FOR LEASE

GARNER COMMERCE CENTER

2545 – 2585 US-70 HWY • GARNER, NC 27529

UP TO 6,054 SF FLEX SPACE REMAINING FOR LEASE

GREENBERG GIBBONS PROPERTIES

CBRE

JANUARY 2026

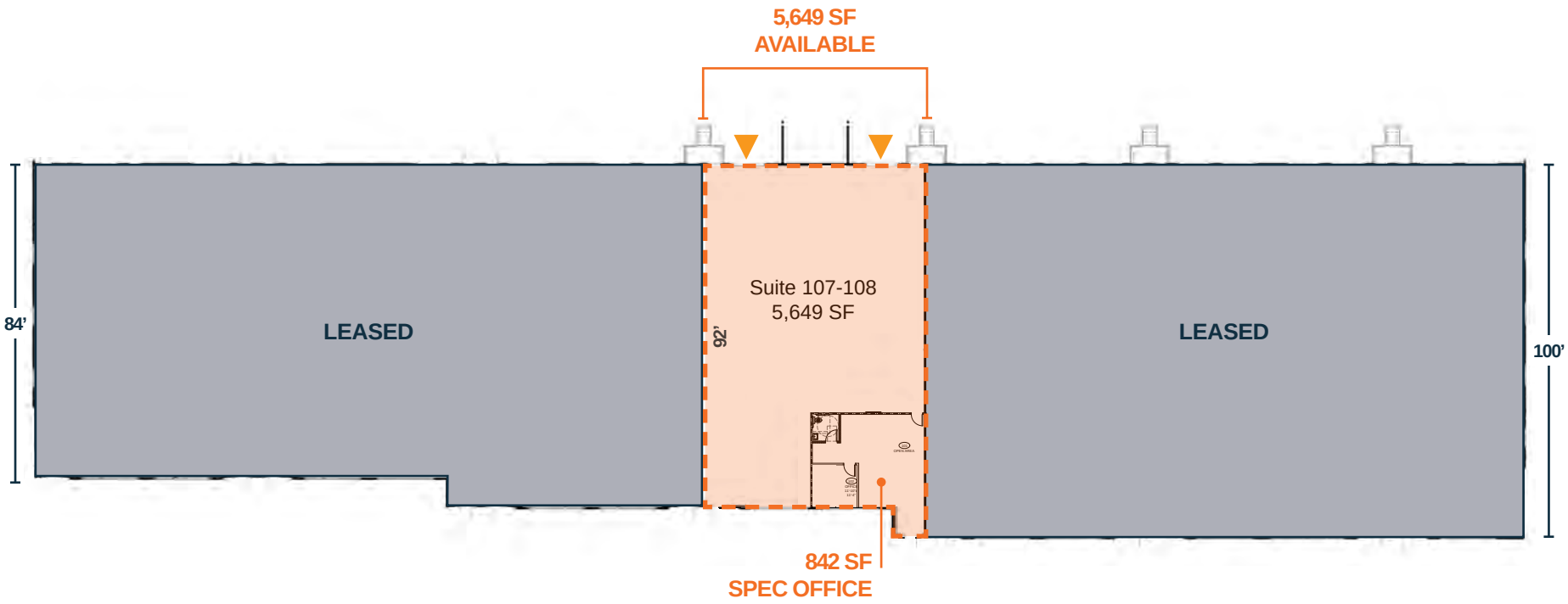
PROPERTY OVERVIEW

ADDRESS	2545 - 2585 US-70 Hwy, Garner, NC 27520
AVAILABLE SPACE	- Building A: » 5,649 SF w/ 842 SF spec office (April 2026) - Building B: » 6,054 SF w/ 1,160 SF conceptual office
TOTAL SF	128,003 SF | 3 Buildings - Building A: 37,779 SF - Building B: 40,806 SF - Building C: 49,418 SF
DATE AVAILABLE	Upon Up-Fit
CEILING HEIGHT	18'+ Clear
COLUMN SPACING	30' Width
LOADING DOORS	Dock Doors (9'x10') Drive-In (10'x12' at Grade)
TRUCK COURT	120' Building C | 172' Shared Buildings A & B
OFFICE SF	Build to Suit & Spec Suites
PARKING	2.44 spaces / 1,000 SF
SPRINKLER	100% Wet System (CMSA Sprinklers)
EXTERIOR	Masonry and Glass
ROOF	White Thermoplastic Polyolefin (TPO)
HEAT	Natural Gas
WATER & SEWER	Town of Garner
TELECOM	Spectrum & AT&T Capable
ZONING	LI (Town of Garner)
FEATURES	Skylights 8' Ribbon Glass at Entry Visibility & Signage Options

FLOOR PLAN

BUILDING A | 2585 US-70 HWY

Available SF: 5,649 SF (April 2026)
Building SF: 37,779 SF
Spec Office: 842 SF (Delivered)

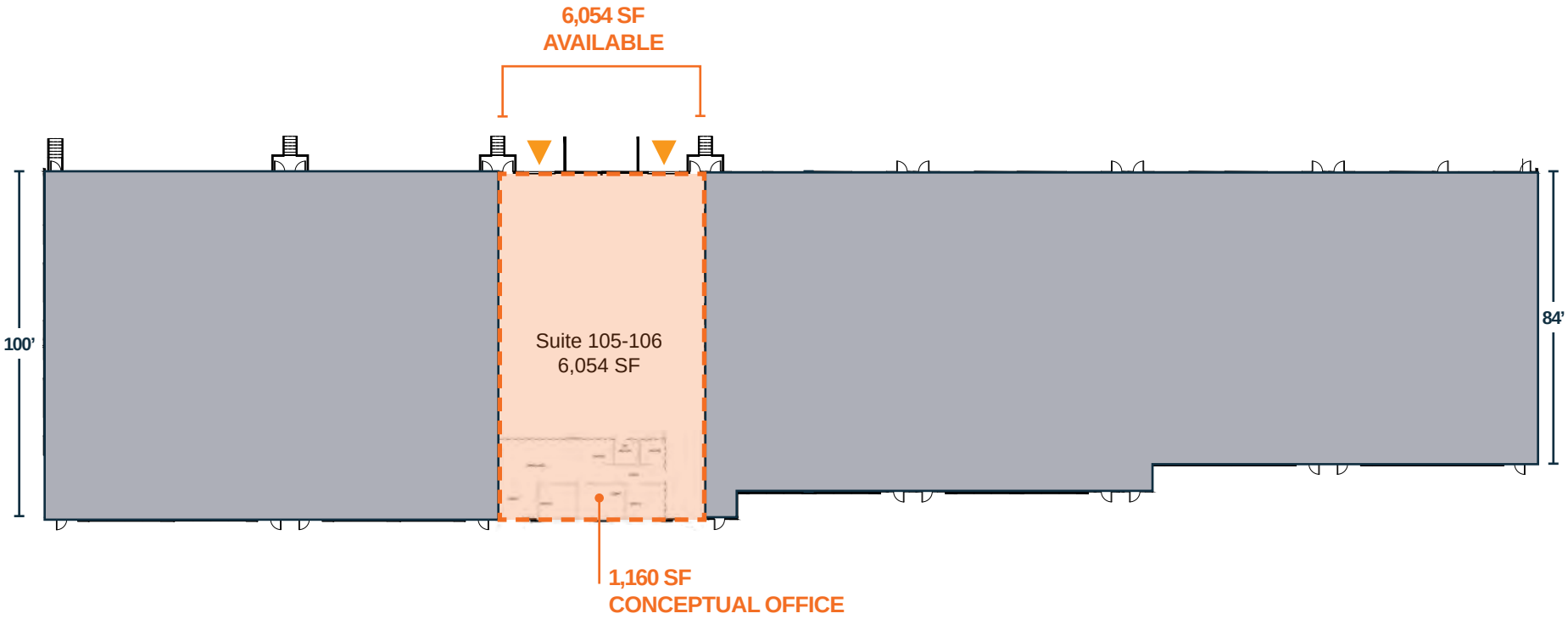


Dock-High Doors
Grade-Level Doors

FLOOR PLAN

BUILDING B | 2565 US-70 HWY

Available SF: 6,054 SF
Building SF: 40,806 SF
Conceptual Office: 1,160 SF



Dock-High Doors
Grade-Level Doors

MASTER SITE PLAN

Garner Commerce Center

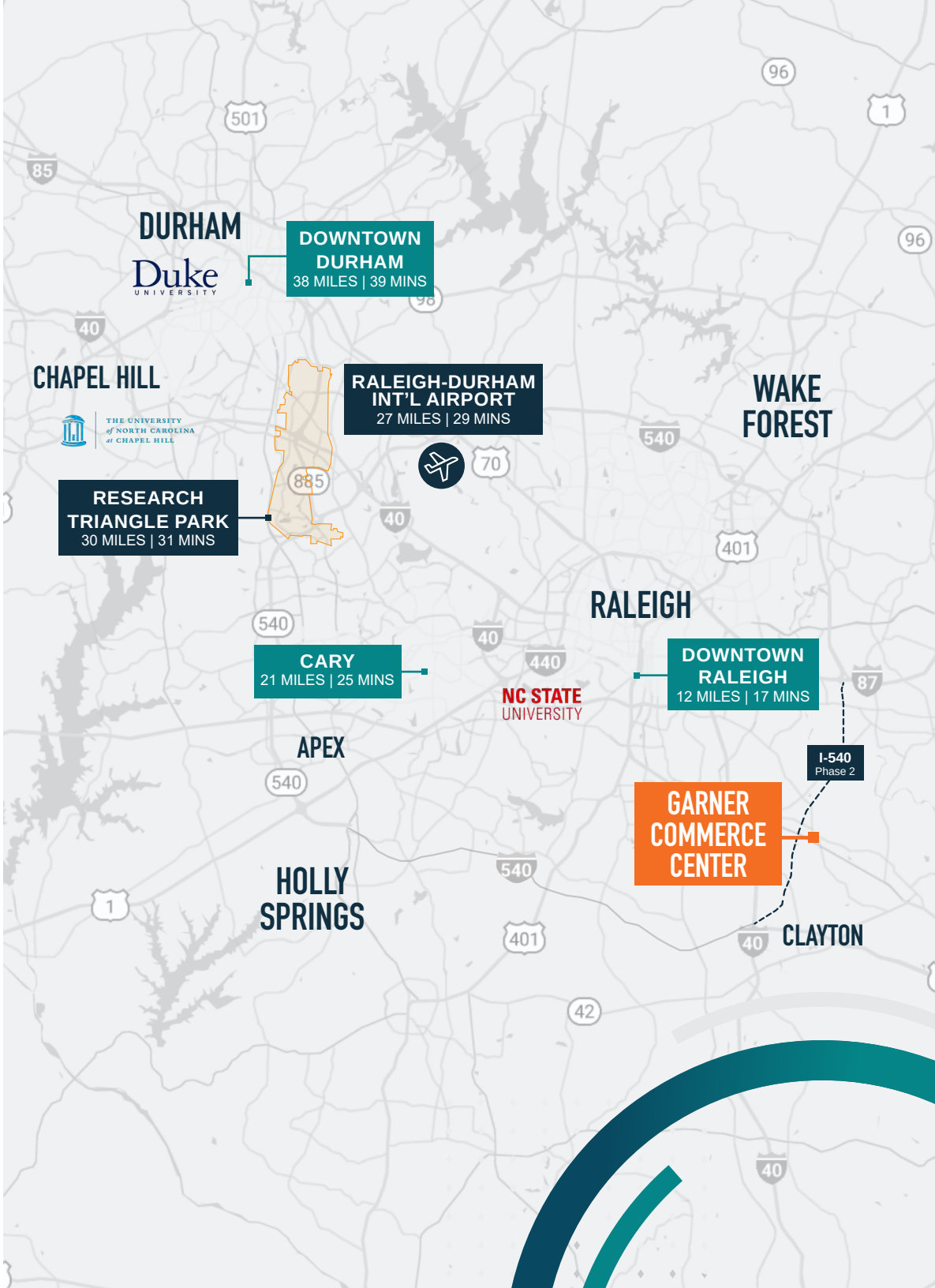
NEARBY AMENITIES
TO DOWNTOWN RALEIGH
40
540
PHASE 2
3 MI
Garner Towne Square
TARGET
PETSMART
OfficeMax
HARBOR FREIGHT
amazon
Cabela's
FIVE GUYS
Tanger
Shoppes at Battle Bridge
FOOD LION
McDonald's
CVS pharmacy
GARNER
WakeMed
70
White Oak Crossing
KOHL'S
BJ'S
DICK'S SPORTING GOODS
BEST BUY
ROSS DRESS FOR LESS
T.J.maxx
TARGET
REGAL
STAPLES
Wendy's
Burlington
GARNER COMMERCE CENTER
540
PHASE 2
RUSH HOUR KARTING
40
Walmart
DOLLAR TREE
WAFFLE HOUSE
ZAXBYS
CLAYTON
70
Lowes FOODS
CVS pharmacy
PNC
Culver's
I-540 OUTER LOOP NOW OPEN
540
42

LOCATION & ACCESS

HIGHWAYS	DISTANCE
HIGHWAY 70	Adjacent
FUTURE I-540 (PHASE 2)	0.7 Miles
INTERSTATE 40	3.5 Miles
INTERSTATE 540	8.0 Miles
INTERSTATE 440	8.0 Miles

AIRPORTS	DISTANCE
RALEIGH-DURHAM INT'L	27 Miles
PIEDMONT TRIAD INT'L	104 Miles
CHARLOTTE DOUGLAS INT'L	183 Miles
NORFOLK INT'L	191 Miles

SEAPORTS	DISTANCE
WILMINGTON, NC	129 Miles
MOREHEAD CITY, NC	137 Miles
NORFOLK, VA	187 Miles
CHARLESTON, SC	273 Miles



CONTACT US

LEASING

MICHAEL WALLACE, SIOR, CCIM
Vice President
+1 919 831 8188
michael.wallace@cbre.com

JOHN HOGAN, III
Senior Associate
+1 919 831 8264
john.hogan@cbre.com

DEVELOPER

CONOR DEVLIN
Greenberg Gibbons Properties
+1 443 995 8218
cdevlin@ggcommercial.com

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