



TRINITYCAPITAL

BARINGS

I-40 EXCHANGE

12025 Cleveland Road. Garner, NC

For Lease

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

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





CLEVELAND ROAD

SCM #1

BLDG. B
126,000 SF

SCM #2

SCM #4

SCM #3

BLDG. A
210,100 SF

BLDG. C
170,500 SF

BLDG. D
209,000 SF

SCM #5

SITE PLAN

Phase I

Phase II



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

Building B

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



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

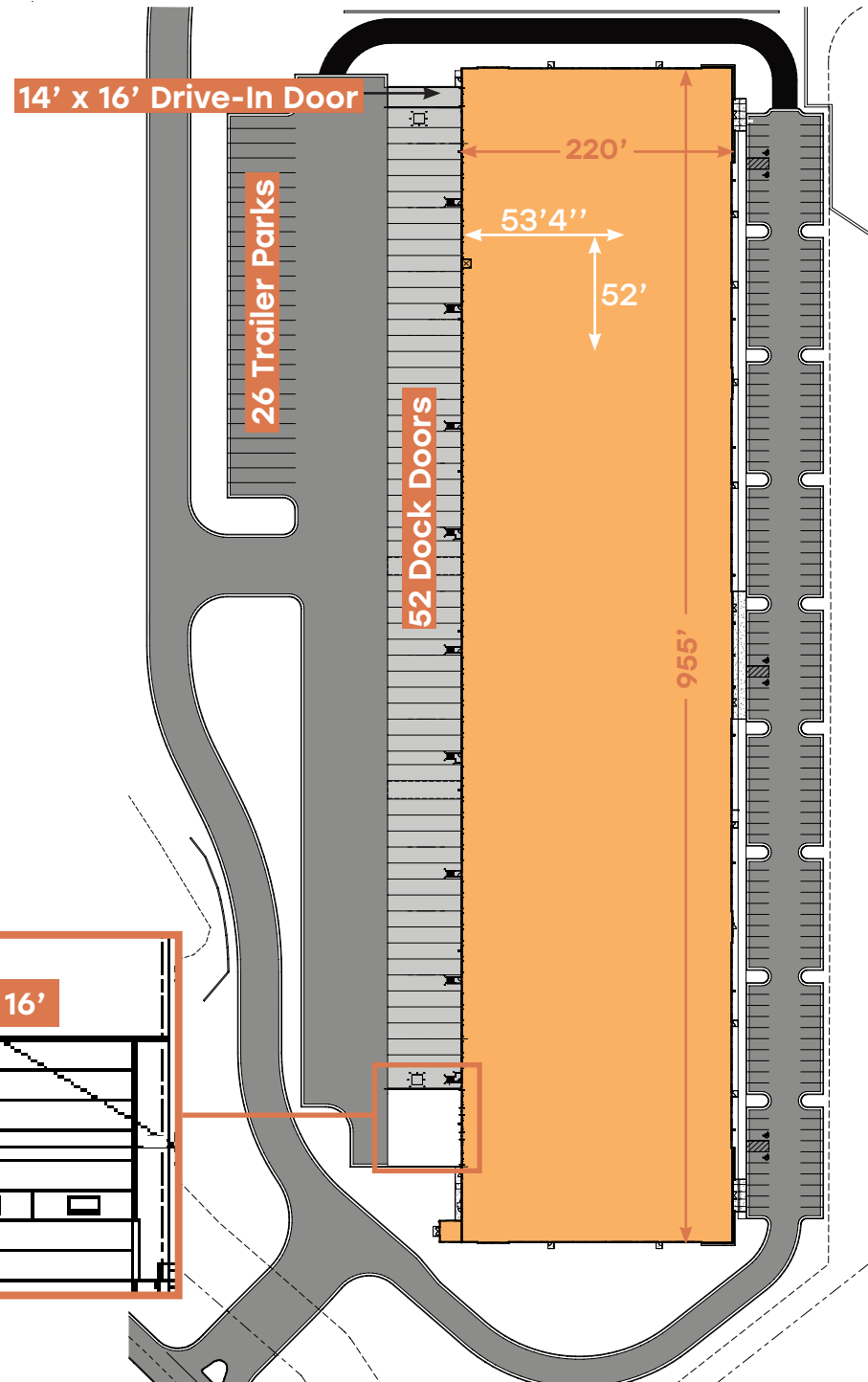
Three (3) 14' x 16' Drive – in doors

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

± 126,000 SF

Dimensions – 180' x 700'

Column Spacing – 60' x 52'

Typical Bay Size – ± 9,360 SF

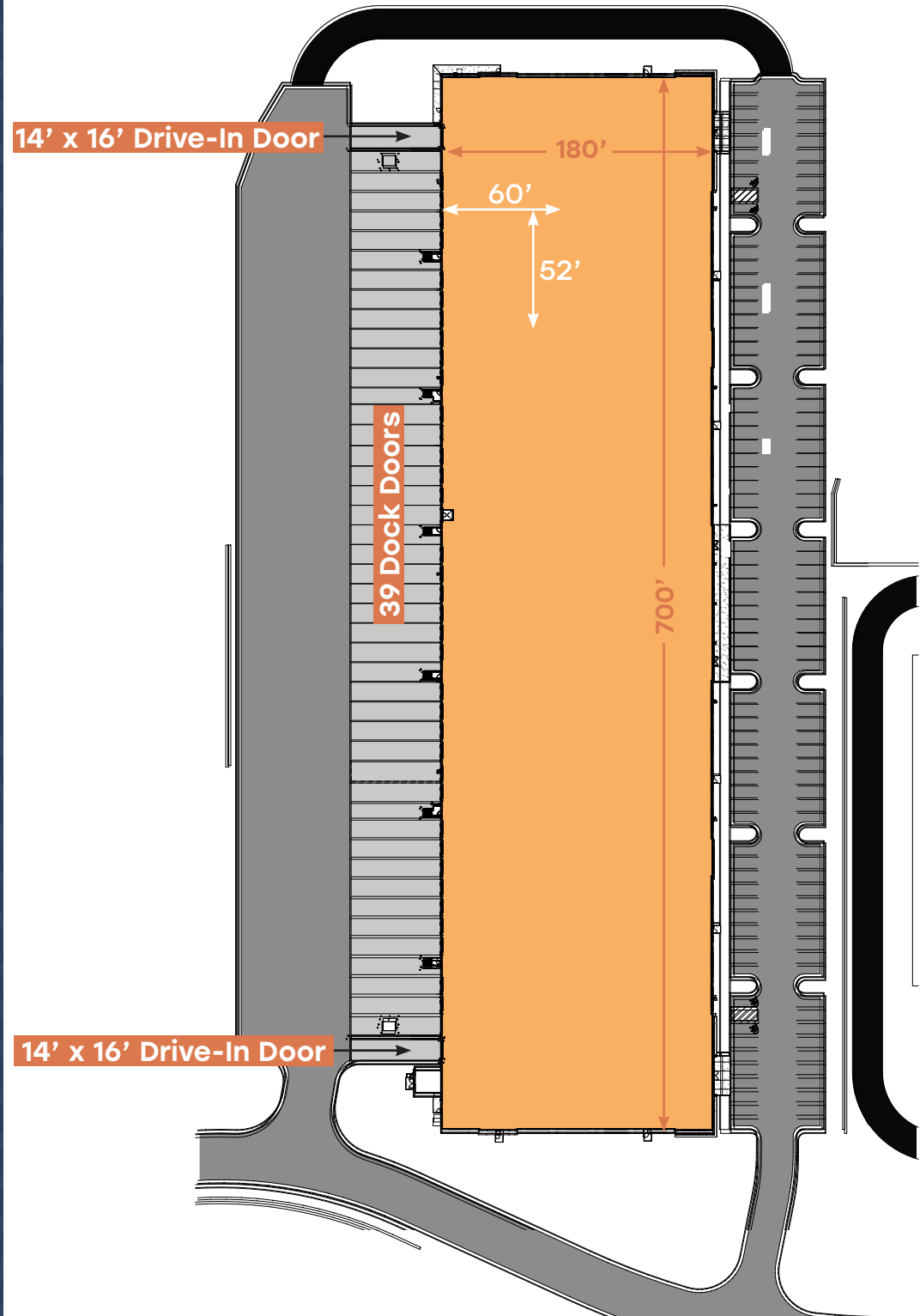
32' clear height

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

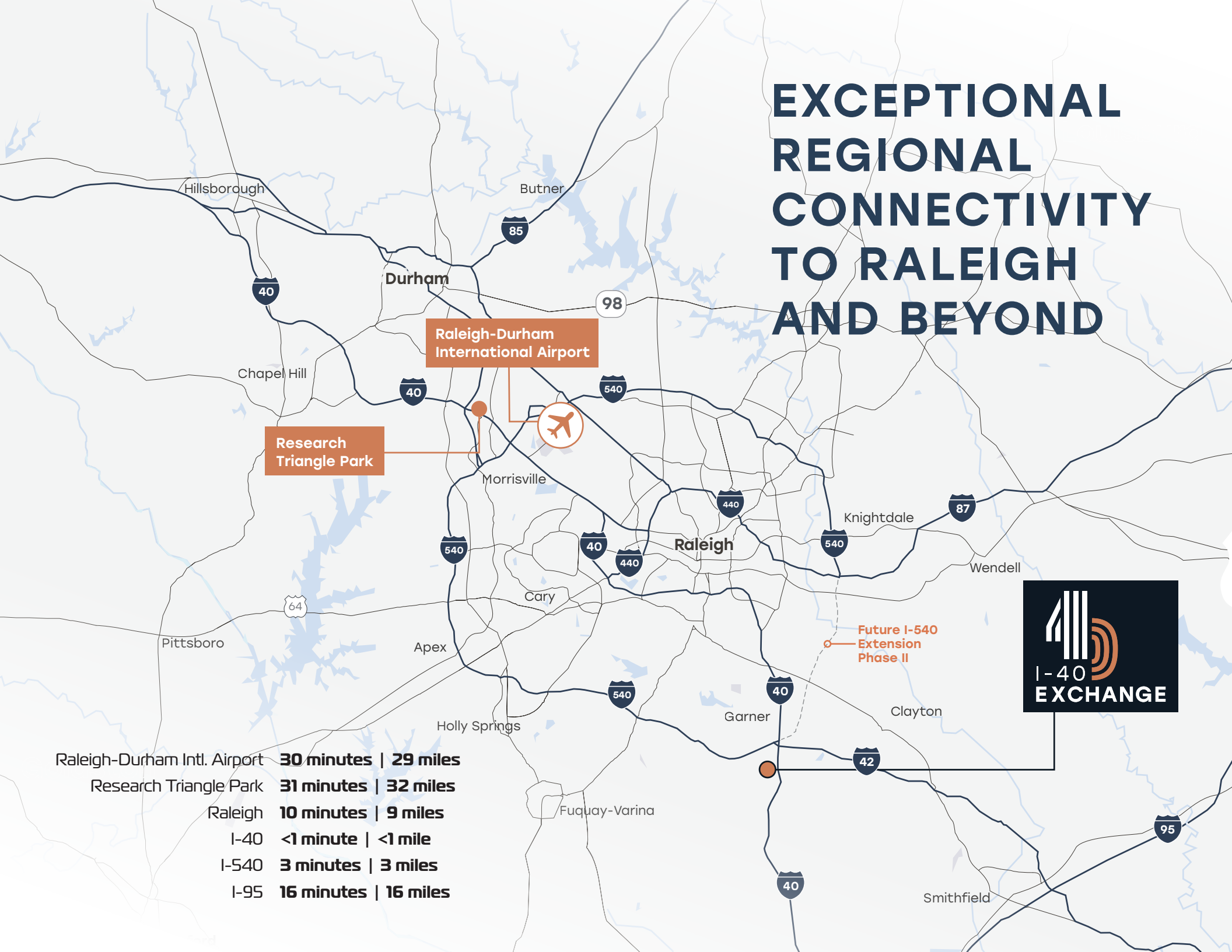
Two (2) 14' x 16' Drive – in doors

1600 amps electrical service

138 auto parks



EXCEPTIONAL REGIONAL CONNECTIVITY TO RALEIGH AND BEYOND



Raleigh-Durham
International Airport

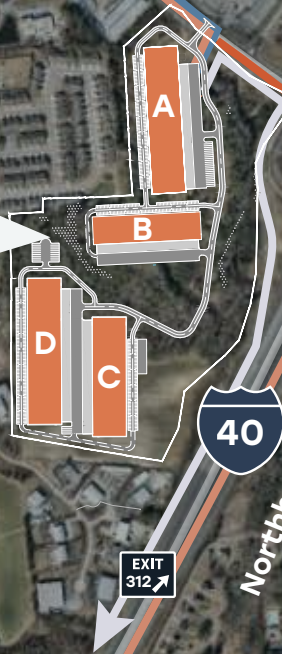
Research
Triangle Park





Future I-540
Extension
Phase II



Raleigh-Durham Intl. Airport	30 minutes 29 miles
Research Triangle Park	31 minutes 32 miles
Raleigh	10 minutes 9 miles
I-40	<1 minute <1 mile
I-540	3 minutes 3 miles
I-95	16 minutes 16 miles

TREMENDOUS ACCESS TO I-40



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



Southbound Ingress Route

Veterans Pkwy

Northbound Egress Route



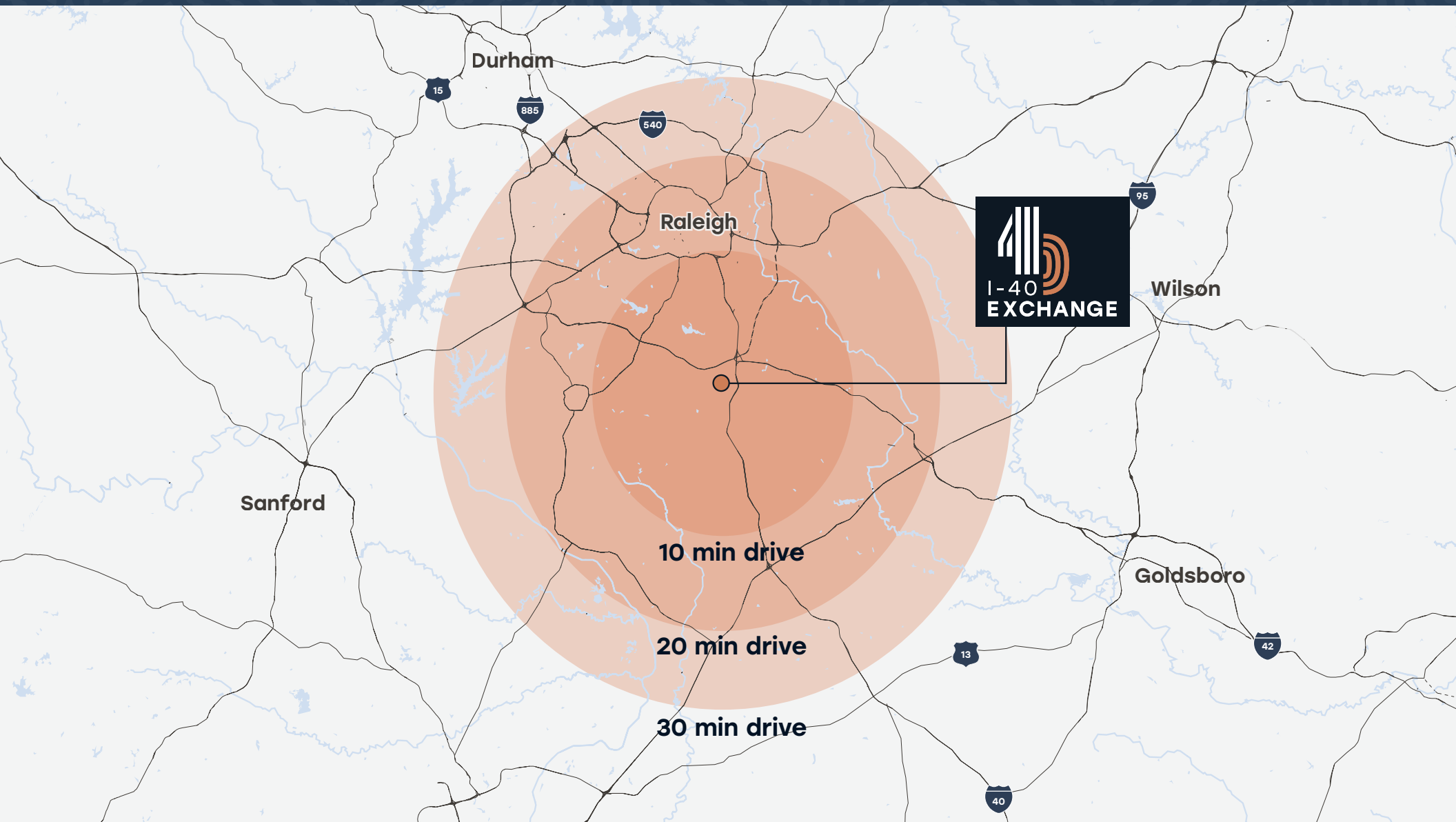
Northbound Ingress Route

Cleveland Road



DEMOGRAPHICS

	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



AL WILLIAMS

+1 919 424 9154
al.williams@jll.com

JUSTIN BOOTH

+1 919 740 4676
justin.booth@jll.com

AUSTIN JACKSON

+1 919 946 9749
austin.jackson@jll.com



TRINITY CAPITAL

BARINGS

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2025 Jones Lang LaSalle IP, Inc. All rights reserved.