

INDUSTRIAL FOR SALE

WAREHOUSE AND 2 LAND SITES

23 Commonwealth Street, Laurinburg, NC 28352



PROPERTY HIGHLIGHTS

- 16,000 SF of warehouse building with railroad access and 2 land parcels (19 acres)
- Located 43 miles from Fayetteville and Fort Bragg
- Previous home to a textile factory - large labor market in the region
- Home to St. Andrews University - a branch of Webber International University
- Great logistics - the 12-acre site has rail access with the warehouse for loading
- Utilities are available - subject to independent verification
- Responsive business friendly local government that offers special incentives
- Up to \$150,000.00 available in Rural Area Development grants for site clean-up
- Phase 1 Environmental report completed on August 30, 2023
- Suitable for variety of industrial and commercial uses
- Located along key trade routes via Highway 74, US Highway 401, and I-9
- 0% seller-financing and seller clean-up at discounted price

ASKING PRICE: \$299,000



For More Information:

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LAND SITES DETAILS

+/- 12 Acres



PROPERTY DETAILS - 12 ACRES

Land Size	+/- 12 Acres
Pint numbers	010205-01001-I, 010205-01001-O
Zoning	Light Manufacturing & General Commercial
Access	3 access points: Commonwealth St, 11th Street, & E Church St
Railroad	Yes. Warehouse has loading bay for train
Taxes (2022)	\$1,029.82

The outlines are not intended as the legal lot lines; they serve as a general representation only.



PROPERTY DETAILS - 7 ACRES

Land Size	+/- 7 Acres
Pint numbers	010204-01079, 010204-01119
Zoning	Light Manufacturing & General Commercial
Access	3 access points: Commonwealth St, 5th Street, & McKay St
Taxes (2022)	\$401.24

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BUILDING INFORMATION

23 Commonwealth Street, Laurinburg, NC 28352

Sale Price

\$299,000

LOCATION INFORMATION

Street Address	23 Commonwealth Street
City, State, Zip	Laurinburg, NC 28352
County	Scotland County

BUILDING INFORMATION

Building Size	16,000 SF
Occupancy %	0.0%
Ceiling Height	24 ft
Minimum Ceiling Height	20 ft
Year Built	1956
Loading	Slide loading bay for train. Dock high loading gate on the front.
Parking & Transportation	Asphalt driveway with ability for 18-wheeler to circle around
Railroad access	Adjacent to 12-AC of vacant lot with the railroad easement which could be used for shipping

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	Light Manufacturing; General Commercial
Total Lot Size	19 Acres
Property Condition	Roof needs to be replaced but the general structure and foundation is good



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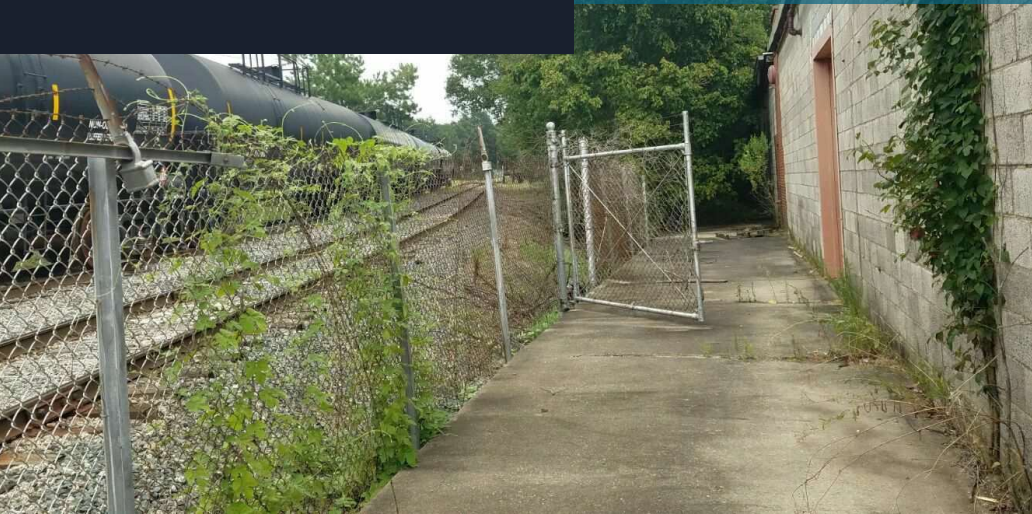
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BUILDING PHOTOS

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DEMOGRAPHICS

23 Commonwealth Street, Laurinburg, NC 28352

POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	3,319	9,351	12,382
Average Age	32.3	33.2	34.6
Average Age (Male)	32.8	31.6	32.7
Average Age (Female)	34.7	36.0	37.6

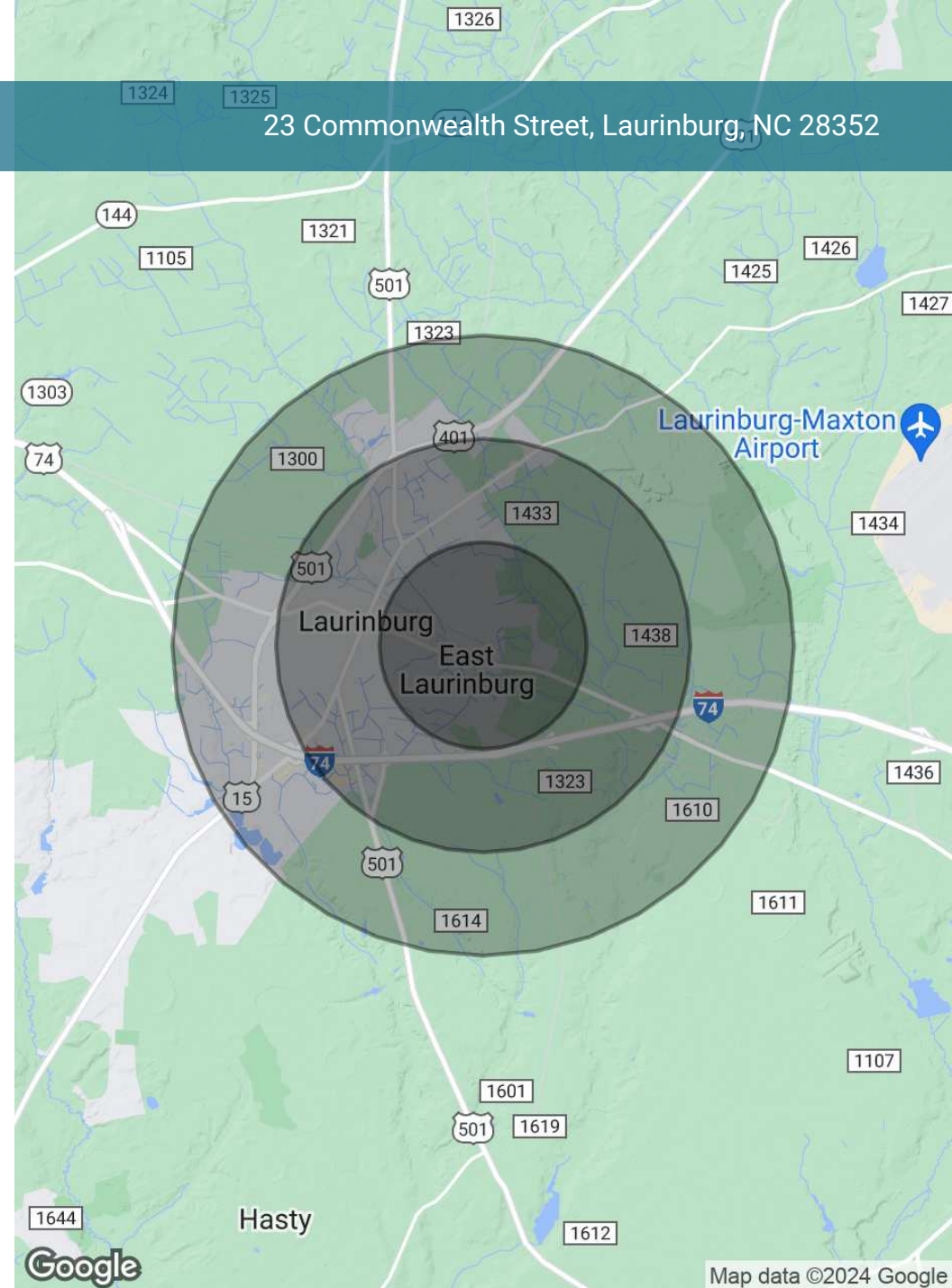
HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,314	4,025	5,419
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$28,746	\$31,958	\$35,311
Average House Value	\$51,743	\$63,415	\$71,078

TRAFFIC COUNTS

E Church St & 11th St West	3,500 cars	/day
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* Demographic data derived from 2020 ACS - US Census



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