

INDUSTRIAL BUILDING FOR LEASE

801 BRICKSTEEL LANE

GARNER, NC 27529



PROPERTY OVERVIEW

SIZE	<ul style="list-style-type: none">• 10,563 SF• +/- 1,384 SF of office• +/- 9,179 SF of unconditioned warehouse
YARD	<ul style="list-style-type: none">• +/- 0.55 acre truck court/outdoor storage area
POWER	<ul style="list-style-type: none">• 3 Phase power (400 amp, 120/208v)
CLEARANCE	<ul style="list-style-type: none">• 22.5' to the center• 19.5' to the eaves
DOORS	<ul style="list-style-type: none">• 3 Dock-high doors• 1 Drive-in door (12 X 14)
MISCELLANEOUS	<ul style="list-style-type: none">• Convenient to US-70, I-40, and the future I-540• Easy access to I-440, I-94, and I-87
LEASE RATE	<ul style="list-style-type: none">• Base rate: \$16.50 PSF• TICAM: \$1.77 PSF

Will Judy
wjudy@lee-associates.com
D 919.576.2513
C 919.606.1956

Silas Fortuin
sfortuin@lee-associates.com
D 919.591.2271
C 208.316.3718

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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WAREHOUSE



DOCK-HIGH DOOR



OFFICE AREA



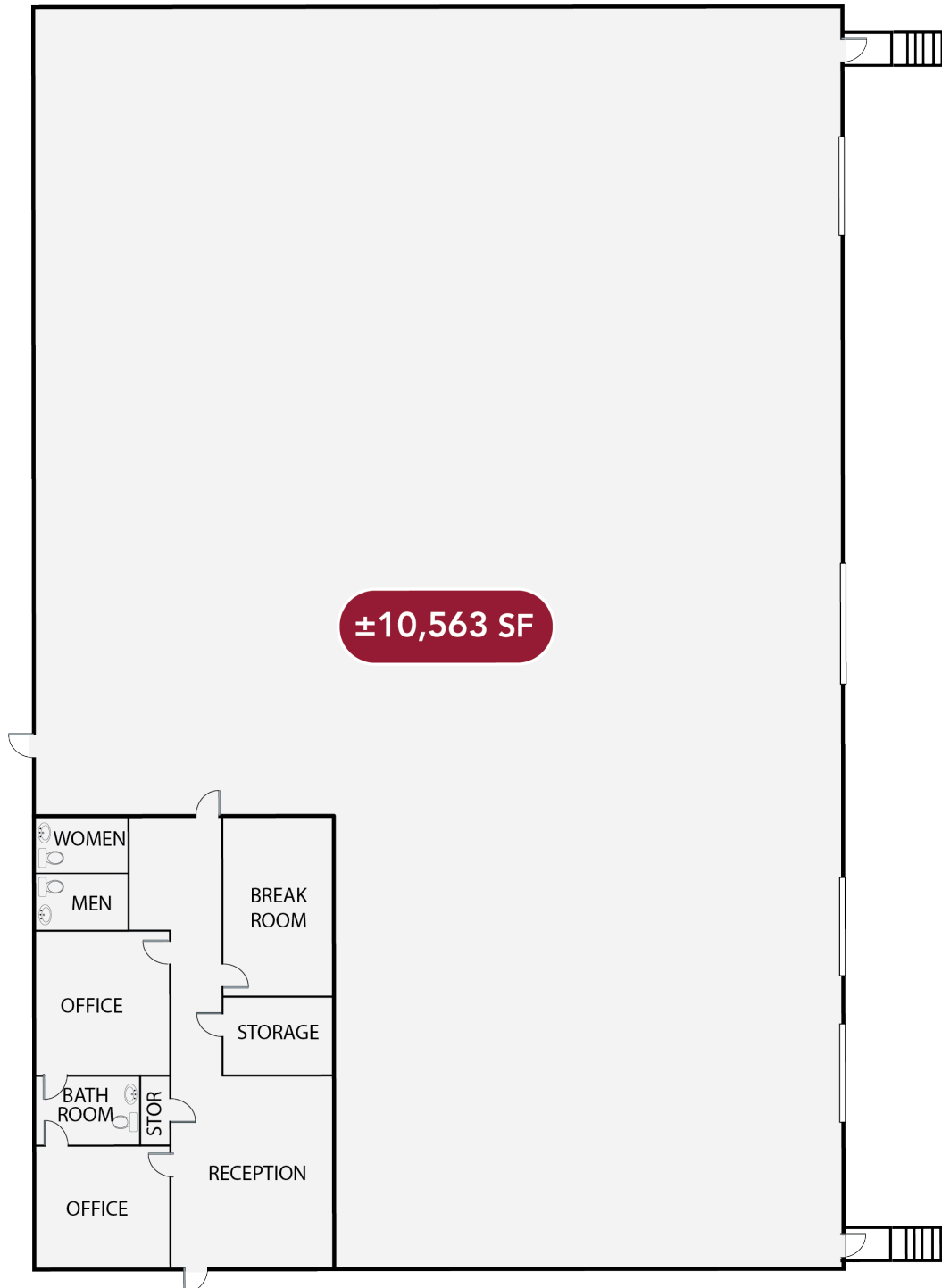
DRIVE-IN DOOR

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM



Will Judy
wjudy@lee-associates.com
D 919.576.2513
C 919.606.1956

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