



For Sale

101 GREEN TRACE COURT
GARNER, NC 27529



EXCLUSIVELY LISTED BY
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PROPERTY HIGHLIGHTS

101 GREEN TRACE COURT, GARNER, NC 27529

Prime ±16,750 SF Tilt-Up Industrial Facility on ±3.33 Acres in Greenfield North Business Park

This stand-alone tilt-up building offers an excellent opportunity for manufacturing, production, or distribution users seeking room to grow. Situated on approximately 3.33 acres, the property provides significant on-site expansion potential for long-term operations.

The facility features approximately 4,500 SF of finished office space, with the balance dedicated to warehouse and production area. It is powered by robust three-phase electrical infrastructure and includes a 10-ton crane that remains with the property. Loading is well-supported with three (3) 12' x 14' drive-in doors and one dock-high door with leveler. Additional highlights include a secure laydown yard and ample outdoor storage space.

Strategically located with easy access to I-40 and Hwy 70, the property benefits from proximity to major distribution hubs. Notable neighbors in the park include Butterball and Amazon, providing strong area amenities and logistics synergies.

Ideal for users needing heavy power, overhead lifting capacity, and flexible growth options in a high-quality business park setting.



ADDRESS

101 Green Trace Court
Garner, NC 27529

DEED ACRES

±3.33

BUILDING

±16,750 SF

ADDITIONAL
EQUIPMENT

10-ton crane
to remain on site

ZONING

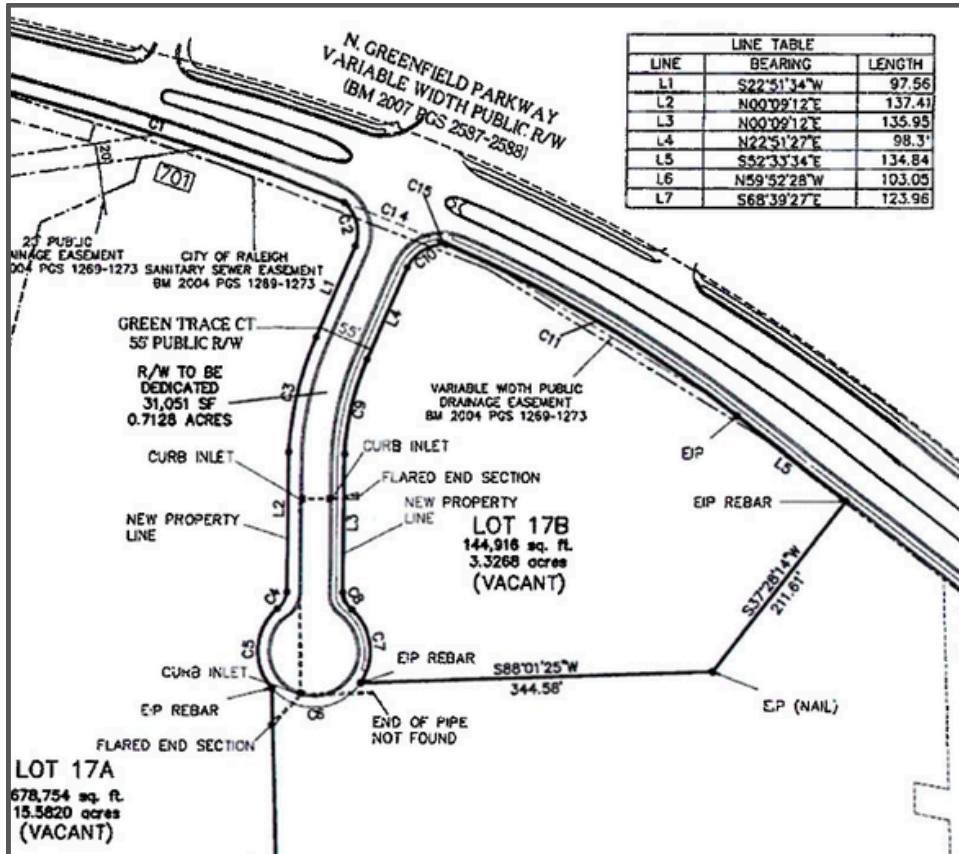
Heavy Industrial District

PRICING

\$4,500,000.00

SITE SURVEY AND SITE PLAN

101 GREEN TRACE COURT, GARNER, NC 27529



LOCATION

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INTERIOR PHOTOS

101 GREEN TRACE COURT, GARNER, NC 27529



EXTERIOR PHOTOS

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INDUSTRIAL FOR SALE

PROMACH



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