

# ±600,000 SF MASTER-PLANNED INDUSTRIAL PARK PRE-LEASE | BUILD-TO-SUIT

JONES SAUSAGE ROAD & WILMINGTON ROAD | GARNER, NC 27529



### PARK FEATURES

- Pre-lease and build-to-suit opportunities within a ±51-acre masterplanned distribution park off Jones Sausage Road, 0.5 miles from I-40 (Exit 303)
- ±600,000 square feet of Class A distribution and manufacturing space planned
- Buildings range from ±40,000 SF to ±280,000 SF
- Modern building features in a prime distribution location, with access to an established workforce and amenities
- Excellent location in Eastern Wake County, in close proximity to I-40, I-440, US-70, and 6.5 miles from Downtown Raleigh
- Developed in partnership between HM Partners and Beacon Partners, one of the largest, full-service commercial real estate firms in the Carolinas, providing maximum flexibility and service to customers and the community









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### **BUILDING HIGHLIGHTS**

ADDRESS	Jones Sausage Road & Wilmington Road Garner, NC 27529
COUNTY	Wake County
ZONING	Industrial 2 (I-2); Town of Garner
TOTAL ACREAGE	±51 acres
AVAILABLE SF	±24,000 SF to ±280,000 SF
CLEAR HEIGHT	30' to 32'
LIGHTING & POWER	Per Tenant's Specifications
FIRE PROTECTION	ESFR
COLUMN SPACING	52.5' x 50' typical; 60' speed bay
TRUCK COURT	130′ - 180′
CONSTRUCTION	Concrete tilt-wall
ON-SITE UTILITIES	Water: City of Raleigh Sewer: City of Raleigh Power: Duke Progress Energy Gas: PSNC Energy













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### **MASTER SITE PLAN**





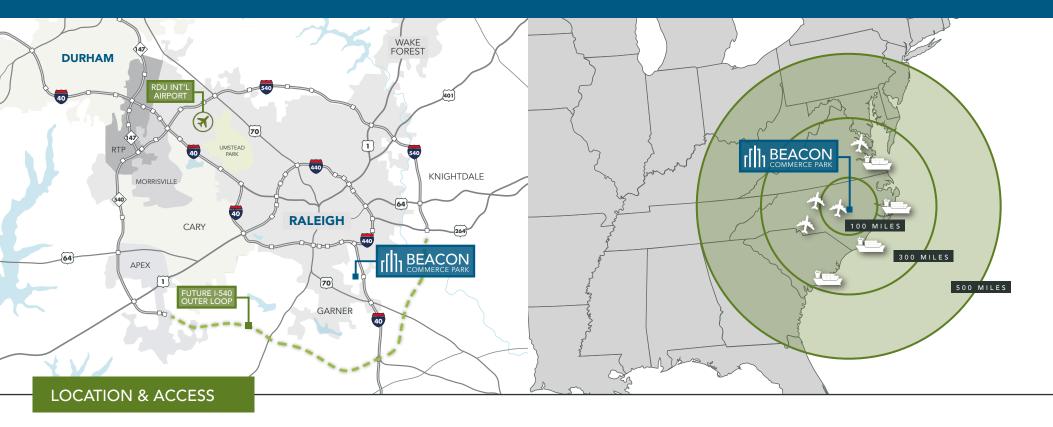






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#### **INTERSTATES & MAJOR HIGHWAYS**

40	Interstate 40	0.5 Miles
70	Highway 70	1.5 Miles
440	Interstate 440	3.5 Miles
540	Interstate 540	10 Miles

#### **AIRPORTS**

Raleigh-Durham International	23 Miles
Piedmont Triad International	98 Miles
Richmond International Airport	170 Miles
Charlotte Douglas International	178 Miles

#### **SEAPORTS**

Wilmington, NC	129 Miles
Morehead City, NC	150 Miles
Norfolk, VA	188 Miles
Charleston, SC	272 Miles





