

GARNER BUSINESS PARK 70

GARNER, NC 27529

DELIVERY Q1 2022

FOR
LEASE

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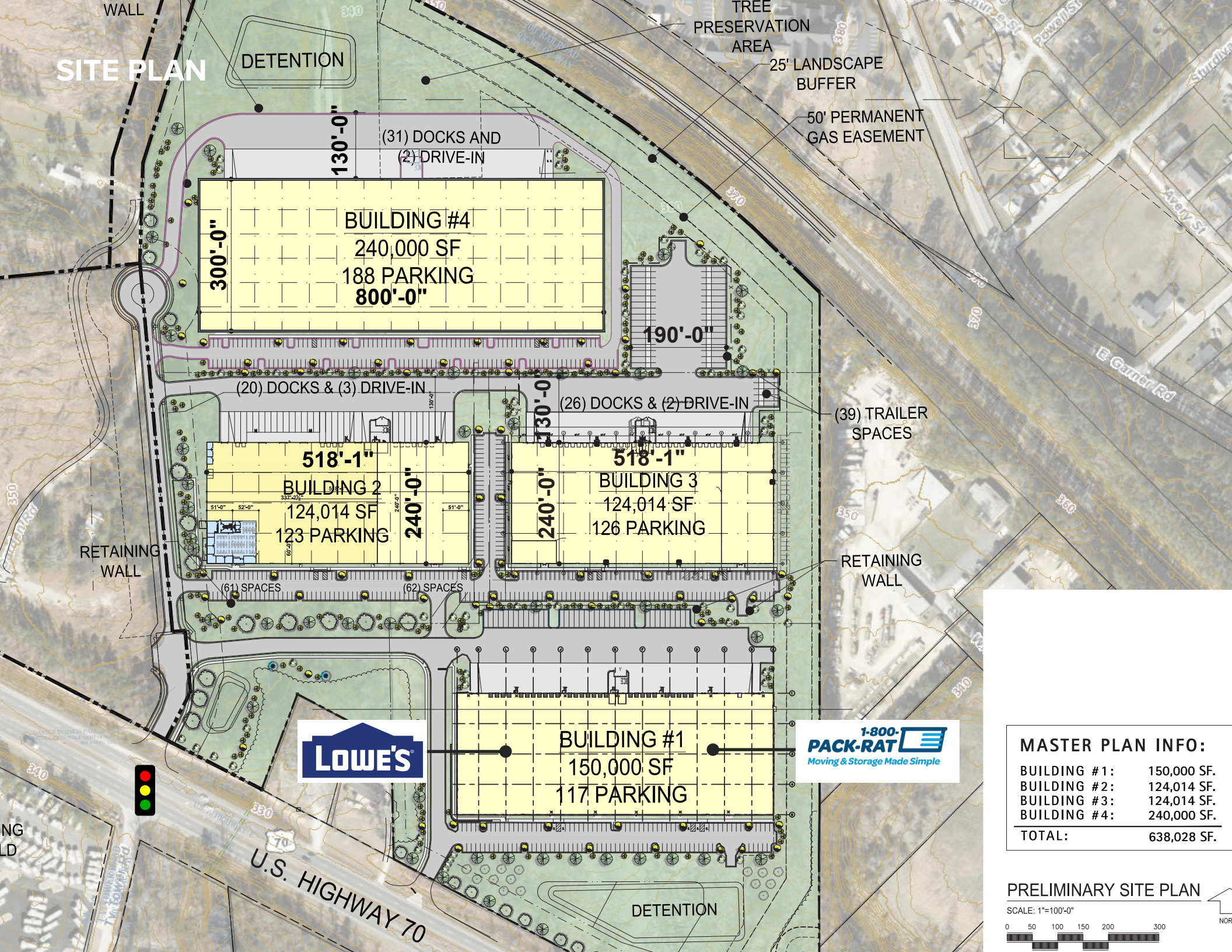
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SITE PLAN



BUILDING #4
 240,000 SF
 188 PARKING
 800'-0"

BUILDING 2
 124,014 SF
 123 PARKING
 240'-0"

BUILDING 3
 124,014 SF
 126 PARKING
 240'-0"

BUILDING #1
 150,000 SF
 117 PARKING



MASTER PLAN INFO:	
BUILDING # 1:	150,000 SF.
BUILDING # 2:	124,014 SF.
BUILDING # 3:	124,014 SF.
BUILDING # 4:	240,000 SF.
TOTAL:	638,028 SF.

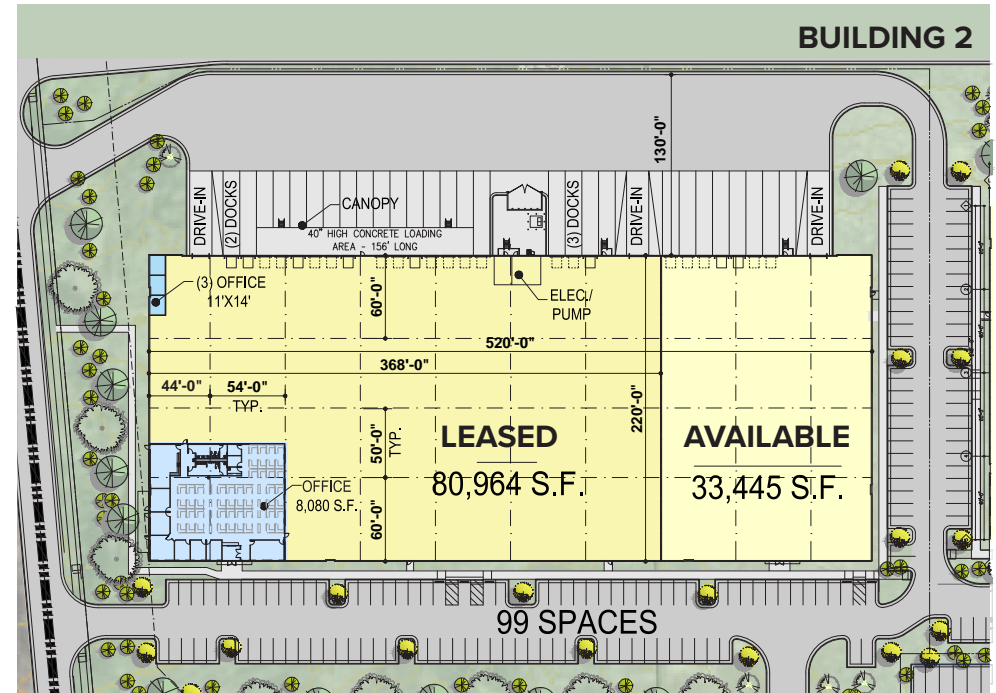
PRELIMINARY SITE PLAN

SCALE: 1"=100'-0"

NOR

PROPERTY OVERVIEW

	BUILDING 2	BUILDING 3
BUILDING AREA	124,014 SF	124,014 SF
AVAILABLE	33,445 SF	124,014 SF
BUILDING DIMENSIONS	240' x 516' 8" approx.	240' x 516' 8" approx.
DOCK CONFIGURATION	Single dockside	Single dockside
AUTO PARKING	121 parking	126 parking
FLOOR SLAB	6" thick concrete slab	6" thick concrete slab
WALL CONSTRUCTION	Concrete tilt-wall	Concrete tilt-wall
COLUMN BAY SPACING	60' D x 52' W typical.	60' D x 52' W typical.
CLEAR HEIGHT	30'	36'
ROOF	Metal deck supported by structural steel, conventional joist and girders. Roof deck to be primed white.	Metal deck supported by structural steel, conventional joist and girders. Roof deck to be primed white.
DOCK DOORS	12 in shell, up to 20 Dock Doors available	12 in shell, up to 20 Dock Doors available
DRIVE-IN RAMP DOORS	2 Drive In Doors	2 Drive In Doors
WAREHOUSE HEATING	Gas fired unit heaters (sprinkler protection only)	Gas fired unit heaters (sprinkler protection only)
FIRE PROTECTION	ESFR System	ESFR System
ELECTRICAL	Switchgear for 1,200A, 480V 3 Phase service, house panel installed with shell construction	Switchgear for 1,200A, 480V 3 Phase service, house panel installed with shell construction
RATE	Contact broker	Contact broker

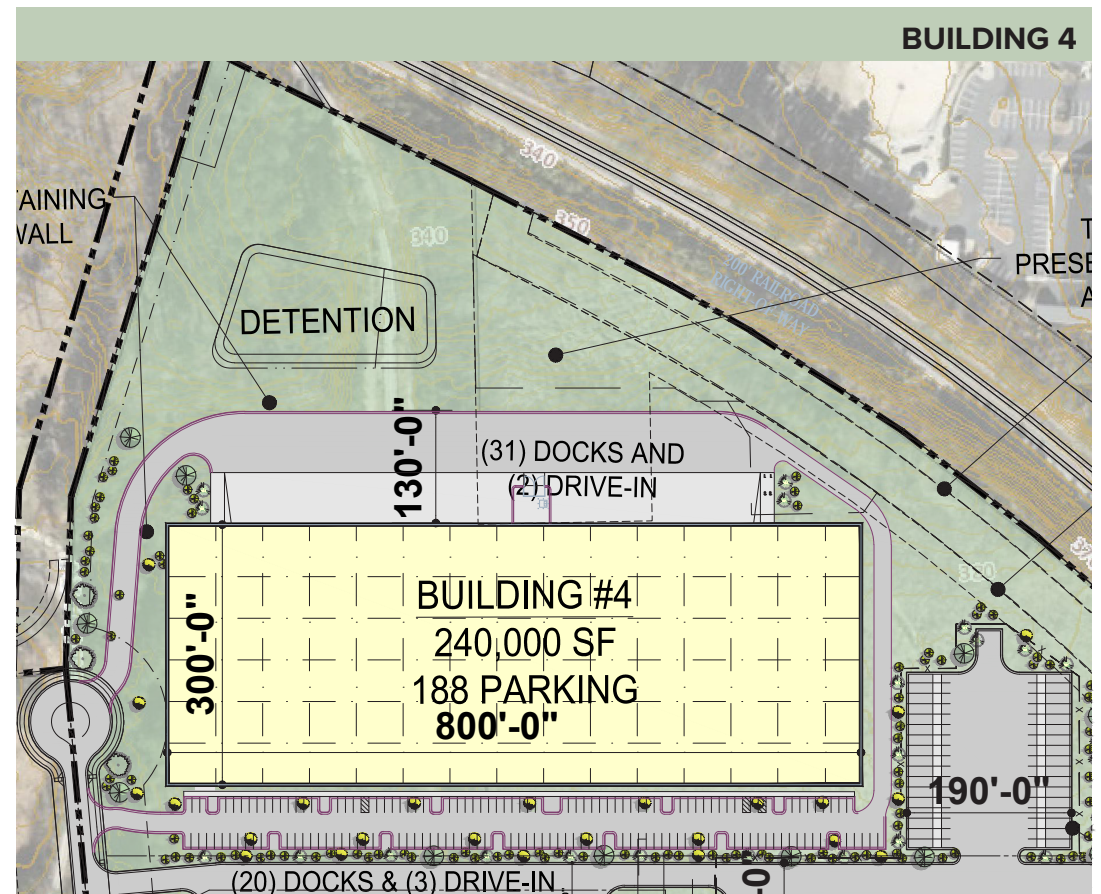


BUILDING 3

PROPERTY OVERVIEW

BUILDING 4

BUILDING AREA	240,000 SF
AVAILABLE	240,000 SF
BUILDING DIMENSIONS	300' x 800'
DOCK CONFIGURATION	Single dockside
AUTO PARKING	156 parking
FLOOR SLAB	7" thick concrete slab
WALL CONSTRUCTION	Concrete tilt-wall
COLUMN BAY SPACING	60' D x 52' W typical. 60' deepspacing instaging bays
CLEAR HEIGHT	36'
ROOF	Metal deck supported by structural steel, conventional joist and girders. Roof deck to be primed white.
DOCK DOORS	24 in shell, up to 37 Dock Doors available
DRIVE-IN RAMP DOORS	2 Drive In Doors
WAREHOUSE HEATING	Gas fired unit heaters
FIRE PROTECTION	ESFR System
ELECTRICAL	Switchgear for 1,200A, 480V 3 Phase service, house panel installed with shell construction
RATE	Contact broker



3D SITE PLAN



**BUILDING 2
LEASED**

**BUILDING 2
33,445 SF**

**BUILDING 4
240,000 SF**

**BUILDING 3
124,014 SF**

LOWE'S

**BUILDING 1
FULLY LEASED**

1-800-PACK-RAT
Moving & Storage Made Simple

SITE OVERVIEW



NEARBY INDUSTRIAL USERS

- 1 Amazon
- 2 Amazon
- 3 Keystone Auto
- 4 LKQ Pick Your Part
- 5 Penske
- 6 Pergo
- 7 Ferguson
- 8 Lowe's Home Improvement
- 9 1 800 Pack Rat
- 10 Capital Relocation Group

**GARNER BUS.
PARK 70**

White Oak
Crossing
Amenities

Clayton
Amenities

SITE OVERVIEW

Garner

FUTURE

GARNER BUS. PARK 70

FUTURE

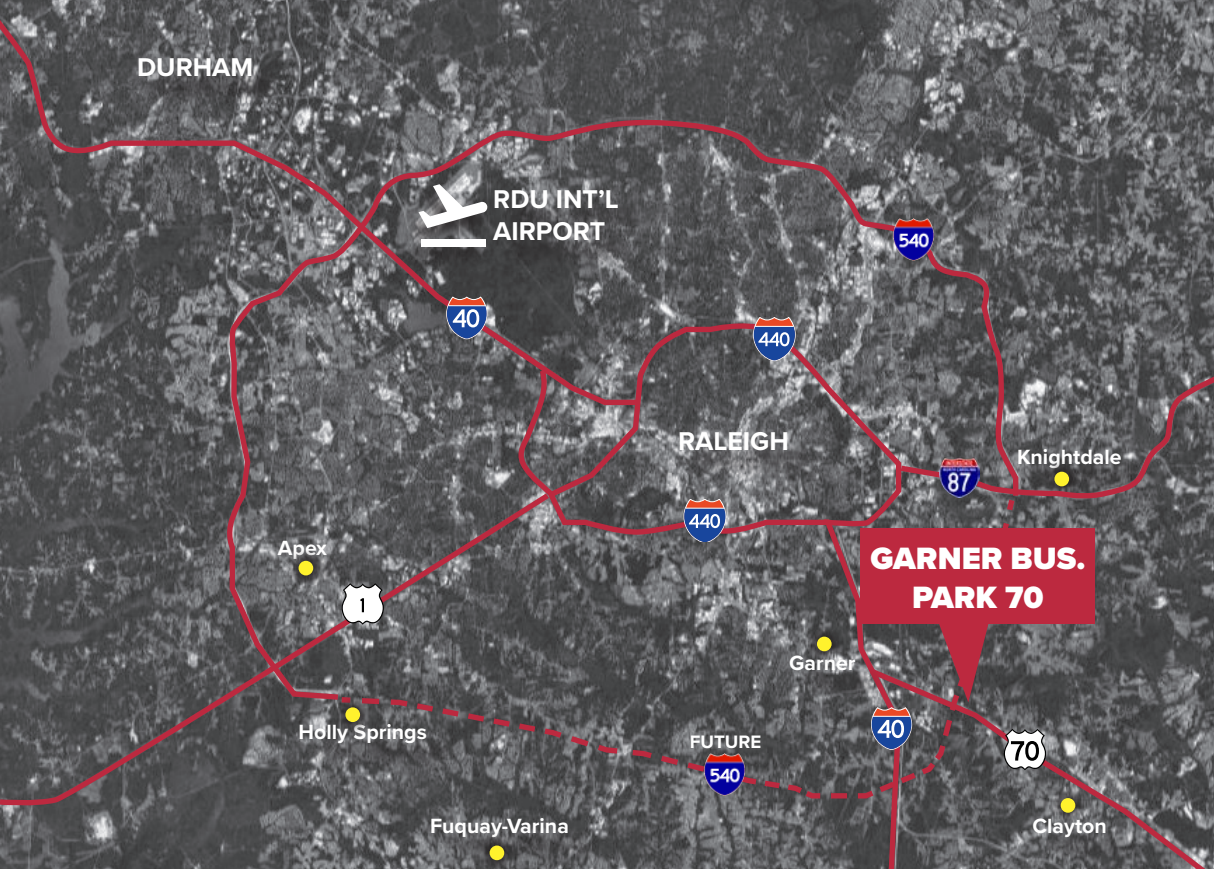
Clayton

NEARBY INDUSTRIAL USERS

- 1 Amazon
- 2 Amazon
- 3 Keystone Auto
- 4 LKQ Pick Your Part
- 5 Penske
- 6 Pergo
- 7 Ferguson
- 8 Lowe's Home Improvement
- 9 1 800 Pack Rat
- 10 Capital Relocation Group
- 11 Novo Nordisk*
- 12 Baker Thermal*
- 13 Grifols*
- 14 Natvar*

**Life Science Company*

LOCATION OVERVIEW



GARNER ACCOLADES

#5
MOST PRO-BUSINESS CITIES IN AMERICA
(MarketWatch)

#6
BEST CITY FOR ADVANCED MANUFACTURING
(BusinessFacilities.com)

#10
CITY FOR LOWEST COST OF BUSINESS
(BusinessFacilities.com)

Garner is well positioned as a regional logistics hub as it continues to see rapid growth. It is one of Wake County's largest communities - both in terms of population and land mass. Its location near the intersection of I-40 and U.S. Highway 70 makes accessing the rest of the Research Triangle Region a breeze.



Located in an opportunity zone
Garner Econ. Development Annual Report



Direct access to US-70.
Near I-40 intersection and future I-540 intersection.



Located 26 miles south-east of RDU Int'l Airport

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