

AVAILABLE FOR LEASE



FLEX WAREHOUSE

467 HEIN DRIVE, GARNER, NC 2729

ALL IN REALTY, LLC



AVAILABLE: 6,000 SF

LEASE RATE:

\$ 12.95 Per SF/ NNN
\$ 2.05 Per SF TICAM
\$ 7,500 Per Month

LOCATION:

467 HEIN DRIVE IS LOCATED OFF RAYNOR ROAD IN GARNER. IT IS .5 MILES FROM HWY 70 & 1 MILE TO THE I-40 & HWY 70 INTERCHANGE. IIT ALSO HAS ACCESS TO THE NEWLY OPEENED I-540.

SUMMARY:

6,000 SF OF FLEX/WAREHOUSE WITH ONE DRIVE-IN DOOR & ONE DOCK.
LIMITED FENCED STORAGE.



Kyle White
Commercial Real
Estate Broker
919-422-8840
kw4allinrealty@gmail.com



Bryson White
Commercial Real
Estate Broker
919-414-2470
bwallinrealty@gmail.com

We know that in all things God works for good with those who love him,
those whom he has called according to his purpose." Romans 8:28

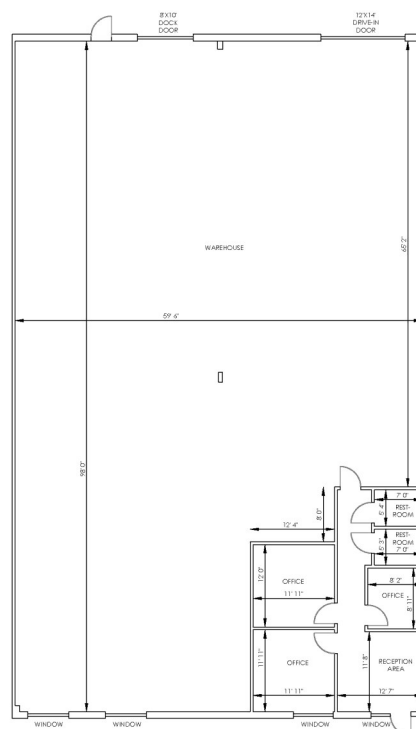
6,000 SF FLEX WAREHOUSE

SITE INFORMATION



PROPERTY INFORMATION:

- YEAR BUILT: 1999
- AVAILABLE: JULY 2025
- 6,000 TOTAL SF
- ONE (1) DRIVE-IN
- ONE (1) DOCK DOOR
- 850 SF OFFICE
- LIMITED OUTDOOR STORAGE
- CEILING HEIGHT: 16' - 18'
- \$ 7,500 PER MONTH



467 HEIN DRIVE (GARNER, NC)

DIMENSIONS ARE APPROXIMATE BASED ON FIELD
MEASUREMENTS TAKEN ON 01 JULY 2025.

DATE ISSUED: JULY 1, 2025



GRAPHIC SCALE



Kyle White
Commercial Real
Estate Broker
919-422-8840
kw4allinrealty@gmail.com



Bryson White
Commercial Real
Estate Broker
919-414-2470
bwallinrealty@gmail.com

We know that in all things God works for good with those who love him, those whom he has called according to his purpose." Romans 8:28

ALL IN REALTY, LLC



6,000 FLEX WAREHOUSE

PROPERTY PHOTOS



Reception



Office



Office



Warehouse view



Kyle White
Commercial Real
Estate Broker
919-422-8840
kw4allinrealty@gmail.com



Bryson White
Commercial Real
Estate Broker
919-414-2470
bwallinrealty@gmail.com

We know that in all things God works for good with those who love him, those whom he has called according to his purpose." Romans 8:28

ALL IN REALTY, LLC



6,000 SF FLEX WAREHOUSE

AIREL VIEW



Kyle White
Commercial Real
Estate Broker
919-422-8840
kw4allinrealty@gmail.com



Bryson White
Commercial Real
Estate Broker
919-414-2470
bwallinrealty@gmail.com

We know that in all things God works for good with those who love him, those whom he has called according to his purpose." Romans 8:28

ALL IN REALTY, LLC



TOWN OF GARNER OVERVIEW



Garner is growing suburb strategically located minutes from Downtown Raleigh. Garner offers a unique blend of a small -town community that includes the accessibility of the big-city. With convenient access to I-40, I-540, and Hwy 70, Garner has attracted new residents, and new businesses such as Amazon & Wake Med. Garner is part of the Greater Wake County Region that benefits from major employment centers, The acclaimed North Carolina University System (North Carolina at Chapel Hill, North Carolina State, Duke), and The Research Triangle Park.

Garner continues to experience strong growth, with the town's population increasing by more than 25% over the past decade and additional residential development underway. Garner continues to be a great place to live and do business.



Kyle White
Commercial Real
Estate Broker
919-422-8840
kw4allinrealty@gmail.com



Bryson White
Commercial Real
Estate Broker
919-414-2470
bwallinrealty@gmail.com

We know that in all things God works for good with those who love him, those whom he has called according to his purpose." Romans 8:28

ALL IN REALTY, LLC



TOWN OF GARNER OVERVIEW

GARNER, NC

MUNICIPAL PROFILE

Situated just a few miles south of downtown Raleigh, **Garner is one of Wake County's largest communities**—both in terms of population and land mass. And its location near the intersection of Interstate 40 and U.S. Highway 70 makes accessing the rest of the Research Triangle Region a breeze.

COMMUNITY DEMOGRAPHICS

-  **Population growth:** 30,071 (2017). 69% growth since 2000.
-  **Educational attainment:** 49% received their bachelor's degree or higher.¹ (Wake County)
-  **Average household income:** \$71,761
-  **Median home price:** \$183,000
-  **Unemployment rate:** 4% (Wake County)

Source: US Census Bureau, US Department of Labor.
1) 25+ years of age.

ACCESS TO THE RESEARCH TRIANGLE REGION



Town of Garner | 900 7th Avenue, Garner, NC 27529 | 919-773-4431 | garnernc.gov



Kyle White
Commercial Real
Estate Broker
919-422-8840
kw4allinrealty@gmail.com



Bryson White
Commercial Real
Estate Broker
919-414-2470
bwallinrealty@gmail.com

We know that in all things God works for good with those who love him, those whom he has called according to his purpose." Romans 8:28

ALL IN REALTY, LLC

