

GREENFIELD BUSINESS PARK



NOW PRE-LEASING
160,380 SF
CLASS A | INDUSTRIAL
MULTI-TENANT

GREENFIELD 27 — GARNER, NORTH CAROLINA

PROPERTY OVERVIEW

ADDRESS	Greenfield Business Park, Garner, NC
SQUARE FOOTAGE	Approximately 160,380 SF - Entire building (can be subdivided)
PRODUCT TYPE	Warehouse - Build-to-Suit Option
CLEAR HEIGHTS	32' Clear
TRUCK COURT	135' Truck Court
LOADING	15 Dock High Loading Doors (Additional can be provided) Bay Sizes approximately 13,200 SF
FEATURES	ESFR Sprinkler System & LED Lighting
CONSTRUCTION	New - Concrete tilt-up with storefront office glass
PARKING	1.85 : 1,000 (Approximately 177 spaces)
ZONING	MXD-1
LOCATION	Strategically located in the prominent Greenfield Business Park at I-40 and U.S. 70, Approximately 7 miles southeast of downtown Raleigh. There are two access points to the property, off of Waterfield Drive and Greenfield Parkway.
DELIVERY	Q3 2022 (estimated)



CONTACT
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All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.



SITE PLAN

- + There are **2 points of access** to the property: one from Waterfield Drive and one from S Greenfield Parkway
- + Zoning: MXD-1
- + Building measures 565' wide by 264' deep
- + 135' Truck Court
- + Approximately 177 Parking spaces
- + 1 of 3 planned buildings on the site



LOCAL AERIAL



SHEETZ

STARBUCKS

CABELA'S

THE RESERVE AT
WHITE OAK APTS

WAKE MED

CAROLINA ALE
HOUSE

PAPA JOHN'S
DISTRIBUTION

CAPITAL JEEP

WHITE OAK
CROSSING
SHOPPING CENTER

DOMINOS
DISTRIBUTION

ABBERLY PLACE
APTS

SITE

KEYSTONE
AUTO PARTS

PERGO

PENSKE

UNISOURCE

STRATEGIC
HEALTH

RENDERINGS








TRIANGLE REGION

PREMIER LOCATION

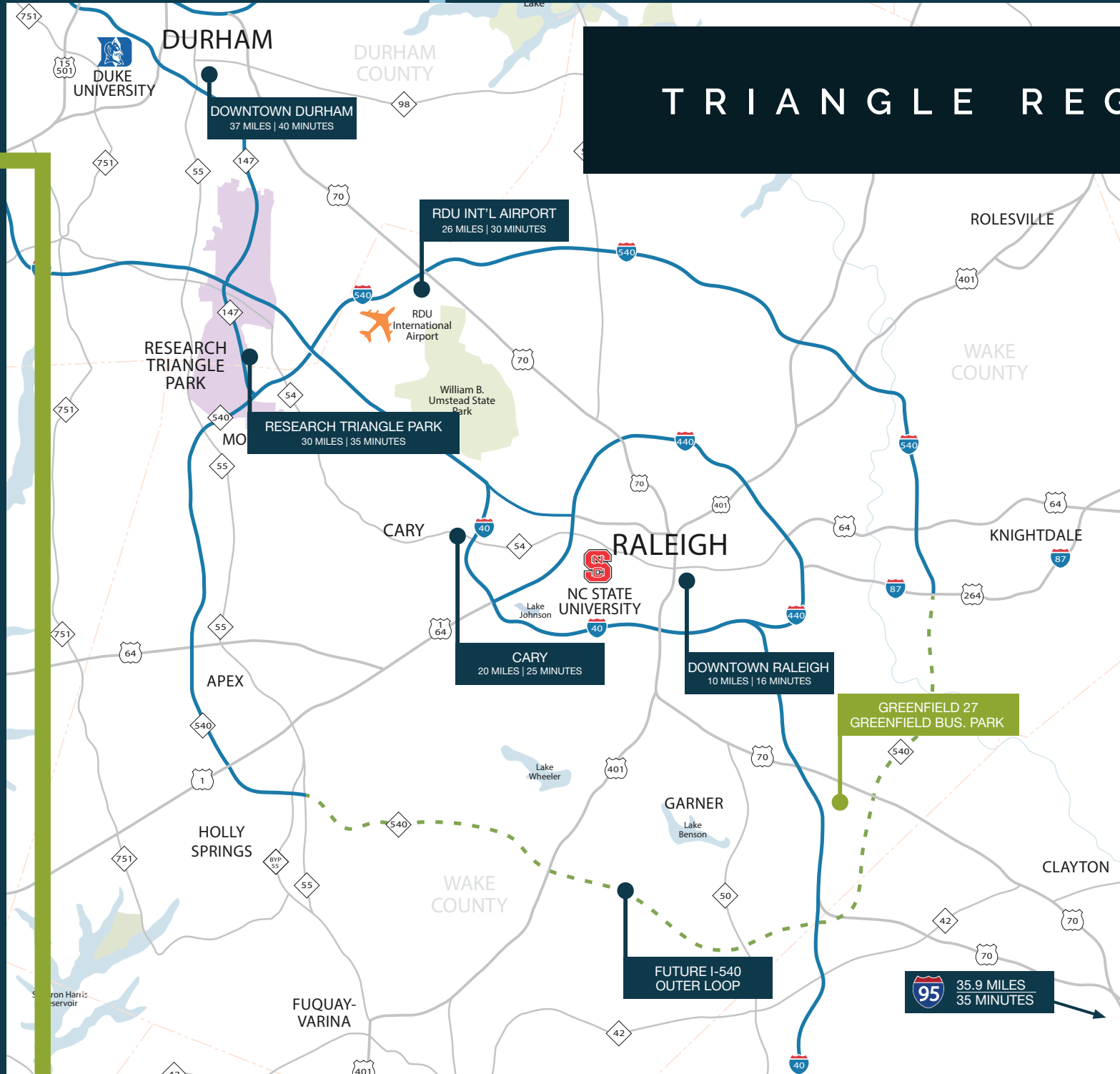
+ Greenfield Business Park is positioned in a premier location, with convenient access to the Triangle region by way of I-540, I-40 and U.S. 70.

INTERSTATES

 (Future) Interstate 540	2.1 Miles
 (Existing) Interstate 540	13.6 Miles
 Interstate 40	2.9 Miles
 US Route 70	1.1 Miles
 Interstate 440	9.1 Miles

AIRPORTS

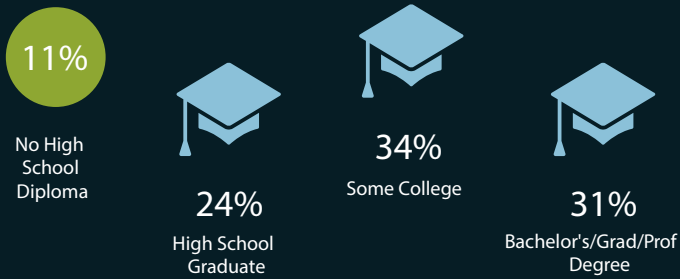
Raleigh Durham International	25.1 Miles
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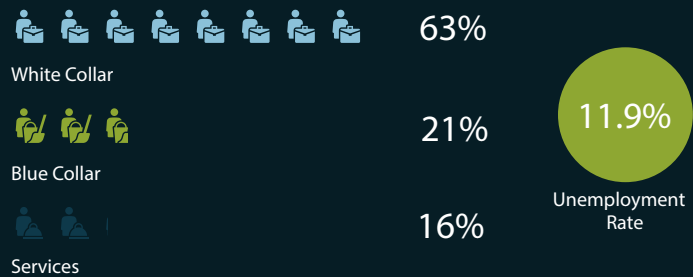
DEMOGRAPHICS

15 MINUTES

EDUCATION



EMPLOYMENT



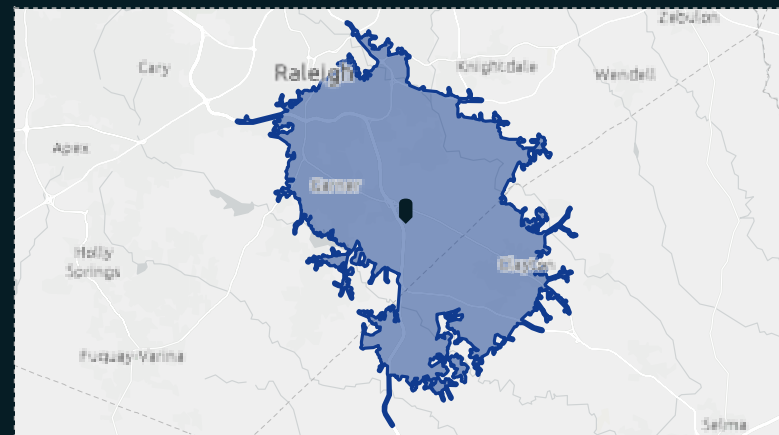
KEY FACTS



INCOME



BUSINESS



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WIGEON
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