

**AVAILABLE FOR LEASE**



## **FLEX WAREHOUSE**

101 HIGH HOPE LANE , GARNER, NC 2729

**ALL IN REALTY, LLC**



**AVAILABLE:** 5,000 SF

**LEASE RATE:**

- \$ 16.00 SF/ NNN
- \$ 2.50 Per SF TICAM
- \$ 7,700 Per Month

**LOCATION:**

101 HIGH HOPE LANE IS LOCATED OFF OLD GARNER ROAD & I-40. HIGH HOPE LANE IS 1/4 MILE FROM WHITE OAK SHOPPING CENTER AT HWY 70 AND I-40 INTERCHANGE. THE NEWLY OPENED I-540 IS ACCESSIBLE AS WELL.

**SUMMARY:**

5,000 SF STAND ALONE FLEX/WAREHOUSE WITH DRIVE-IN DOORS & ONE DOCK DOOR.



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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

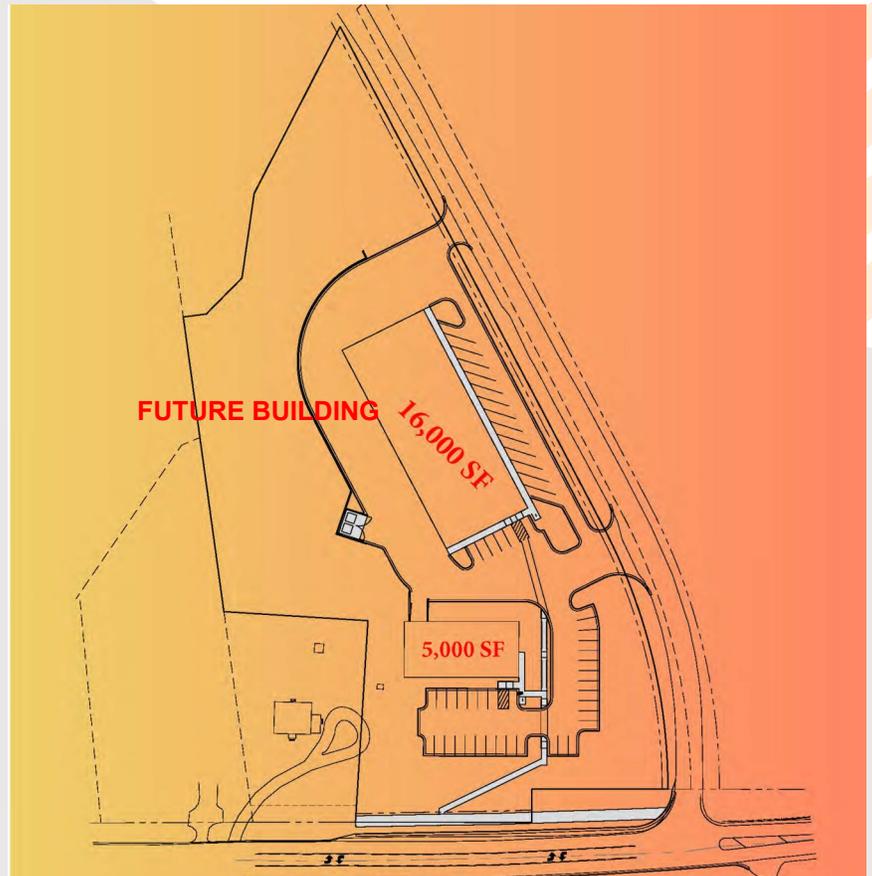
# 101 HIGH HOPE LANE

## SITE INFORMATION



### PROPERTY INFORMATION:

- YEAR BUILT: 1994
- AVAILABLE: JUNE 2025
- 5,000 TOTAL SF
- TWO (2) DRIVE-IN DOORS
- ONE (1) DOCK DOOR
- 1,500 SF OFFICE
- ZONING: LI (GARNER)
- 50' X 100'
- METAL CONSTRUCTION



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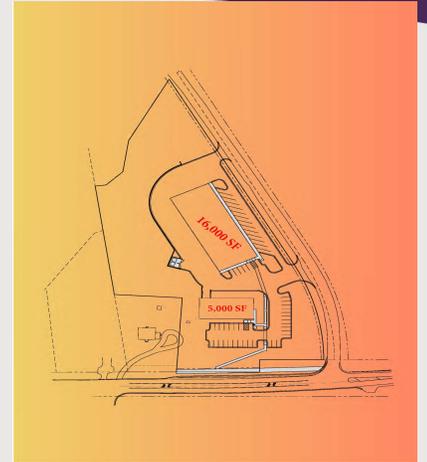
## PROPERTY PHOTOS



**BUILDING BACK**



**BUILDING SIDE**



**SITE PLAN**



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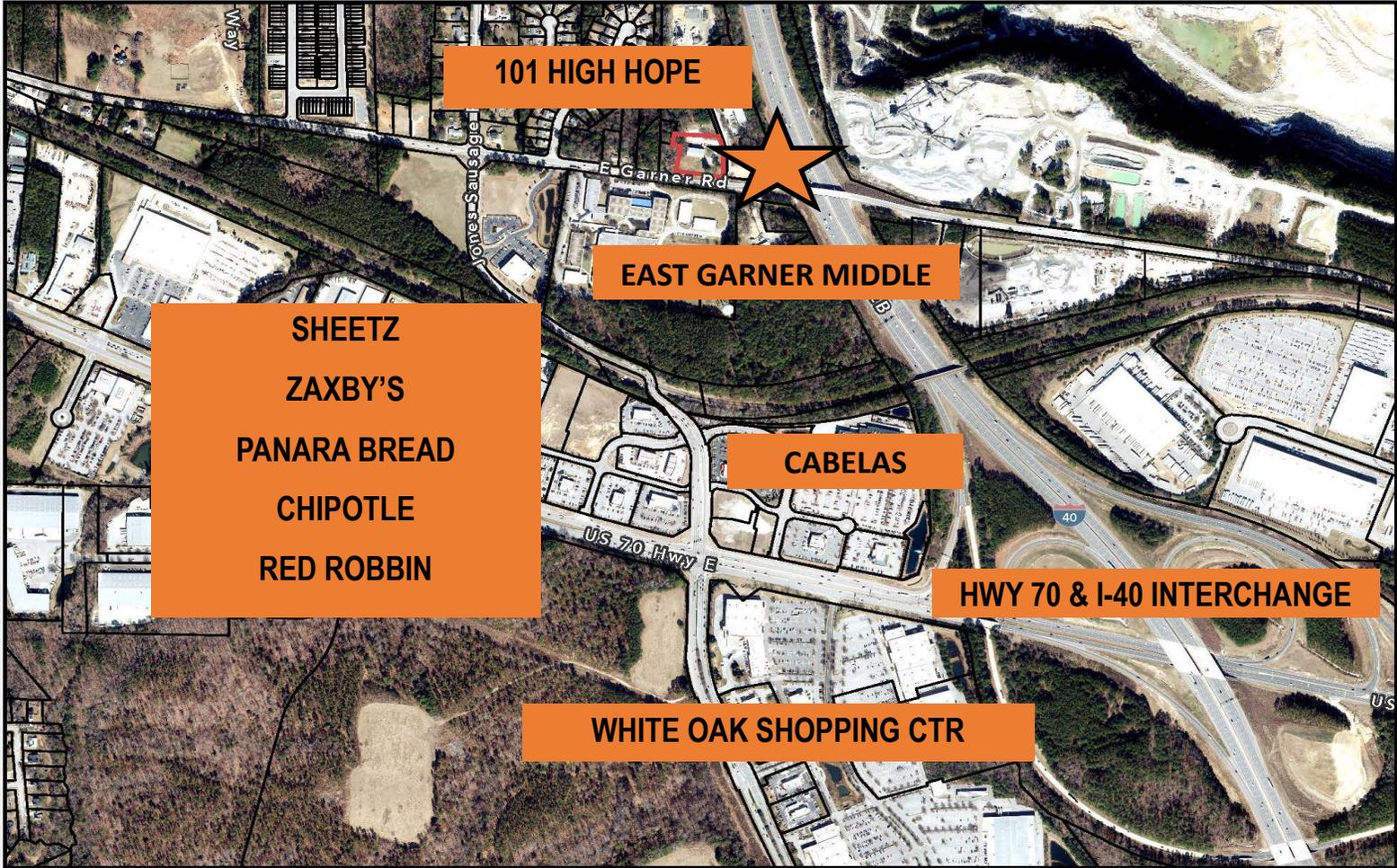
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# 101 HIGH HOPE LANE

AIREL VIEW



101 HIGH HOPE ROAD, GARNER, NC 27529



0 400 800 1,600 ft  
1 inch equals 800 feet

**Disclaimer**  
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# 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.



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# 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.<sup>1</sup> (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](http://garnernc.gov)



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