

FLEX FOR LEASE

3139 GARNER STATION BLVD

RALEIGH, NC 27603



CONTACT

JOAQUIN CANALS | 919.714.7124 | jcanals@triprop.com

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.



PROPERTY OVERVIEW

| | |
|-----------------|--|
| ADDRESS | 3139 Garner Station Boulevard Raleigh, NC 27603 |
| BUILDING SIZE | 12,000 RSF |
| AVAILABLE SPACE | 6,000 RSF |
| BASE RATE | \$17.00 PSF, NNN |
| CLEAR HEIGHT | 16'6" |
| DRIVE-IN DOORS | 4 (12' x 12') |
| FEATURES | <ul style="list-style-type: none">• 650 SF office for each 6,000 SF space• Free standing flex building• (2) 6,000 SF bays• 16'6" warehouse ceiling height |

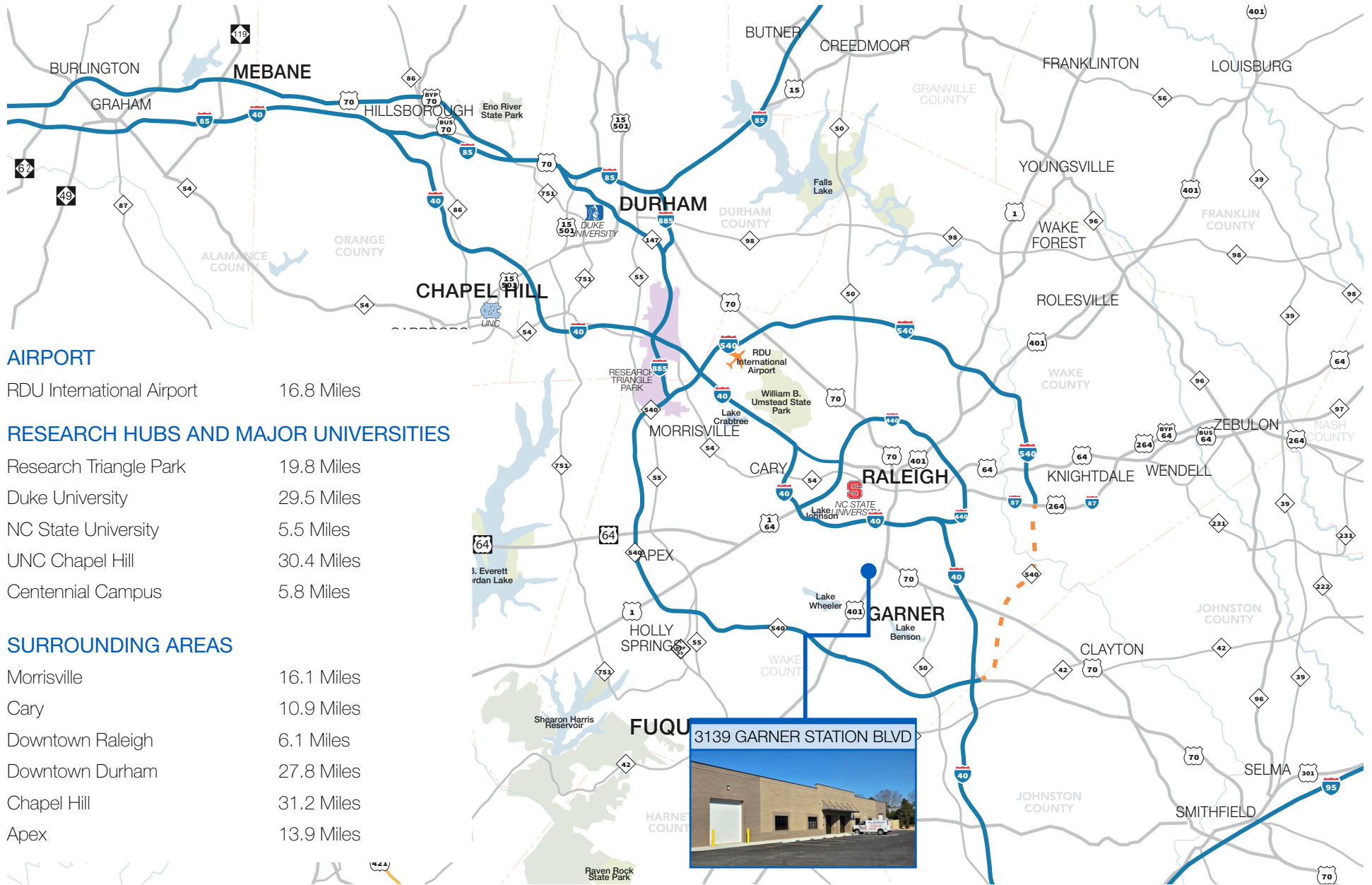
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NAITRI PROPERTIES



TRIANGLE REGION



AIRPORT

RDU International Airport 16.8 Miles

RESEARCH HUBS AND MAJOR UNIVERSITIES

Research Triangle Park 19.8 Miles
 Duke University 29.5 Miles
 NC State University 5.5 Miles
 UNC Chapel Hill 30.4 Miles
 Centennial Campus 5.8 Miles

SURROUNDING AREAS

Morrisville 16.1 Miles
 Cary 10.9 Miles
 Downtown Raleigh 6.1 Miles
 Downtown Durham 27.8 Miles
 Chapel Hill 31.2 Miles
 Apex 13.9 Miles

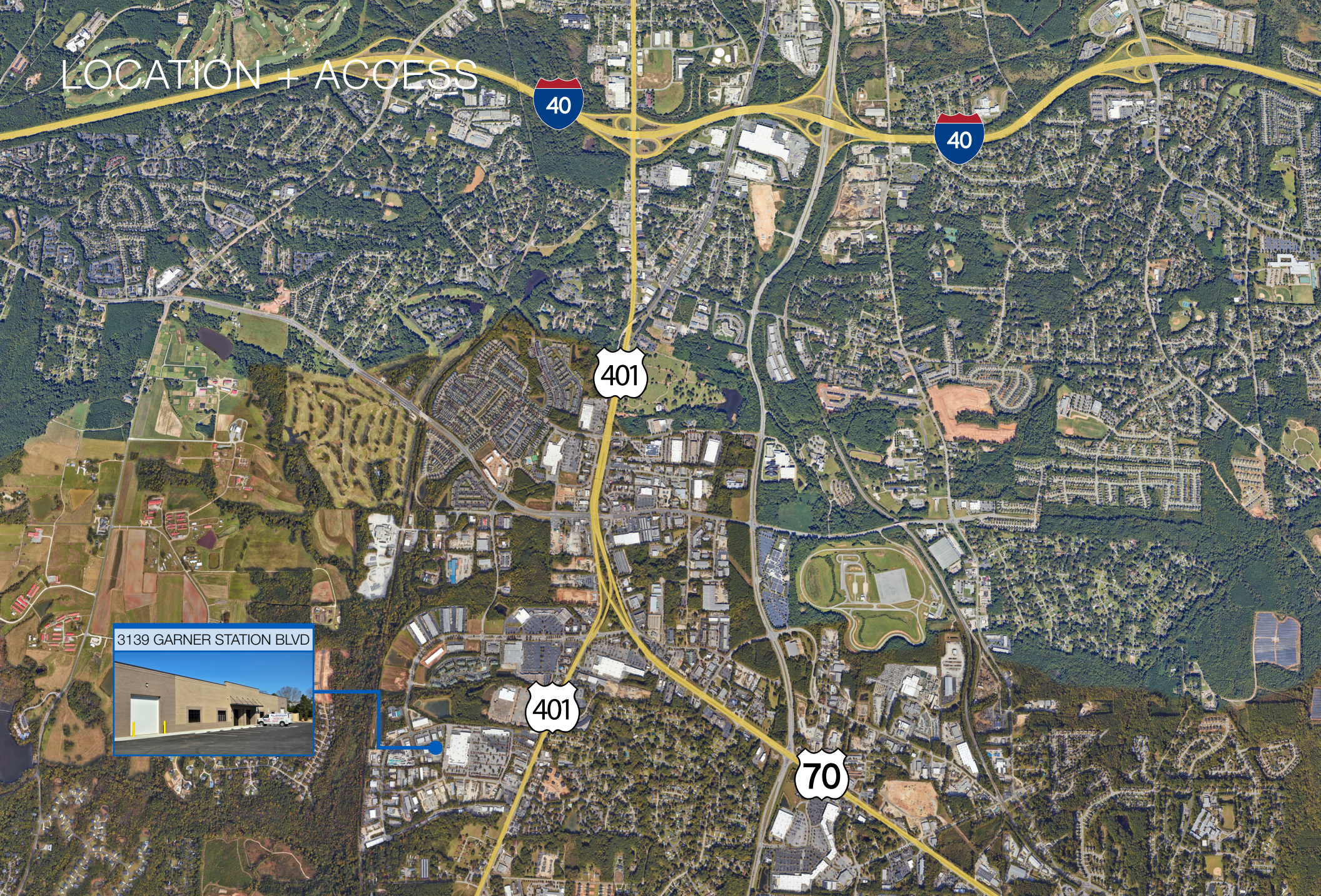
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LOCATION + ACCESS



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AERIAL



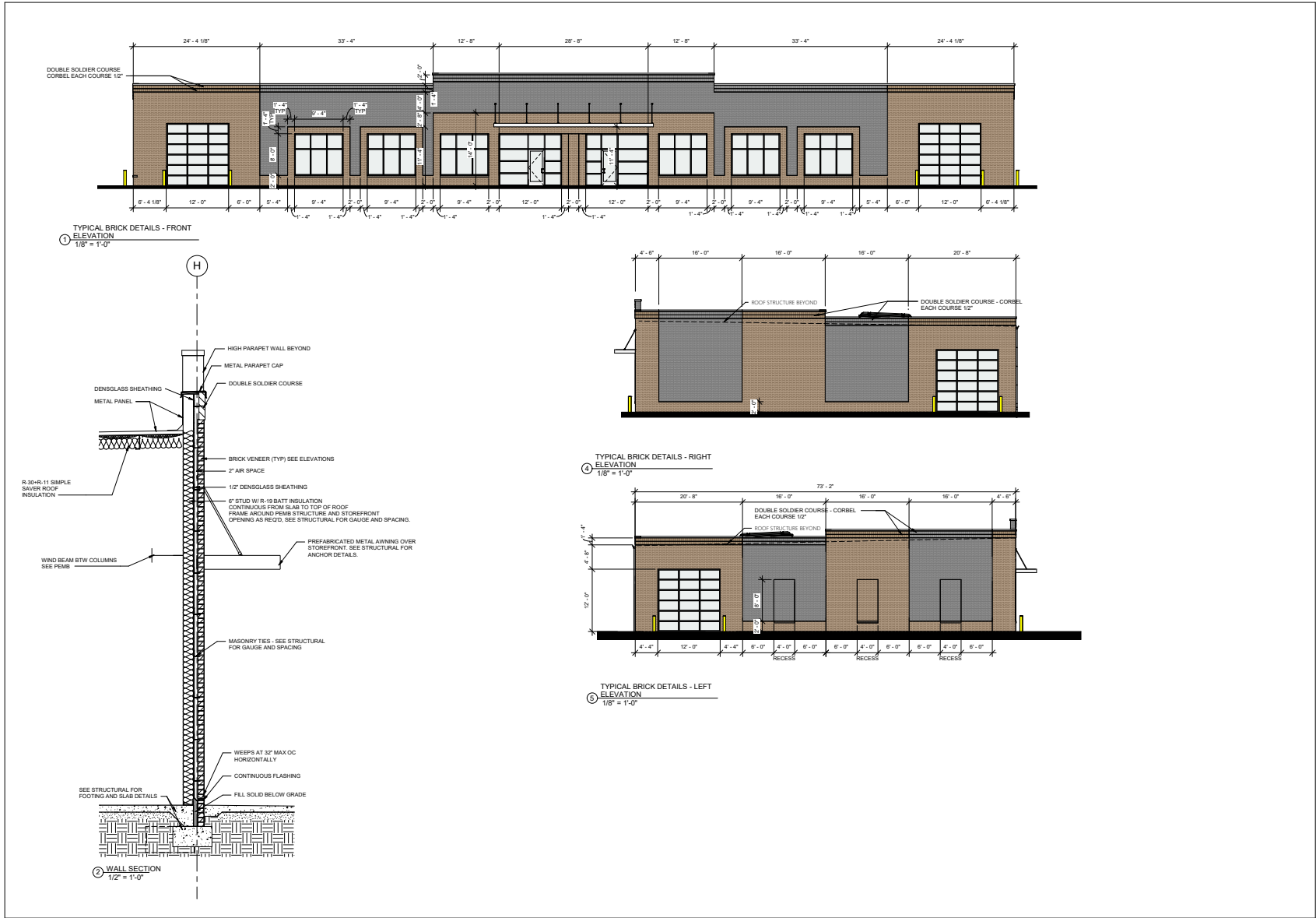
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NAI TRI PROPERTIES

BUILDING ELEVATIONS



GARNER STATION FLEX
 3101 GARNER STATION BLVD., RALEIGH, NC 27603

919.500.7124
 Tony Johnson@tonyjohnsonarch.com
 440 Duffin Street
 Cary, NC 27513
 TonyJohnsonArch.com



| | |
|---------------------------|------------|
| DATE: | 04-03-2023 |
| REVISION: | |
| PROJECT # | 2022-114 |
| WALL DETAILS AND SECTIONS | |
| SHEET | |
| A-4 | |

CONTACT

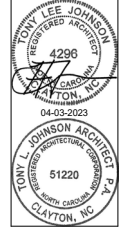
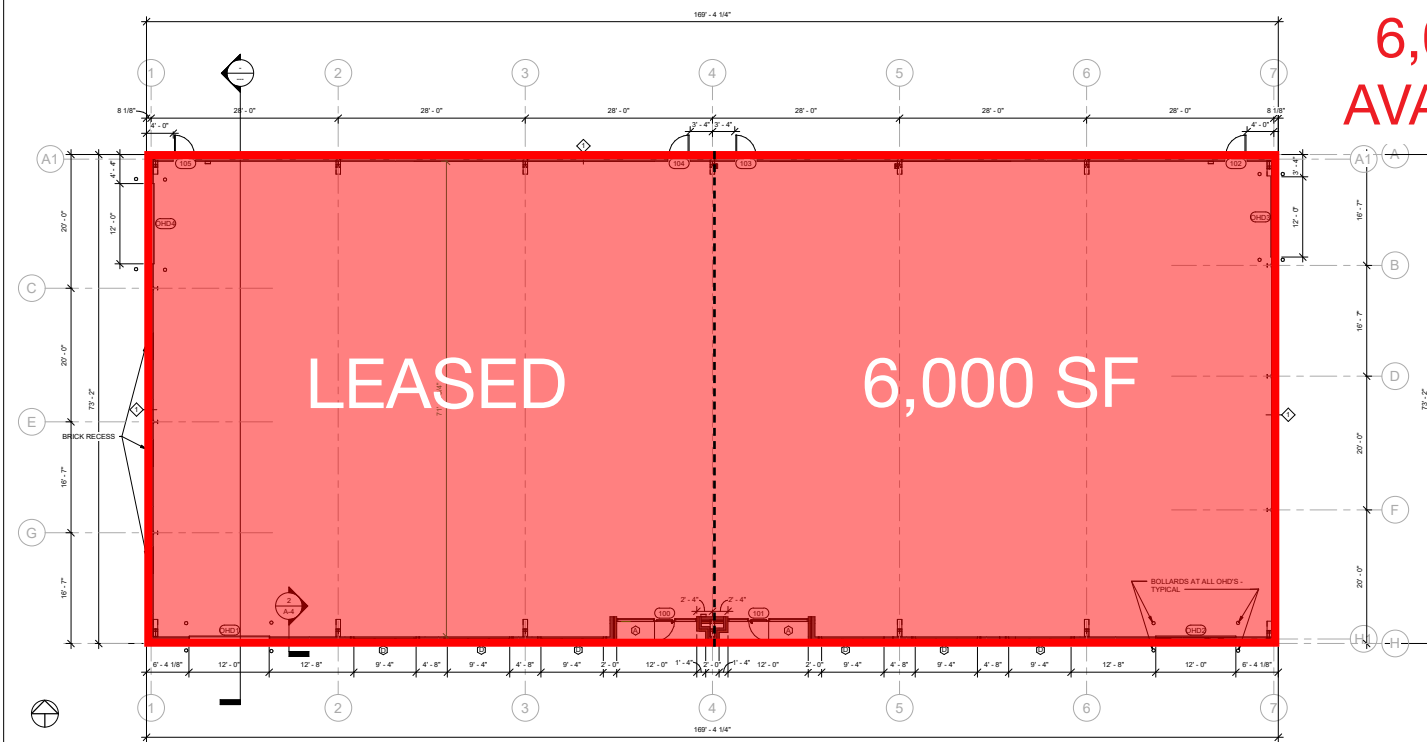
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FLOOR PLAN

6,000 SF
AVAILABLE



GARNER STATION FLEX
3101 GARNER STATION BLVD., RALEIGH, NC 27603

919-595-5777
Tony@tonyljohnsonarchitect.com
1422 Parkwood Street
Clayton, NC 27620
Tony.ljohnson@ncdhs.com



| | |
|-------------|------------|
| ISSUE DATE: | 04-03-2023 |
| REVISION: | |
| PROJECT #: | 2022-114 |
| FLOOR PLAN | |
| SHEET: | A-2 |

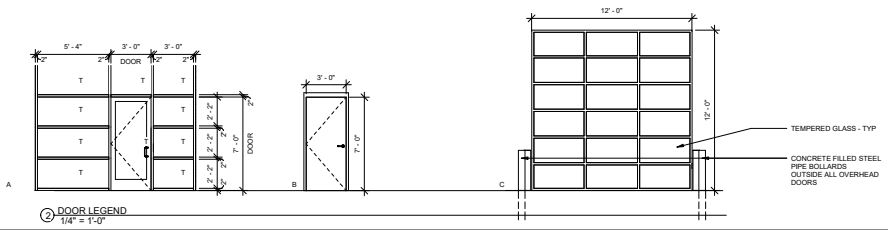
1 FLOOR PLAN
1/8" = 1'-0"

DOOR SCHEDULE

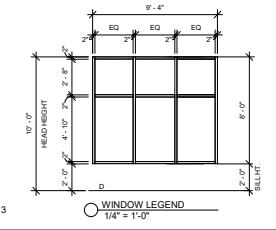
| MARK | DOOR | ELEVATIONS | DOOR TYPE | FINISH | FRAME | FRAME FINISH | CLOSER | HARDWARE | COMMENTS |
|------|---------------|------------|------------------|--------------|----------|--------------|--------|-----------------------------|--|
| 100 | 3'-0" 7'-0" | A | ALUMINUM / GLASS | ANODIZED | ALUMINUM | ANODIZED | YES | PADDLE HANDLE | SEE COMCHECK FOR MINIMUM INSULATION REQUIREMENTS |
| 101 | 3'-0" 7'-0" | A | ALUMINUM / GLASS | ANODIZED | ALUMINUM | ANODIZED | YES | PADDLE HANDLE | SEE COMCHECK FOR MINIMUM INSULATION REQUIREMENTS |
| 102 | 3'-0" 7'-0" | B | INSULATED METAL | PAINTED | METAL | PAINTED | YES | LEVER HANDLE W/ LATCH GUARD | SEE COMCHECK FOR MINIMUM INSULATION REQUIREMENTS |
| 103 | 3'-0" 7'-0" | B | INSULATED METAL | PAINTED | METAL | PAINTED | YES | LEVER HANDLE W/ LATCH GUARD | SEE COMCHECK FOR MINIMUM INSULATION REQUIREMENTS |
| 104 | 3'-0" 7'-0" | B | INSULATED METAL | PAINTED | METAL | PAINTED | YES | LEVER HANDLE W/ LATCH GUARD | SEE COMCHECK FOR MINIMUM INSULATION REQUIREMENTS |
| 105 | 3'-0" 7'-0" | B | INSULATED METAL | PAINTED | METAL | PAINTED | YES | LEVER HANDLE W/ LATCH GUARD | SEE COMCHECK FOR MINIMUM INSULATION REQUIREMENTS |
| OH1 | 12'-0" 12'-0" | C | TEMPERED GLASS | MANUFACTURER | METAL | MANUFACTURER | | | SEE COMCHECK FOR MINIMUM INSULATION REQUIREMENTS |
| OH2 | 12'-0" 12'-0" | C | TEMPERED GLASS | MANUFACTURER | METAL | MANUFACTURER | | | SEE COMCHECK FOR MINIMUM INSULATION REQUIREMENTS |
| OH3 | 12'-0" 12'-0" | C | INSULATED METAL | MANUFACTURER | METAL | MANUFACTURER | | | SEE COMCHECK FOR MINIMUM INSULATION REQUIREMENTS |
| OH4 | 12'-0" 12'-0" | C | INSULATED METAL | MANUFACTURER | METAL | MANUFACTURER | | | SEE COMCHECK FOR MINIMUM INSULATION REQUIREMENTS |

WALL SCHEDULE

| MARK | DESCRIPTION | COMMENTS |
|------|---|----------|
| 1 | 3 5/8" BRICK, 2" AIR SPACE, 1/2" DENSGLAS SHEATHING, 6" 18 GAUGE STUD W/ R-19 BATT INSULATION | <varies> |



2 DOOR LEGEND
1/4" = 1'-0"



3 WINDOW LEGEND
1/4" = 1'-0"

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INTERIOR



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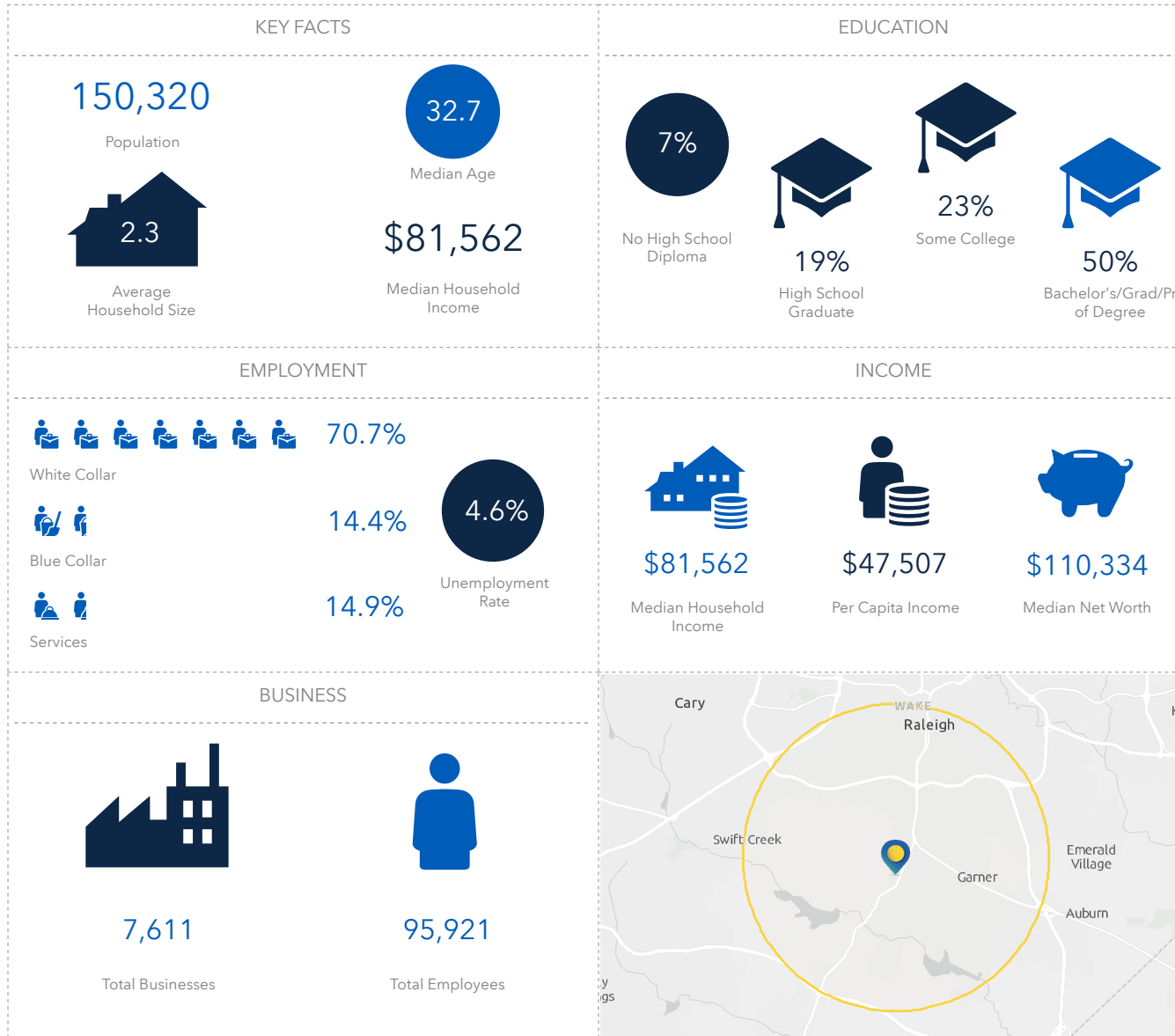
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NAI TRI PROPERTIES

DEMOGRAPHICS

5 MILE



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