

For Lease

Garner VI

4520 Guy Road,
Garner, NC, 27529

■ 236,600 SF Available

NAI TRI PROPERTIES
MERUS



Garner is a regional-logistics hub



19 miles from Raleigh

Direct access to US 70

Near I-40 and future I-540 interrrsections

26 Miles to RDU Airport

[Garner Econ. Development Annual Report](#)

Garner is one of the nation's fastest growing towns*

Johnston County's workfore is up 15% from a year earlier*

Property highlights



PROPERTY OVERVIEW

Q1 2026 Delivery

Available Space: 236,600 SF (728-0' long x 325' deep)
Landlord will consider subdividing

Acres: 33.62

Zoning: LI (CD) Light Industrial Garner Jurisdiction

SPECIFICATIONS

Office Space: 2,000 SF Make ready Office (MRO)

Clear Height: 32' minimum clear height starting at speed
bay column line

Aluminum/Glass Storefront: 2 Total (1 on each corner)
Class-A grade office entrances with enhanced aluminum features

Site plan

COLUMN SPACING

Warehouse Bays: 50'x60' speed bays (50'x50' interior bays)

WAREHOUSE LIGHTING

High bay LED fixtures 30 FC at 3'AFF evenly throughout the building

EXTERIOR LIGHTING

LED wall packs & light poles provided for illumination in the car parking lot and the truck parking area

DOCK DOOR & EQUIPMENT

(24) 9'x10' high manual dock doors
Knock outs provided for 9 option future doors (as TI)
(10) dock packages to include 40,000 lb capacity
Mechanical pit lever, dock seal, and swing arm light

ELECTRICAL

One (1) 2000-amp, 480V service

DRIVE IN RAMP DOORS

Two (2) concrete drive-in ramps, each with 12'x14' motor-operated sectional doors

CLEAR CEILING HEIGHT

32' minimum clear height starting at speed bay column line

AUTOMOBILE PARKING

129 automobile parking with 7 handicap spaces with the option for additional 100 standard spaces

TRUCK/TRAILER PARKING

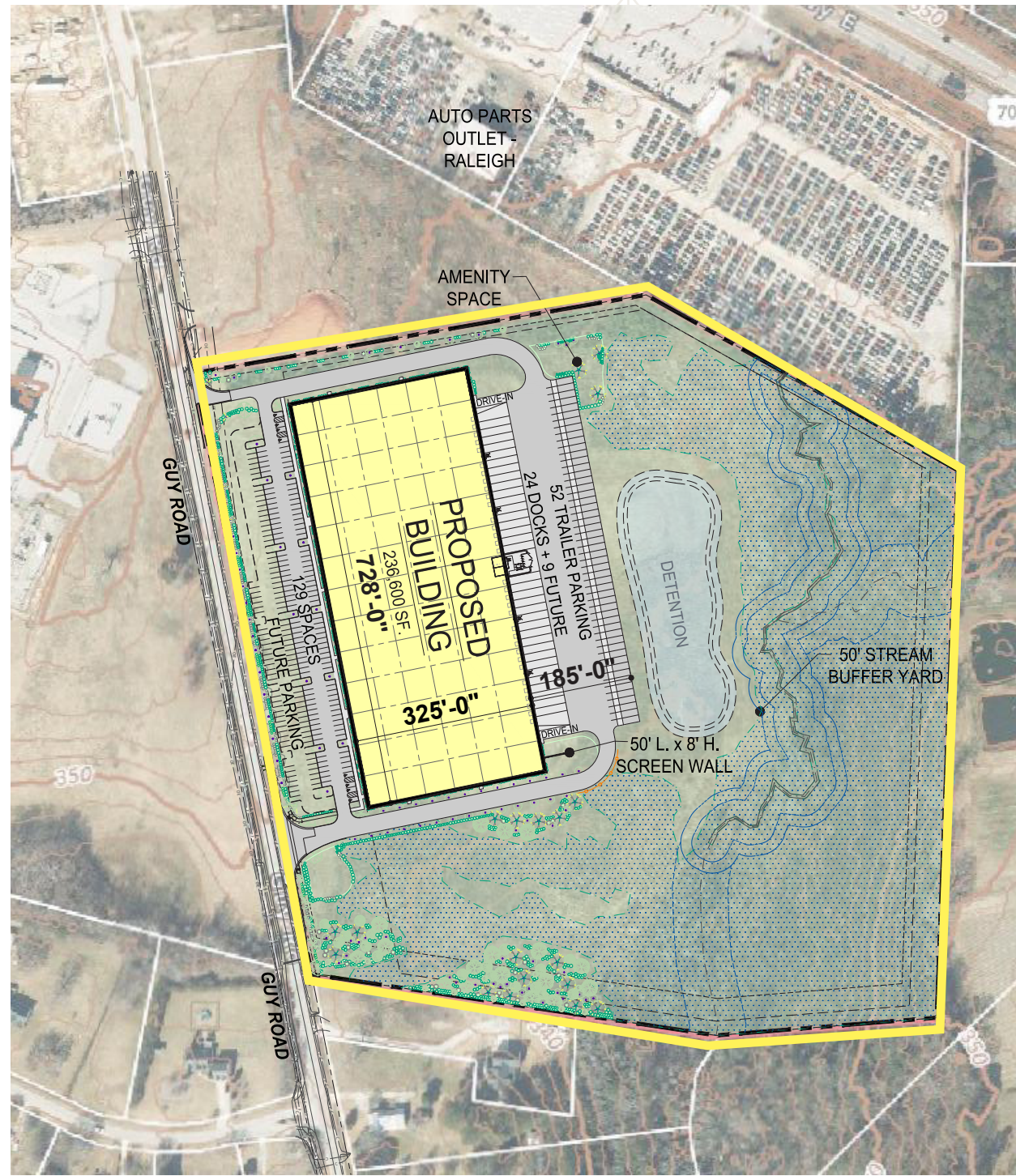
30 truck positions along apron, plus 52 trailer storage spaces

FLOOR SLAB

7" 4,000 PSI Concrete Slab on Grade (SOG) on 6" compacted ABC

UTILITIES

Electric - Duke
Gas - Dominion Energy
Water - City of Raleigh
Sewer - Town of Garner
Communication - To be determined



Aerial Photos

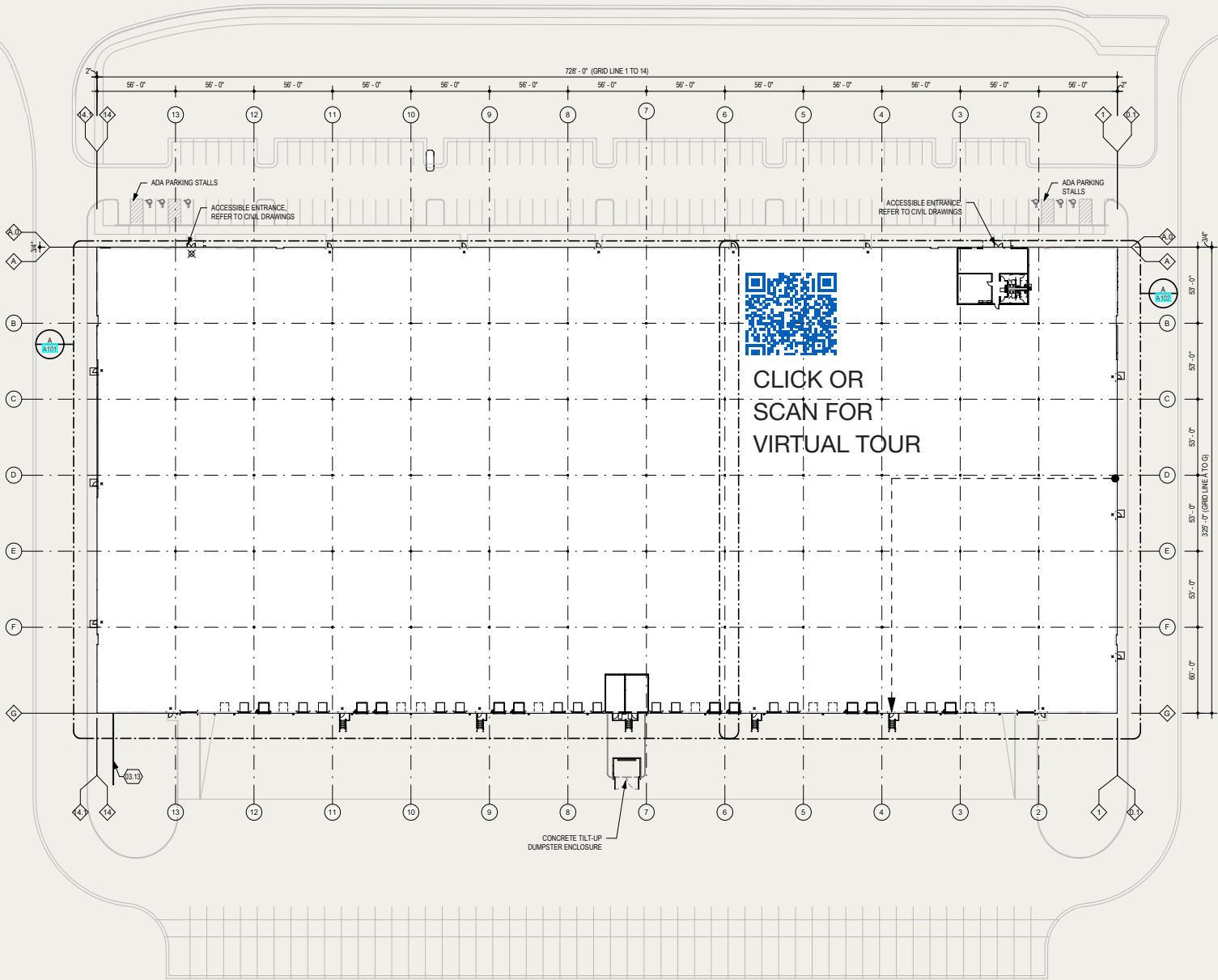


Floorplan

GUY ROAD

GENERAL NOTES

- A. FINISHED FLOOR ELEVATION = 100'-0", U.N.O.
- B. REFER TO DRAWING NO. A600 FOR "DOOR SCHEDULE."
- C. REFER TO DRAWING NO. A700 FOR "INTERIOR PARTITION TYPES."
- D. DIMENSIONS ARE TO FACE OF STUD / FACE OF FOUNDATION / MULLION CENTERLINE / COLUMN CENTERLINE, U.N.O.
- E. FIELD VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING WORK
- F. REFER TO CIVIL DRAWINGS FOR SITE DESIGN



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Ed Brown, CCIM, SIOR
Executive Vice President
(919) 345-5939
ebrown@triprop.com

Daniel Herring
Senior Vice President
(919) 760-7822
dherring@triprop.com

Jenny Robinson
Brokerage Coordinator
(919) 714-7121
jrobinson@triprop.com

Justin Parker
VP, Triangle Market Leader
(919) 538-0493
jparker@merus1894.com