

**3299 NC-5 HIGHWAY**  
**ABERDEEN, NC 28315**

**+/- 102,370 SQUARE FEET INDUSTRIAL FOR LEASE**





## PROPERTY OVERVIEW

3299 NC 5 Highway, Aberdeen, NC 28315

**\$4/SF NNN**

Lease Price

**+/- 102,370**

Available Square Feet

**+/- 3.63**

Acreage

**Light Industrial**

Aberdeen Zoning

**1961**

Year Built

## PROPERTY SUMMARY

Prime industrial building for lease offering +/- 102,370 square feet of flexible space, located off NC-5 Highway in Aberdeen, NC. The property boasts easy access to the Aberdeen Carolina & Western Railway, providing excellent connectivity for businesses that require rail service. The building offers a mix of office and warehouse space, with three loading docks and ample paved parking available outside, providing convenient access for trucks and vehicles. A +/- 2.5-acre fully fenced area is also available for secure outdoor storage or operations but is not included in the base lease; it can be negotiated under additional lease terms. This property offers a perfect combination of size, accessibility, and functionality, making it an excellent option for industrial or commercial use.

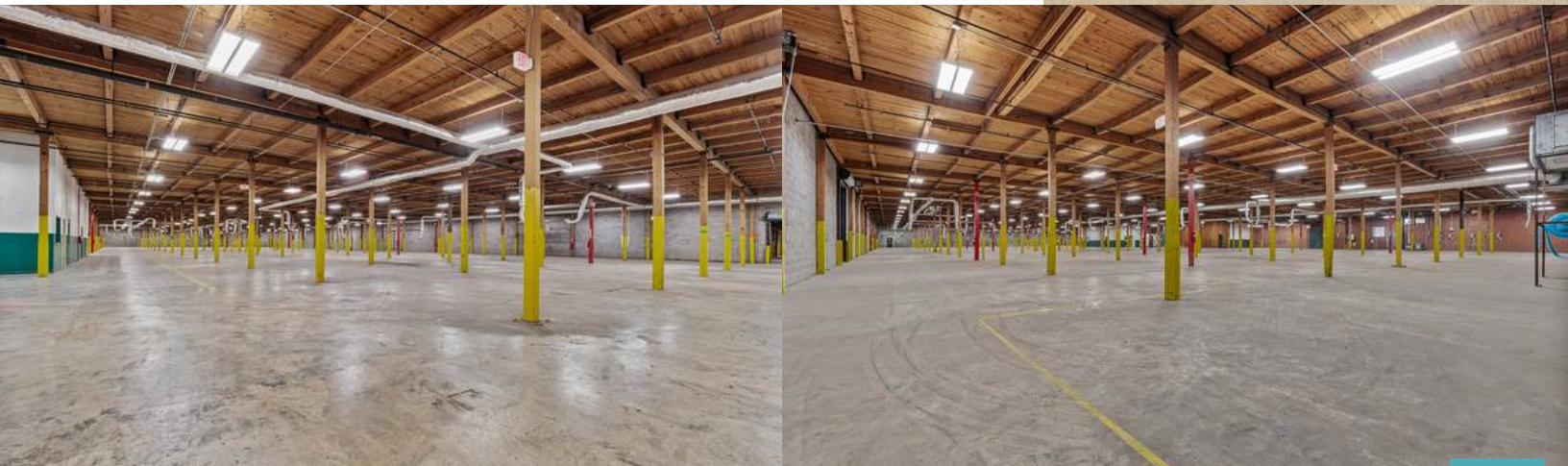




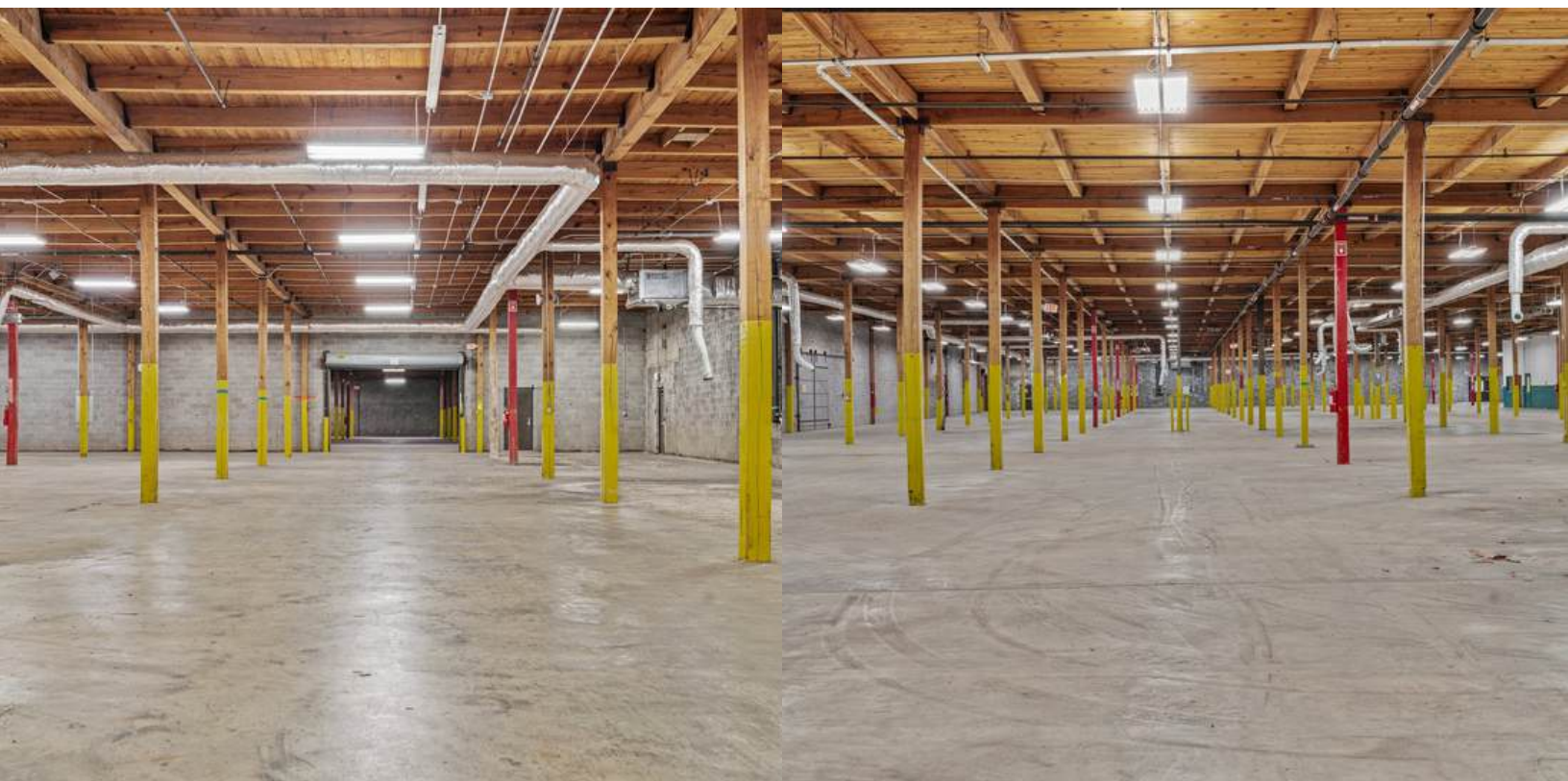
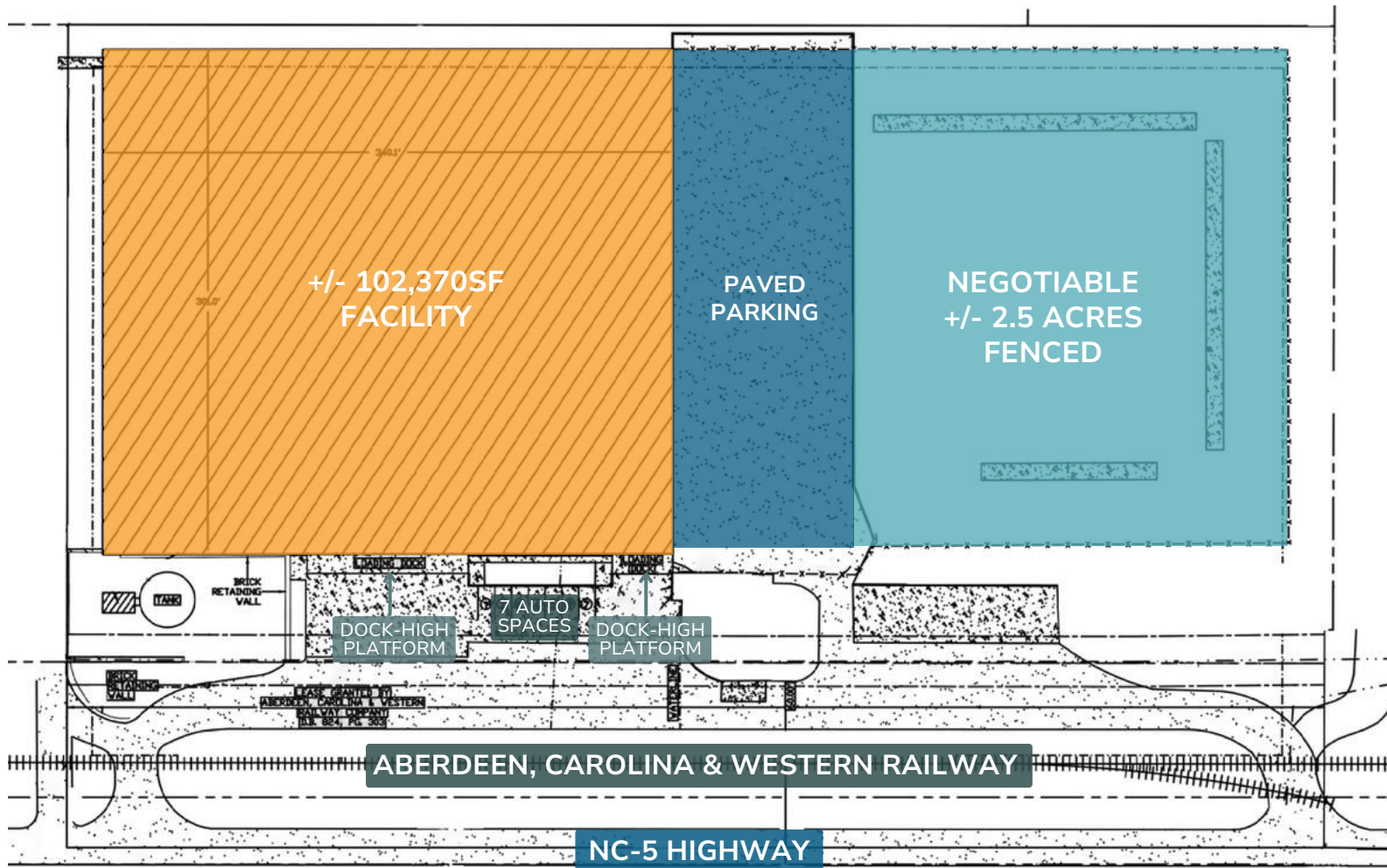


## BUILDING HIGHLIGHTS

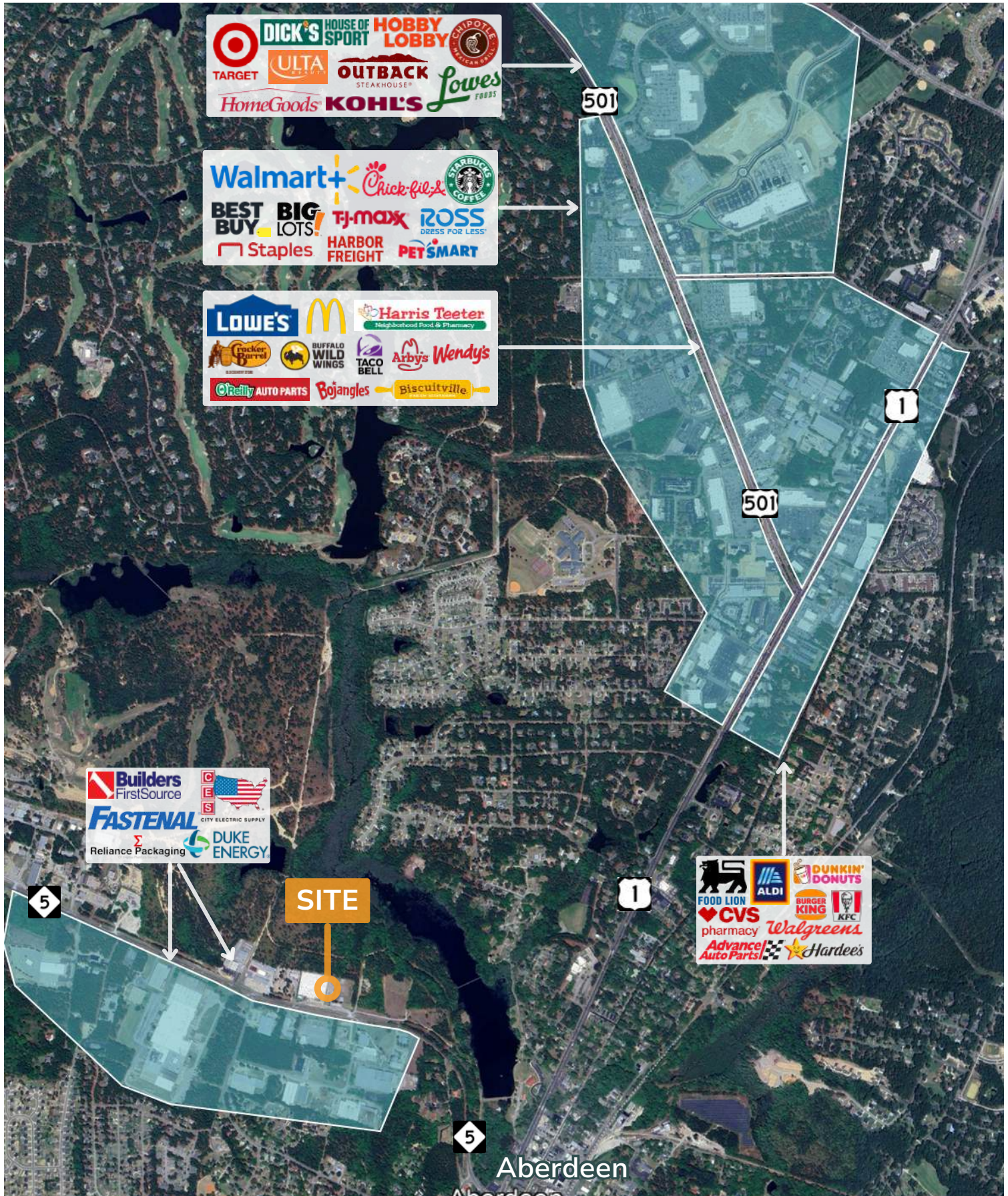
OFFICE SPACE	+/- 2,720 SQUARE FEET
WAREHOUSE SPACE	+/- 99,650 SQUARE FEET
LOADING DOCKS	THREE (3)
DOCK-HIGH DOORS	TWO (2) ROLL-UP DOORS AT LOADING
CEILING HEIGHT	+/- 19.6 FEET
COLUMN SPACING	20' X 20'
POWER	3 PHASE, 500 KVA, 480/277 VOLT
SPRINKLER	DRY SUPPRESSION SYSTEM
EXTERIOR	MASONRY
PIN	856012953753



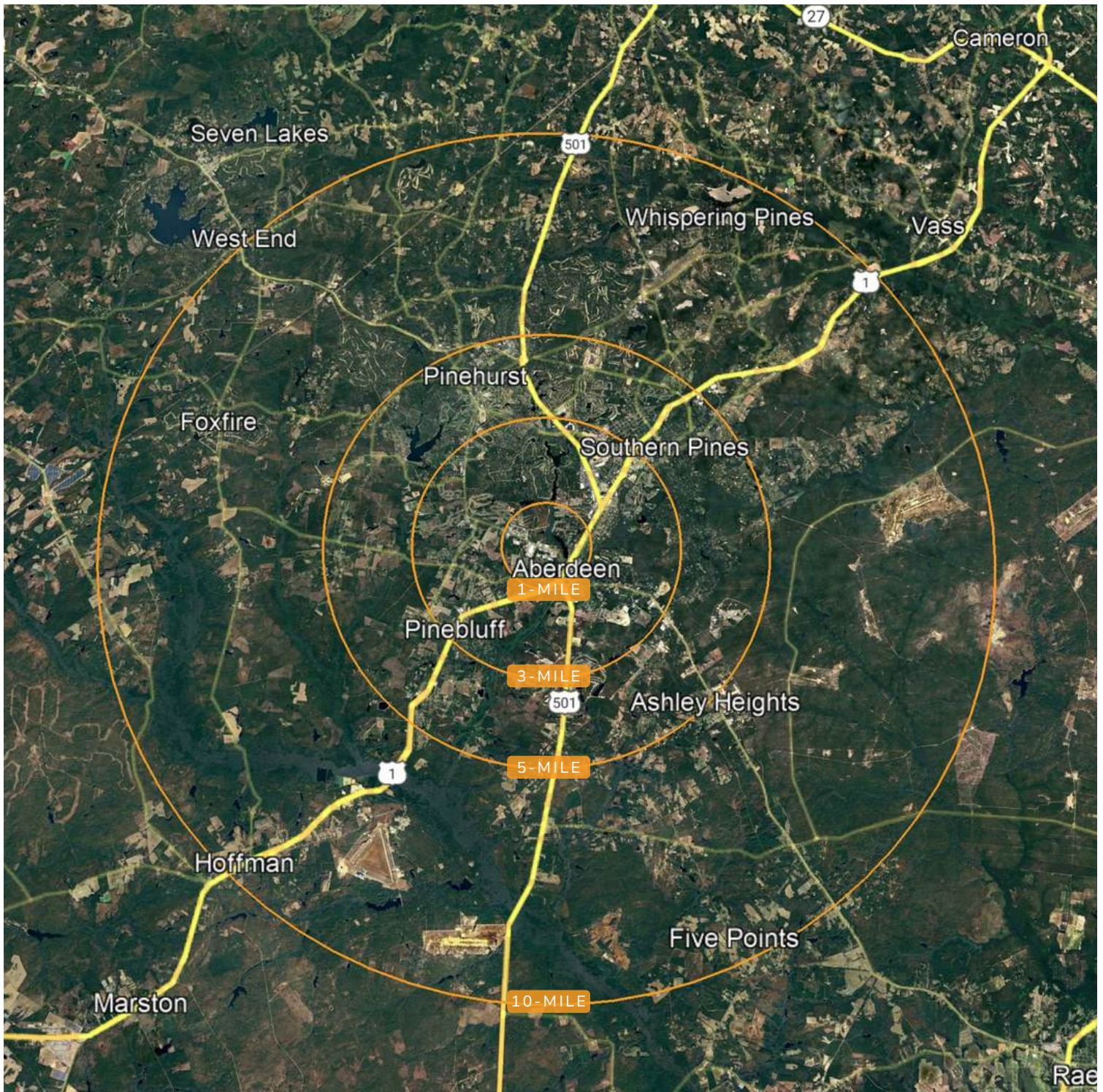












## DEMOGRAPHICS 10-MILE RADIUS

3299 NC 5 Highway, Aberdeen, NC 28315

**72,623**

Total Population

**\$90,993**

Median Household  
Income

**\$405,831**

Median Home  
Value

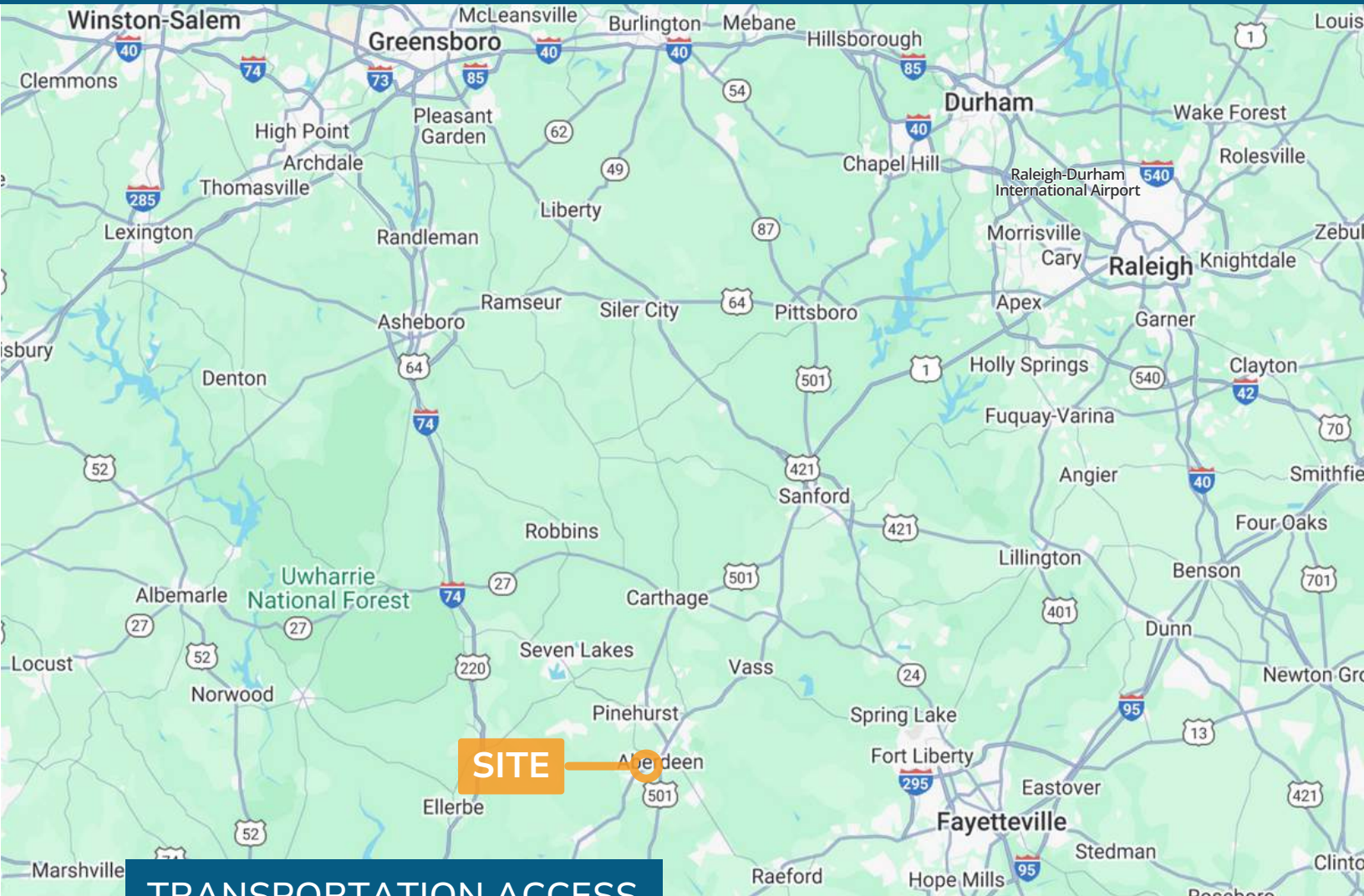
**45.3**

Median  
Age

**30,340**

Civilian Labor Force  
16+





## TRANSPORTATION ACCESS

US-1/501	1.0 MILES
INTERSTATE 74	23 MILES
US-421	33 MILES
INTERSTATE 95	57 MILES
INTERSTATE 40	85 MILES
RALEIGH-DURHAM INTERNATIONAL	74 MILES
PIEDMONT TRIAD INTERNATIONAL	88 MILES
CHARLOTTE DOUGLAS INTERNATIONAL	113 MILES
WILMINGTON, NC SEA PORT	131 MILES
MOREHEAD CITY, NC SEA PORT	206 MILES





## COMMUNITY PROFILE

**Geographic Location** | Moore County is centrally located in North Carolina, bordered by Montgomery, Richmond, and Harnett Counties. It offers easy access via U.S. Highway 1 and is a short drive from Greensboro, Raleigh, and Charlotte.

**Natural Beauty & Outdoor Recreation** | The county features picturesque landscapes, including the Pinehurst area and Lake Moore, providing opportunities for hiking, fishing, and golfing. Its temperate climate encourages year-round outdoor activities for nature and sports enthusiasts.

**Rich History & Cultural Heritage** | With roots dating back to the 18th century, Moore County is known for historical sites like Pinehurst, a late 19th-century winter resort. Cultural events and festivals celebrate its heritage, fostering community pride.

**Educational Opportunities** | Moore County School District provides quality education from elementary to high school, along with private schools. Higher education institutions nearby offer diverse academic programs for residents.

**Community Services & Healthcare** | The county provides comprehensive community services, including public safety and healthcare. Moore Regional Hospital and various community organizations enhance residents' quality of life.

**Economic Development & Job Opportunities** | Moore County's diverse economy includes tourism, retail, manufacturing, and healthcare. The business-friendly environment supports small businesses and provides job opportunities.

**Vibrant Arts & Recreation Scene** | The county has a thriving arts scene with local galleries and theaters, offering concerts and performances. Recreational programs promote social interaction and community spirit.

**Strong Sense of Community** | Moore County is known for its welcoming atmosphere and strong community bonds. Residents actively support local initiatives and participate in events, contributing to a high quality of life.



## CONTACTS



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