

3300 Waterfield Drive

Greenfield Business Park
Flex | Warehouse - 58,000 SF



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

JIMMY BARNES, SIOR | 919.210.5471 | jbarnes@naicarolantic.com

3300 Waterfield Drive

ADDRESS 3300 WATERFIELD DRIVE, GARNER, NC 27529

BUILDING SIZE APPROXIMATELY 58,000 SF - NEW CONSTRUCTION WITH DELIVERY FALL 2021

AVAILABLE SPACE ENTIRE BUILDING (CAN BE SUBDIVIDED)

- 130' TRUCK COURT
- 22' CLEAR CEILING HEIGHT
- BAY SIZES APPROXIMATELY 4,500 SF - 128' BAY DEPTHS
- 13 DOCK HIGH LOADING DOORS
- PARKING SPACES: 2/1,000 (APPROXIMATELY 114)
- BRICK AND STEEL CONSTRUCTION WITH STOREFRONT OFFICE GLASS
- ESFR SPRINKLER SYSTEM
- 2 ACCESS POINTS OFF WATERFORD DRIVE AND ONE ACCESS POINT OFF LAURENSFIELD COURT
- STRATEGICALLY LOCATED IN THE PROMINENT GREENFIELD BUSINESS PARK AT INTERSTATE 40 AND U.S. 70
- APPROXIMATELY 7 MILES SOUTHEAST OF DOWNTOWN RALEIGH
- LOCATED IN UPSCALE BUSINESS PARK
- BUILD-TO-SUIT OPTION
- BUILDING CAN BE PURCHASED

CONTACT
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NAITRI PROPERTIES



RENDERINGS



north elevation
1/16"=1'-0"

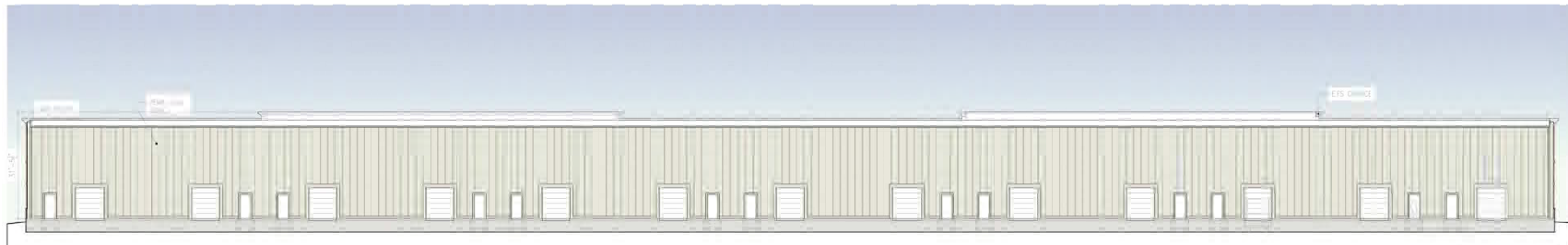


east elevation
1/16"=1'-0"



west elevation
1/16"=1'-0"

brick color #1: Pinehall Brick, Old Hampton C/S tumble
 brick accent color #1: Pinehall Brick, Old Hampton tumble accent.
 tiles: Sto: "Marble White"
 cementitious siding: Hardie Statement Collections
 "Timber Bark"
 metal awnings: light warm grey, TBD.
 Storefront: Innoticed "silver".



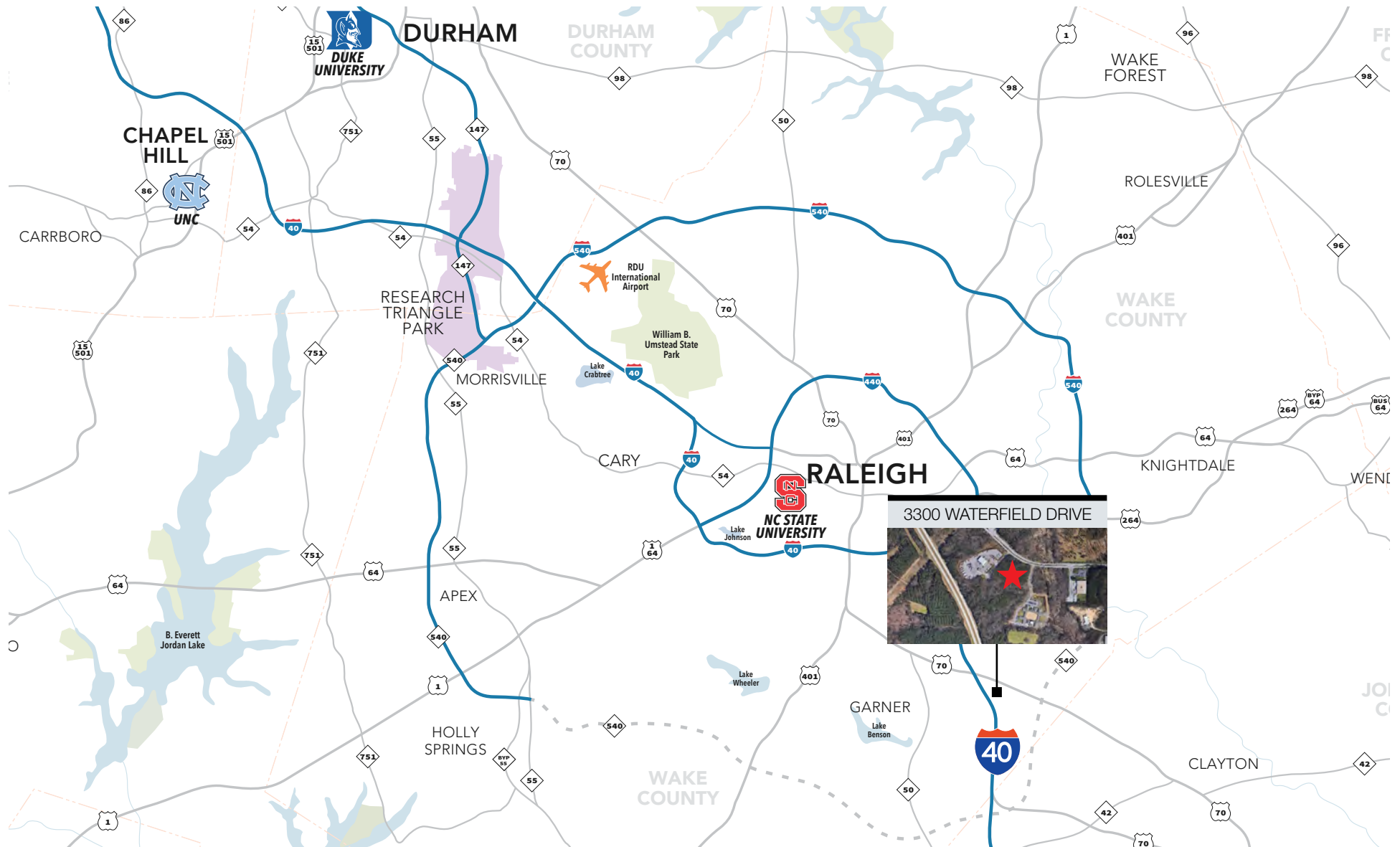
south elevation
1/16"=1'-0"

CONTACT

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THE TRIANGLE AREA



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NAI TRI PROPERTIES

DEMOGRAPHICS

15 MINUTE RADIUS

KEY FACTS

168,355

Population



Average Household Size

34.9

Median Age

\$56,852

Median Household Income

EDUCATION

11%

No High School Diploma



24%

High School Graduate



34%

Some College



31%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



63%

White Collar



21%

Blue Collar



16%

Services

11.9%

Unemployment Rate

INCOME



\$56,852

Median Household Income



\$26,816

Per Capita Income



\$75,435

Median Net Worth

BUSINESS



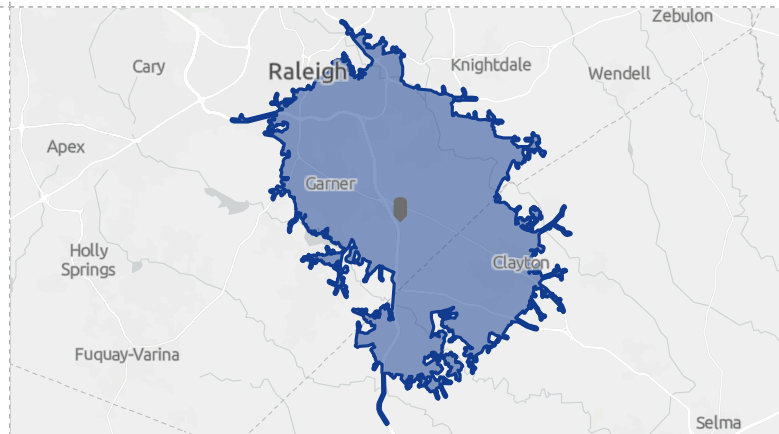
5,976

Total Businesses



85,281

Total Employees



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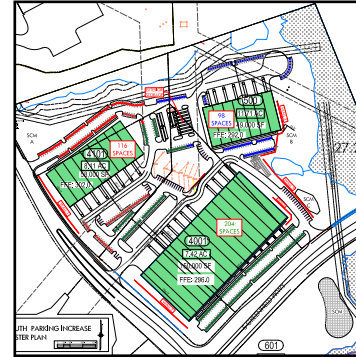
NAI TRI PROPERTIES

WIGEON CAPITAL TRIANGLE OPPORTUNITIES



3300 Waterfield Drive

3300 Waterfield Drive - Garner, NC
Flex | Warehouse
58,000 SF
Under Construction
Availability - Delivery Fall 2021



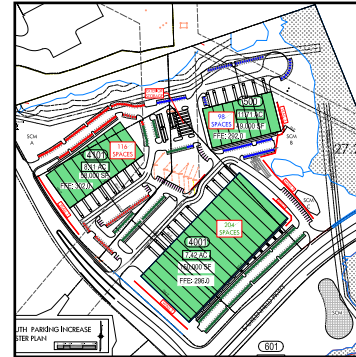
Greenfield 27 #4101

Greenfield Business Park - Garner, NC
Flex | Warehouse
58,000 SF
Starts Construction Summer 2021
Availability - TBD



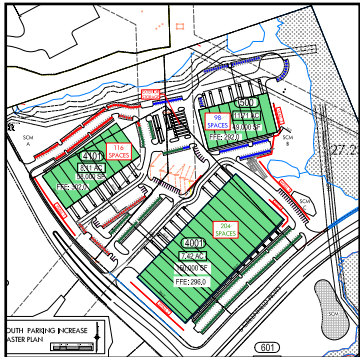
Laurensfield Court

0 Laurensfield Court - Garner, NC
Flex | Warehouse
96,000 SF
Starts Construction in 60 Days
Availability - TBD



Greenfield 27 #500

Greenfield Business Park - Garner, NC
Flex | Warehouse
49,000 SF
Starts Construction Summer 2021
Availability - TBD



Greenfield 27 #4001

Greenfield Business Park - Garner, NC
Flex | Warehouse
150,000 SF
Starts Construction Summer 2021
Availability - TBD



3050 Lufkin Road

3050 Lufkin Road - Apex, NC
Flex | Warehouse
14,976 SF
Starts Construction in 30 Days
Availability - TBD

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