



# 45,840 SF

Industrial space for sublease

**PRICE IMPROVEMENT!**



## 2337 US Highway 70 E

**Garner, NC 27529**

### Location

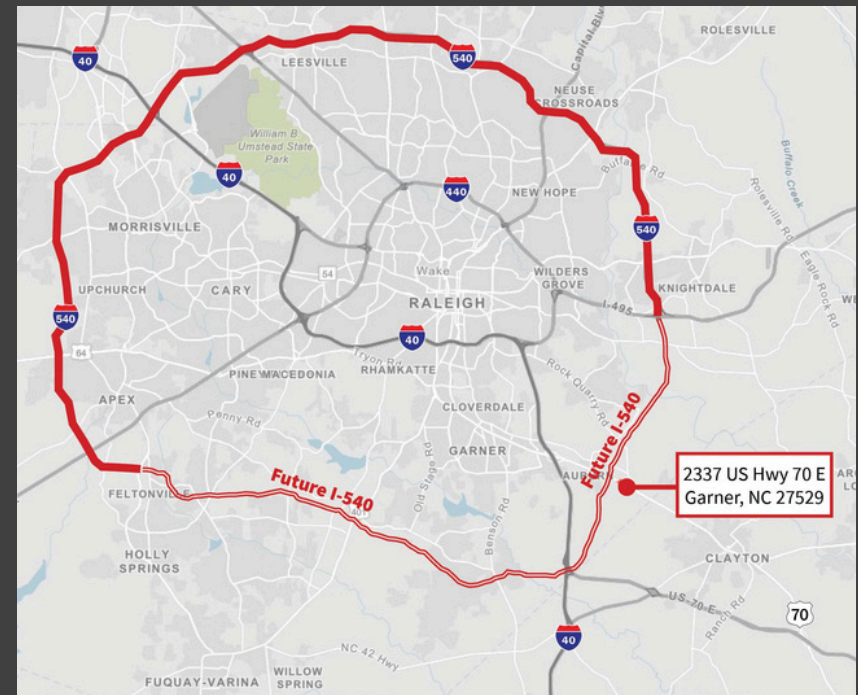
- Southeast Wake County in Garner Business Park
- Less than 4 miles to I-40 interchange

### Advantages and amenities

- Proximity to Future I-540
- Built in 2020

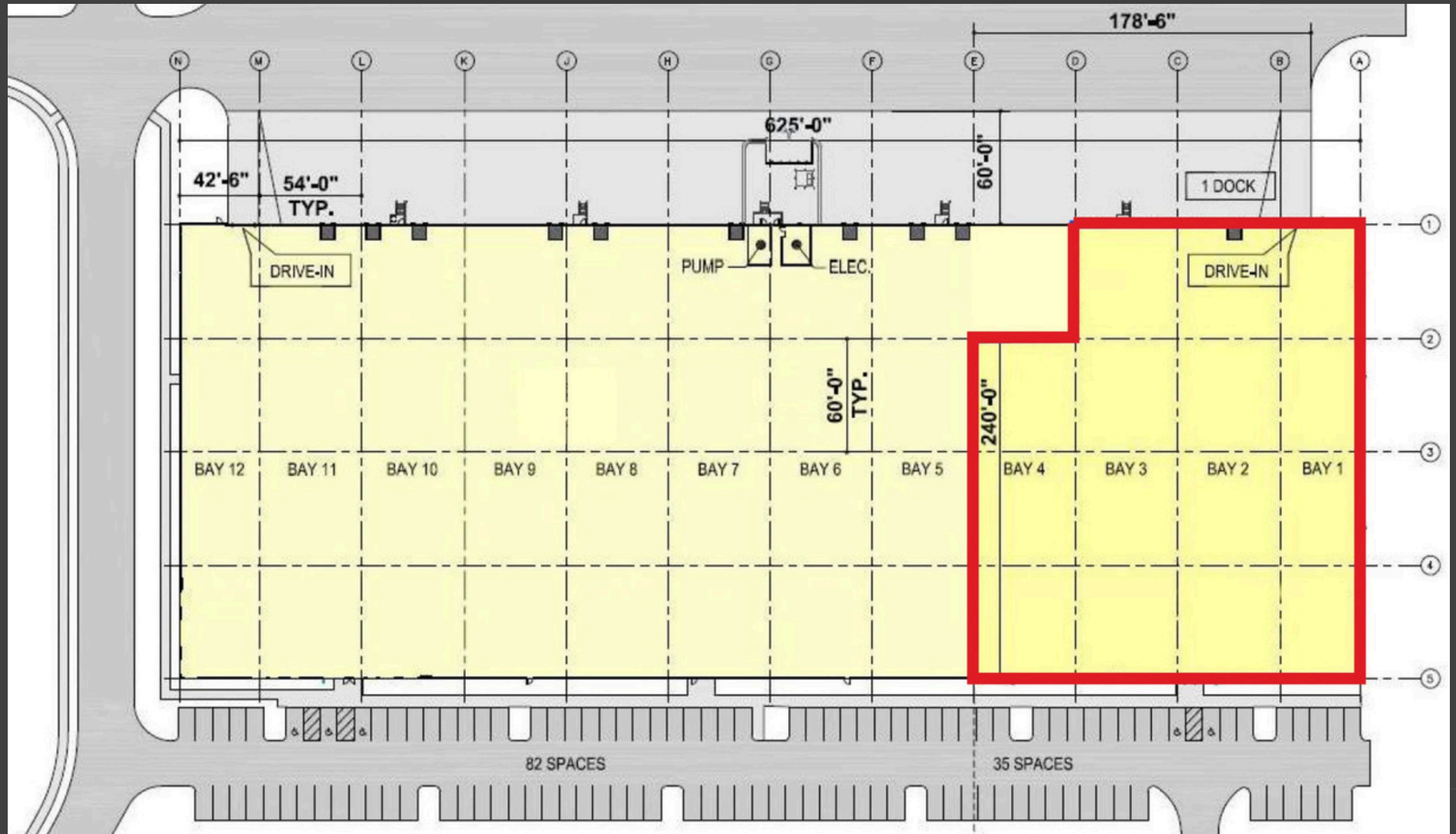
### Property specifications

- 23,148 SF - 45,840 SF available immediately
- Master lease expires 4/30/2026
- \$9.00 / SF Modified Gross (\$34,380 monthly rent)
- 30' clear height
- 3 exterior docks
- 1 drive-in door
- 60' x 54' column spacing
- Parking ratio: 0.78 /1,000 RSF
- ESFR sprinklers
- Energy efficient LED lighting



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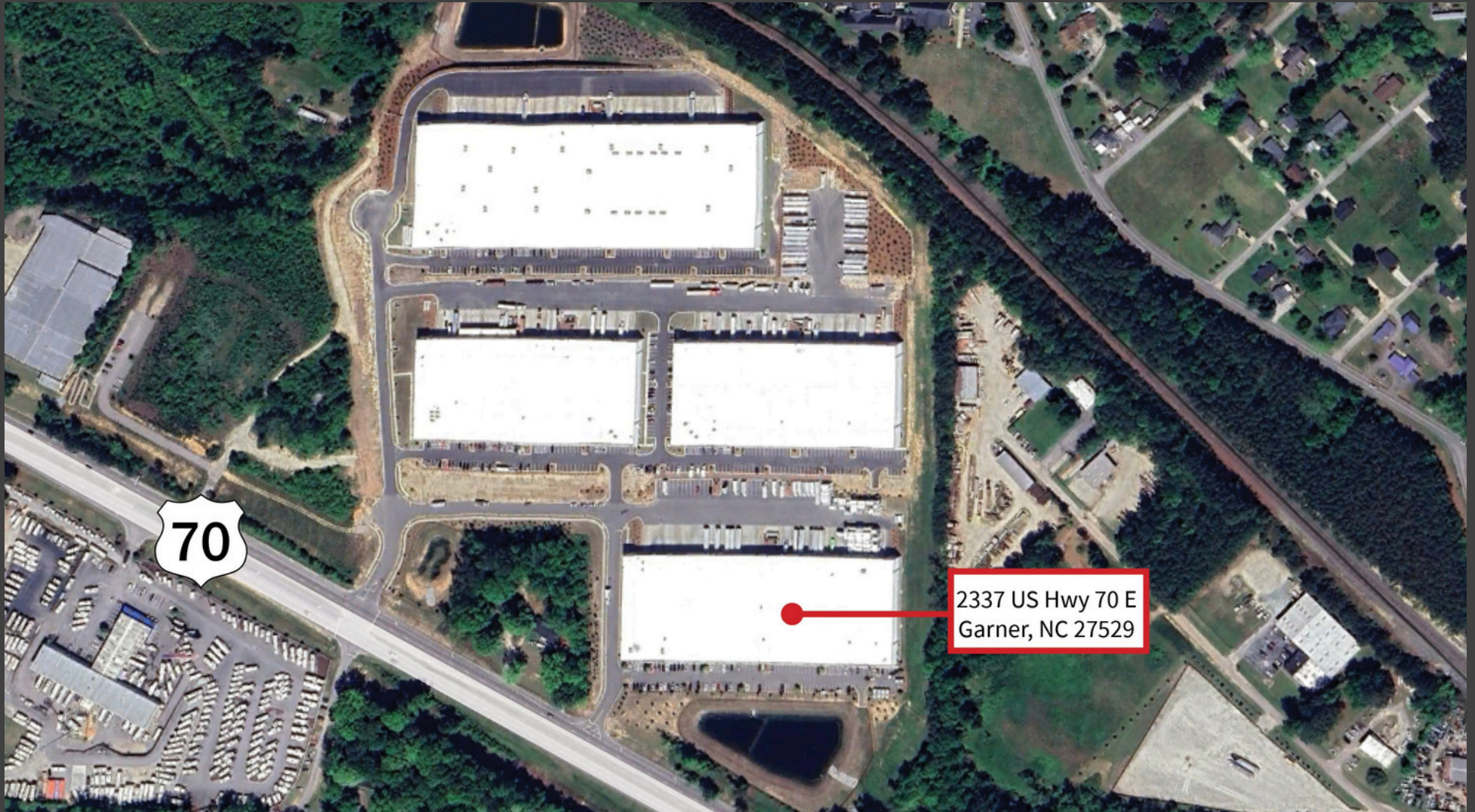
**Industrial - 45,840 SF**

500 SF office | 45,340 SF Warehouse | 30' clear height



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