

# 40 I-40 EXCHANGE

12025 Cleveland Road. Garner, NC



BARINGS

## For Lease

**±715,500 SF with  
Direct Access to I-40**

**Premier ±73 Acre  
Class A Industrial Park**



# SITE PLAN



# HIGHLIGHTS

Divisible buildings with  
leasing opportunities from  
35,000 SF up to 210,000 SF

Phase 1 (two buildings):  
delivery expected Q3 2026

Unbeatable access to  
I-40 and greater Raleigh

# BUILDING SPECIFICATIONS

## PHASE I

### Building A

Total SF	<b>±210,100</b>
Office SF	<b>Build-to-Suit</b>
Clear height	<b>32'</b>
Dock doors	<b>52 (9' x 10')</b>
Drive in doors	<b>3 (14' x 16'), 1 (20' x 16')</b>
Auto parking	<b>177 spaces</b>
Column spacing	<b>53'4" w/60' speed bay</b>
Electrical service	<b>1600 amps</b>

### Building B

Total SF	<b>±126,000</b>
Office SF	<b>Build-to-Suit</b>
Clear height	<b>32'</b>
Dock doors	<b>39 (9' x 10')</b>
Drive in doors	<b>2 (14' x 16')</b>
Auto parking	<b>138 spaces</b>
Column spacing	<b>60' x 52'</b>
Electrical service	<b>1600 amps</b>



# FLOOR PLANS

## Building A

Q3 2026 Delivery

± 210,100 SF

Dimensions - 220' x 955'

Column Spacing - 53'4" x 52' w/ 60' speed bay

Typical Bay Size - ± 11,440 SF

32' clear height

Fifty-two (52) 9' x 10' dock doors

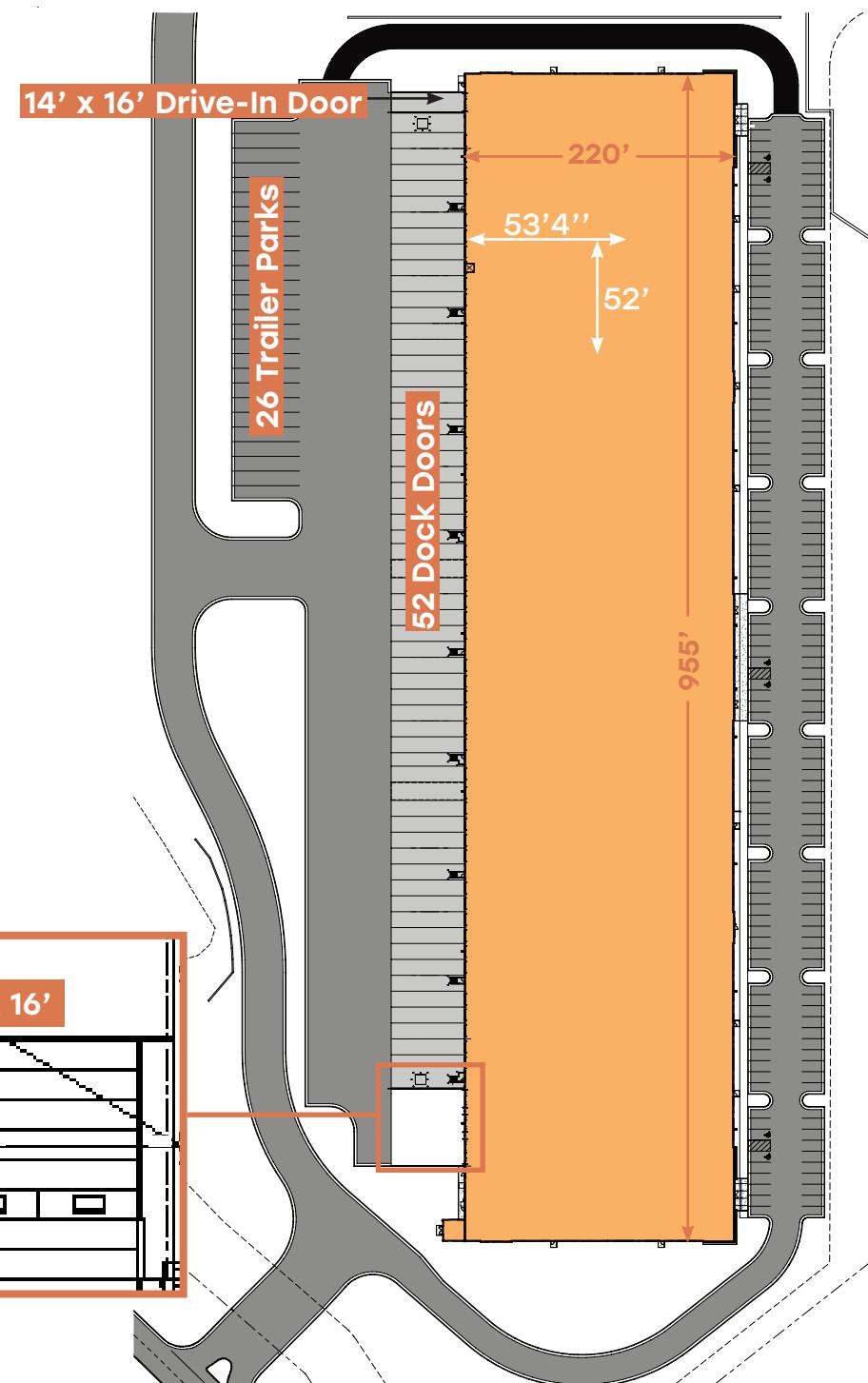
Three (3) 14' x 16' Drive - in doors

One (1) 20' x 16' Drive - in door

1600 amps electrical service

177 auto parks

26 trailer parks



# FLOOR PLANS

## Building B

Q3 2026 Delivery

$\pm 126,000$  SF

Dimensions - 180' x 700'

Column Spacing - 60' x 52'

Typical Bay Size -  $\pm 9,360$  SF

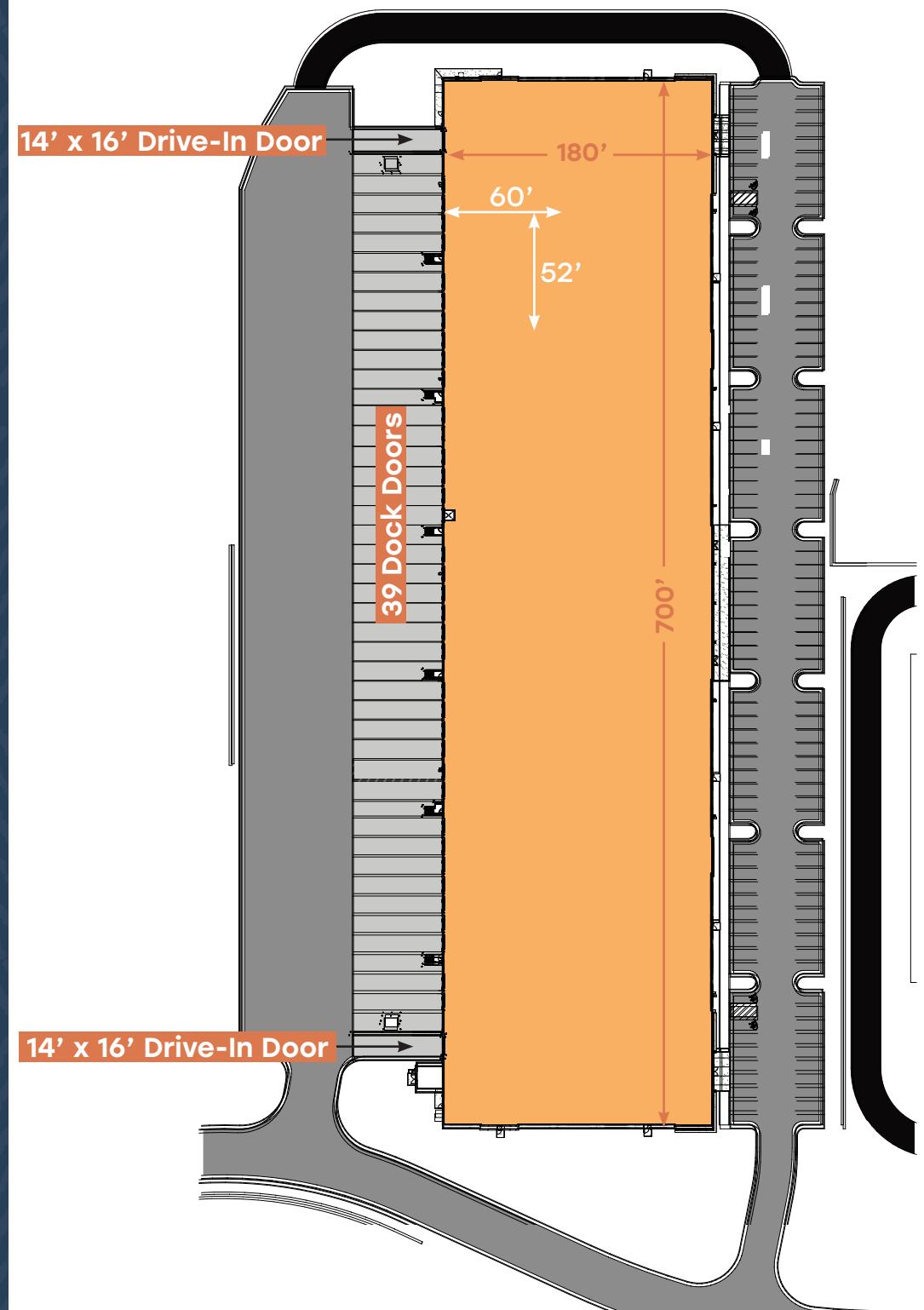
32' clear height

Thirty-nine (39) 9' x 10' dock doors

Two (2) 14' x 16' Drive - in doors

1600 amps electrical service

138 auto parks



# EXCEPTIONAL REGIONAL CONNECTIVITY TO RALEIGH AND BEYOND



# TREMENDOUS ACCESS TO I-40



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Southbound Ingress Route

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Northbound Ingress Route

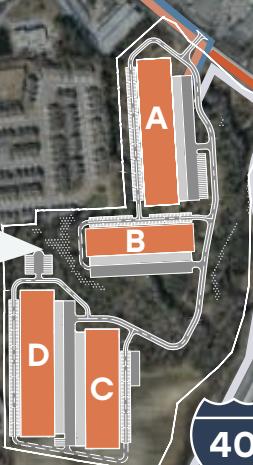
EXIT  
312

Veterans Pkwy

Northbound Egress Route

Cleveland Road

N



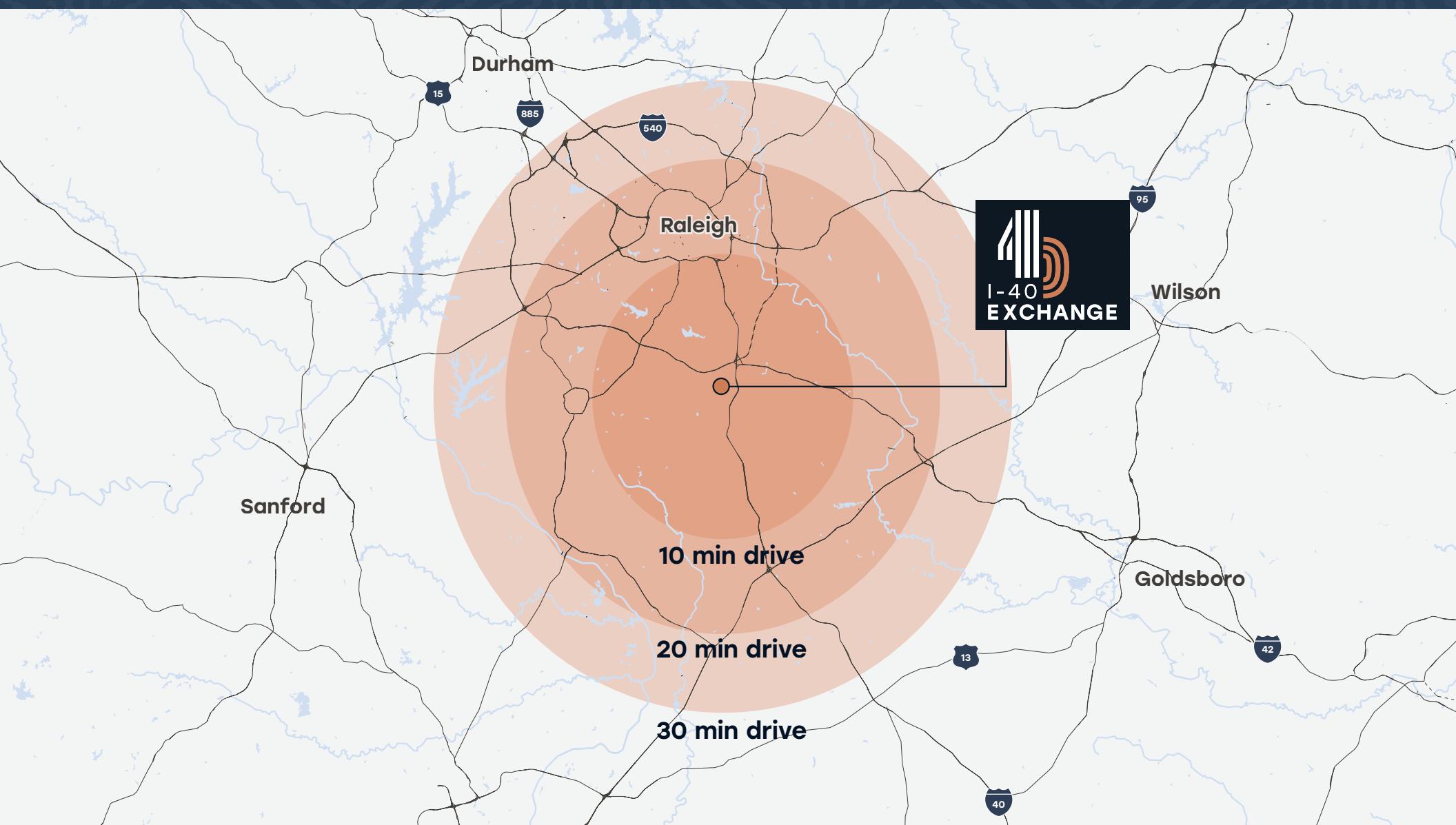
- Southbound Ingress Route
- Northbound Egress Route
- Northbound Ingress Route
- Southbound Egress Route

# DEMOGRAPHICS

2024 total population

	10 min	20 min	30 min
2024 total population	42,967	420,109	1,168,424
2024-2029 population growth rate	1.72%	2.15%	1.68%
2024 total housing units	15,866	165,676	484,522
Projected new housing units 2024-2029	1,475	20,542	44,778

2024 total population  
2024-2029 population growth rate  
2024 total housing units  
Projected new housing units 2024-2029



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