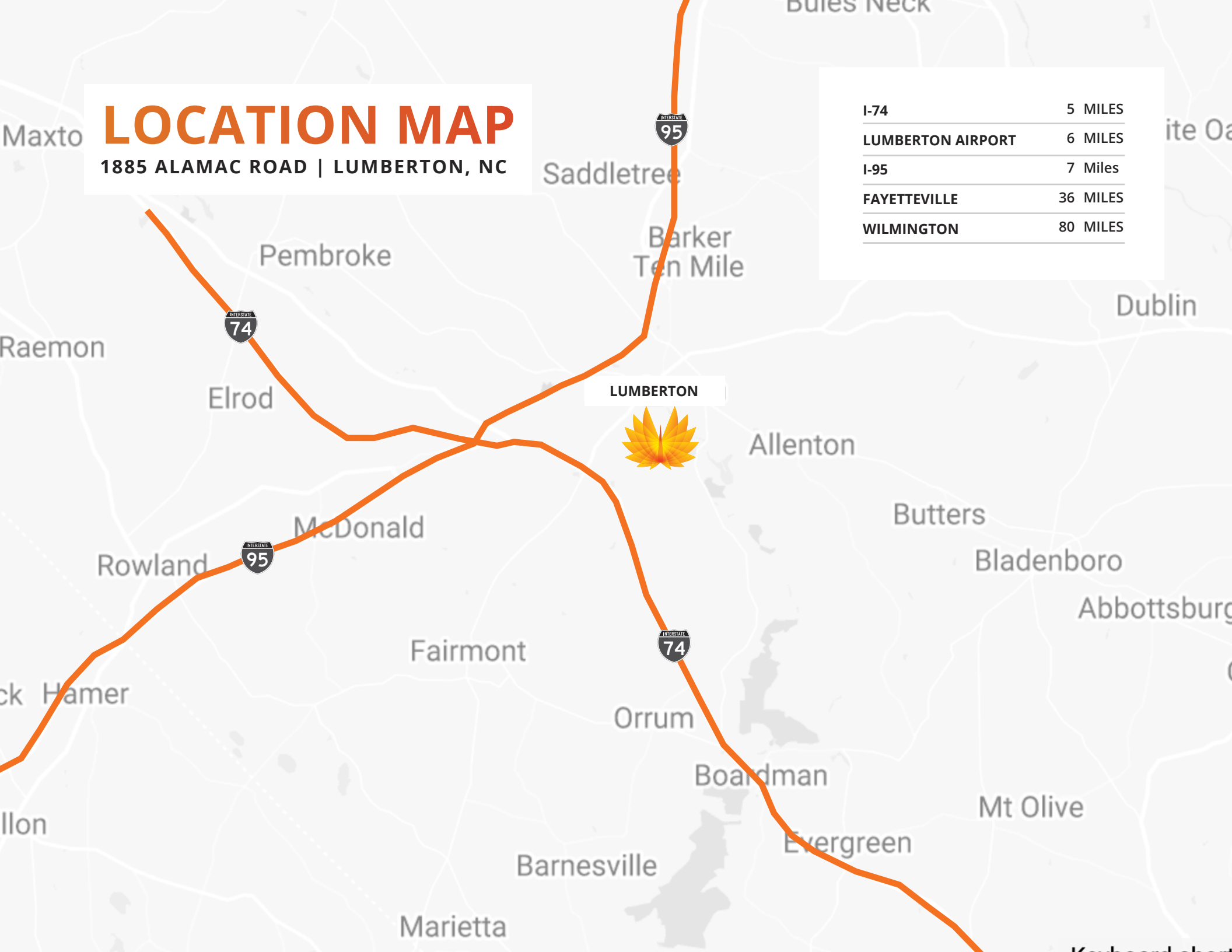
NUMBER	SPACE DESIGNATION	COLUMN SPACING	CLEAR HEIGHT	DOCKS	SQUARE FEET
1	AVAILABLE WAREHOUSE	30' x 43'	19' - 30'	21	325,708 SF
2	AVAILABLE WAREHOUSE	30 x 30'	21' - 31' 3"	4	44,966 SF
3	AVAILABLE OFFICE	N/A	DROP CEILING	N/A	14, 027 SF
<b>TOTAL</b>					<b>384,701 SF</b>



# LOCATION MAP

1885 ALAMAC ROAD | LUMBERTON, NC

I-74	5 MILES
LUMBERTON AIRPORT	6 MILES
I-95	7 Miles
FAYETTEVILLE	36 MILES
WILMINGTON	80 MILES





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