



FOR SALE/ LEASE

**VACANT
FLEX SPACE**

**145 TECHNICAL COURT
GARNER, NC 27529**

TRIANGLE
COMMERCIAL REAL ESTATE

For more information:

Hershal Pleasant

919-737-5742

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TriangleCRE.com

PROPERTY HIGHLIGHTS

145 TECHNICAL CT
GARNER, NC 27529



CONVENIENT ACCESS

On W Garner Road near Interstate 40

SALE DETAILS

SALE PRICE \$1,462,500

LEASE PRICE \$18.50/NNN

ADDITIONAL DETAILS

BUILDING: ±4,500 SF

EACH CONDO: ±1,500 SF

YEAR BUILT 2000

ZONING LI-C

HVAC NEW

CEILING HEIGHT 16' with 14' clears

DOOR HEIGHT 10' X 14'

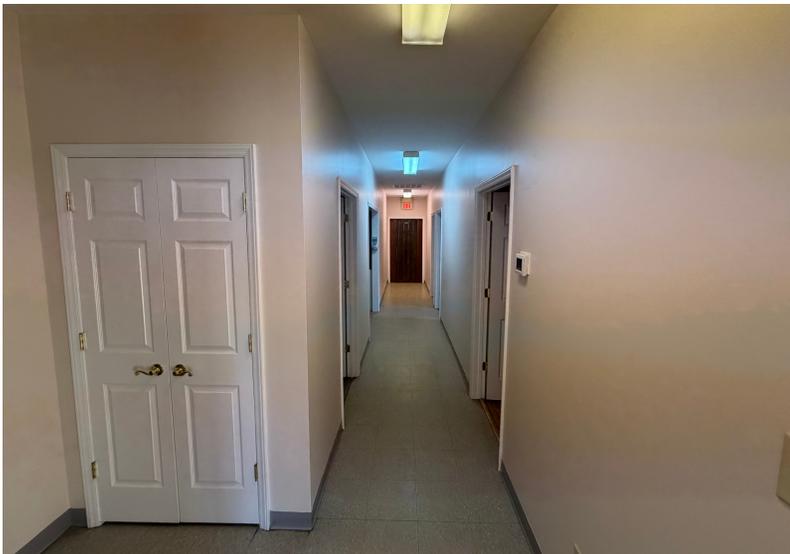
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This property presents a unique opportunity to acquire three combined industrial condominium units totaling approximately 4,500 square feet, including roughly 1,500 square feet of built-out office space.

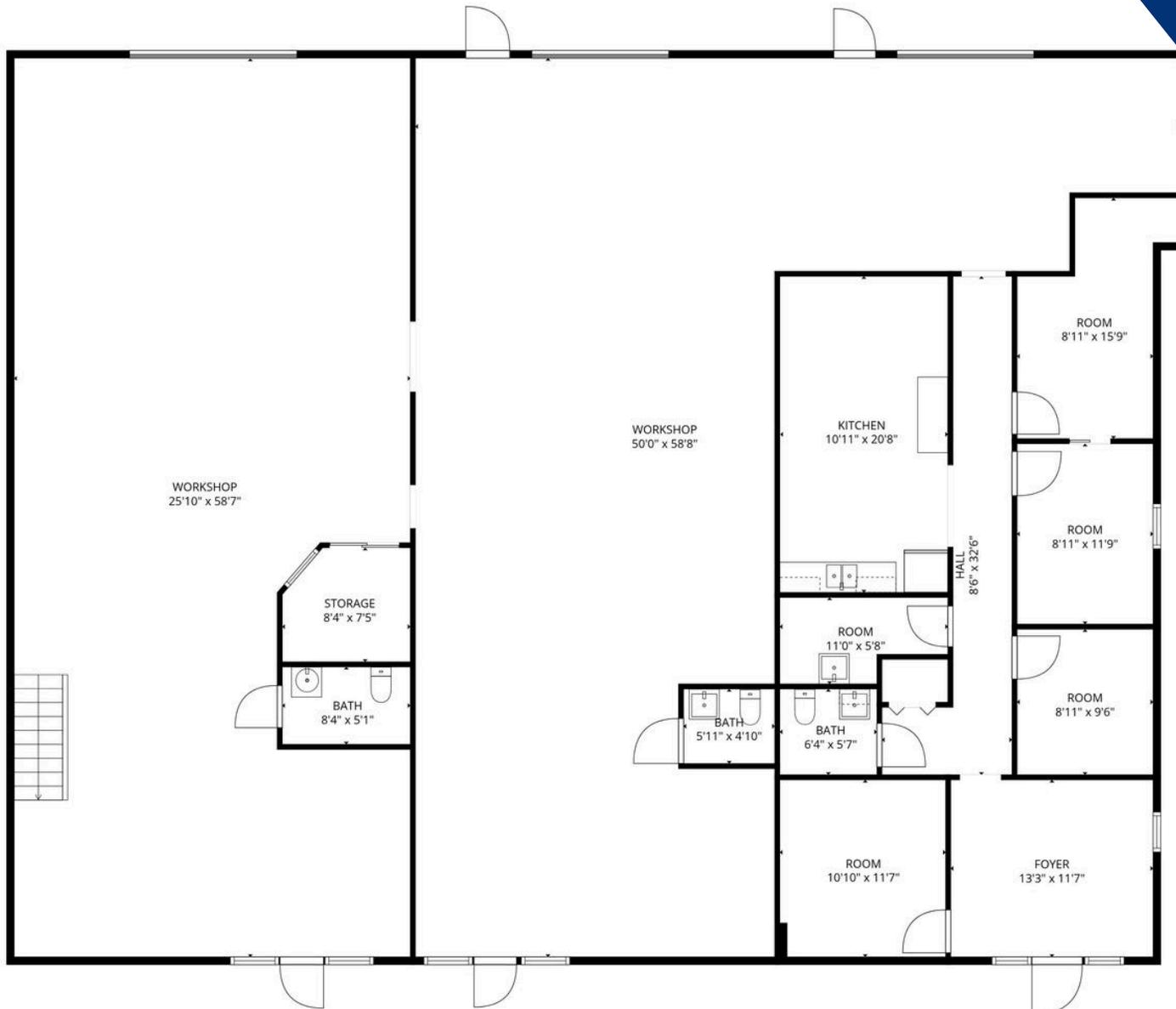
The office portion features a reception area, several private offices, and a break room equipped with a kitchenette. The warehouse features three roll-up drive-in doors, providing excellent access and flexibility for a variety of industrial uses.



Located just outside of Raleigh in a highly desirable industrial corridor, this property offers convenient access to major thoroughfares, making it an ideal location for service, distribution, or light manufacturing operations.

FLOOR PLAN

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PHOTOS

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