

FLEX/WAREHOUSE FOR LEASE

500 WATERFIELD RIDGE PLACE

GARNER, NC 27529



NAITRI PROPERTIES

CONTACT

Hunt Wyche | 919.740.4406

hwych@triprop.com

PROPERTY OVERVIEW

Flex/Warehouse Space

ADDRESS	500 Waterfield Ridge Place, Garner, NC 27529
AVAILABLE SF	17,517 RSF
ACREAGE	6.81 acres
BASE RATE	Call for pricing
CLEAR HEIGHT	24'
SPRINKLER	ESFR Sprinkler System
PARKING	2 spaces per 1,000 SF
DIMENSIONS	440' X 135'
DOCK DOORS	24 (8' x 10')
GRADE LEVEL DOORS	1 (16' x 16')
ZONING	MXD-1
WATER/SEWER	Provided by the City of Raleigh
POWER	Duke Energy
GAS	Provided by Public Service Gas Company
TELECOM AVAILABLE	Spectrum Internet or AT&T
FEATURES	<ul style="list-style-type: none">• Convenient access to Hwy 70 & I-40• New Construction - Brick and Steel

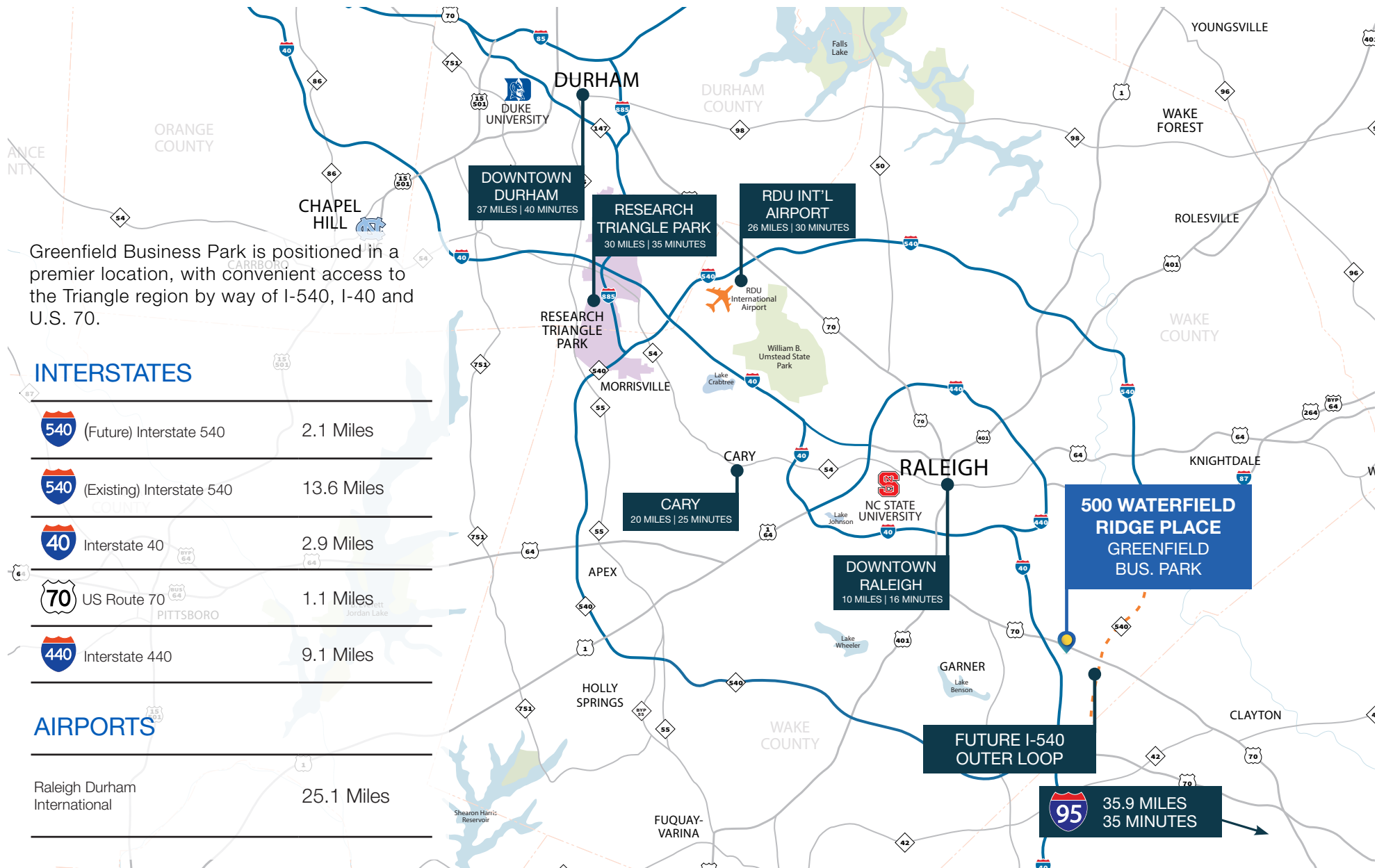
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TRIANGLE REGION



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LOCATION + ACCESS

MAJOR HIGHWAYS

US-70	1.1 Miles
I-40	2.9 Miles
I-540	10 Miles

SURROUNDING AREAS

Downtown Garner	3 Miles
Raleigh	8 Miles
Cary	12 Miles
Clayton	14 Miles
Apex	15 Miles

500 WATERFIELD RIDGE PL



Future
540
Extension

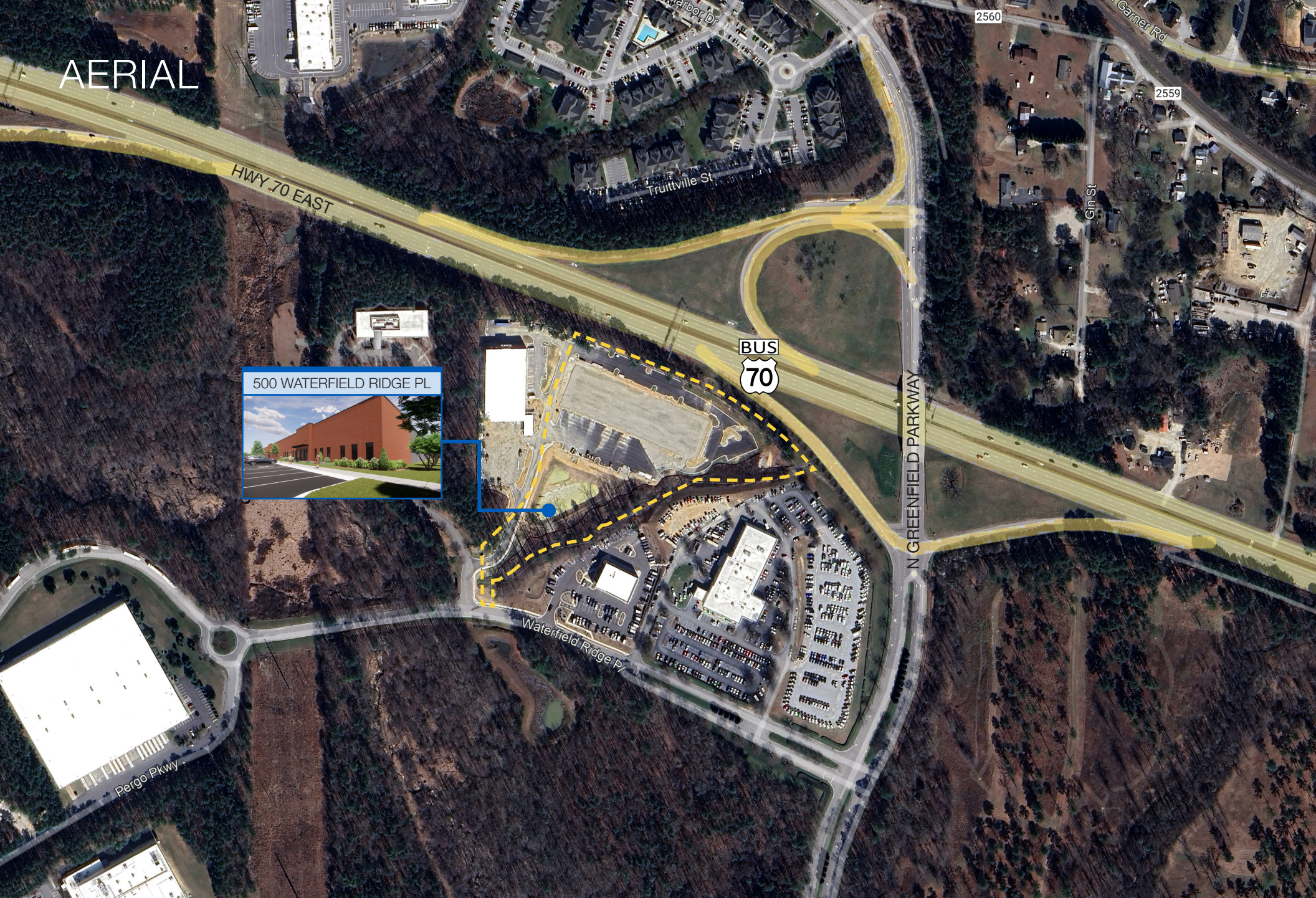
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AERIAL



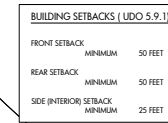
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FLEX/WAREHOUSE



NV5 ENGINEERS AND CONSULTANTS, INC.
6750 TRYON ROAD
CARY, NC 27518
P: 919.851.1912 www.nv5.com
NC License # F-1333
formerly CALYX Engineers + Consultants



LOT 600
MODERN MECHANICAL
HVAC LLC
1544 MECHANICAL BLVD
GARNER NC 27529-2595

500-600
WATERFLED RIDGE
PLACE

Drawing Title

LAYOUT

Revisions

Number	Description	Date

Drawn By CLT

Checked By SCS

Date Issued 9/2/22

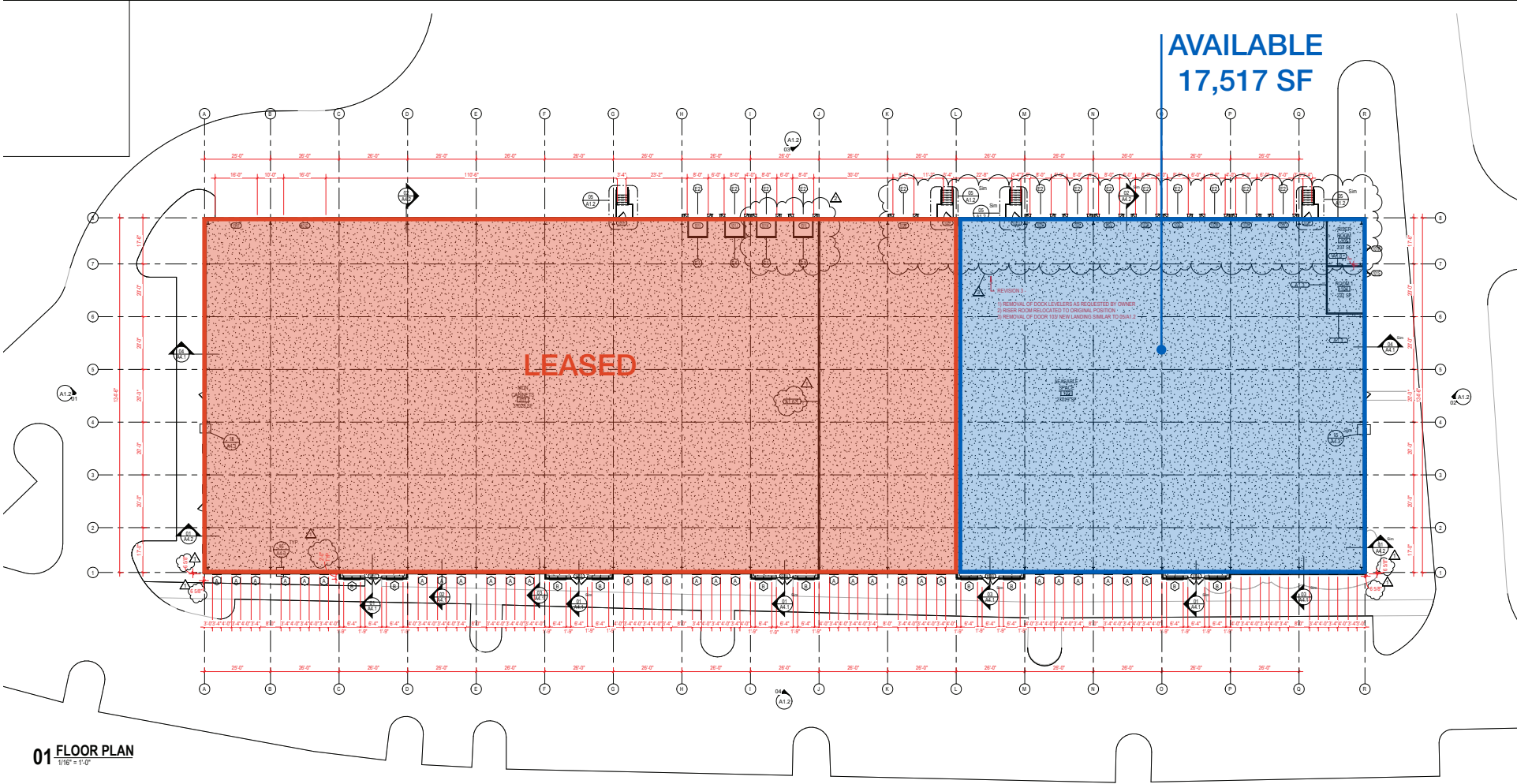
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FLOOR PLAN



01 FLOOR PLAN
1/16" = 1'-0"

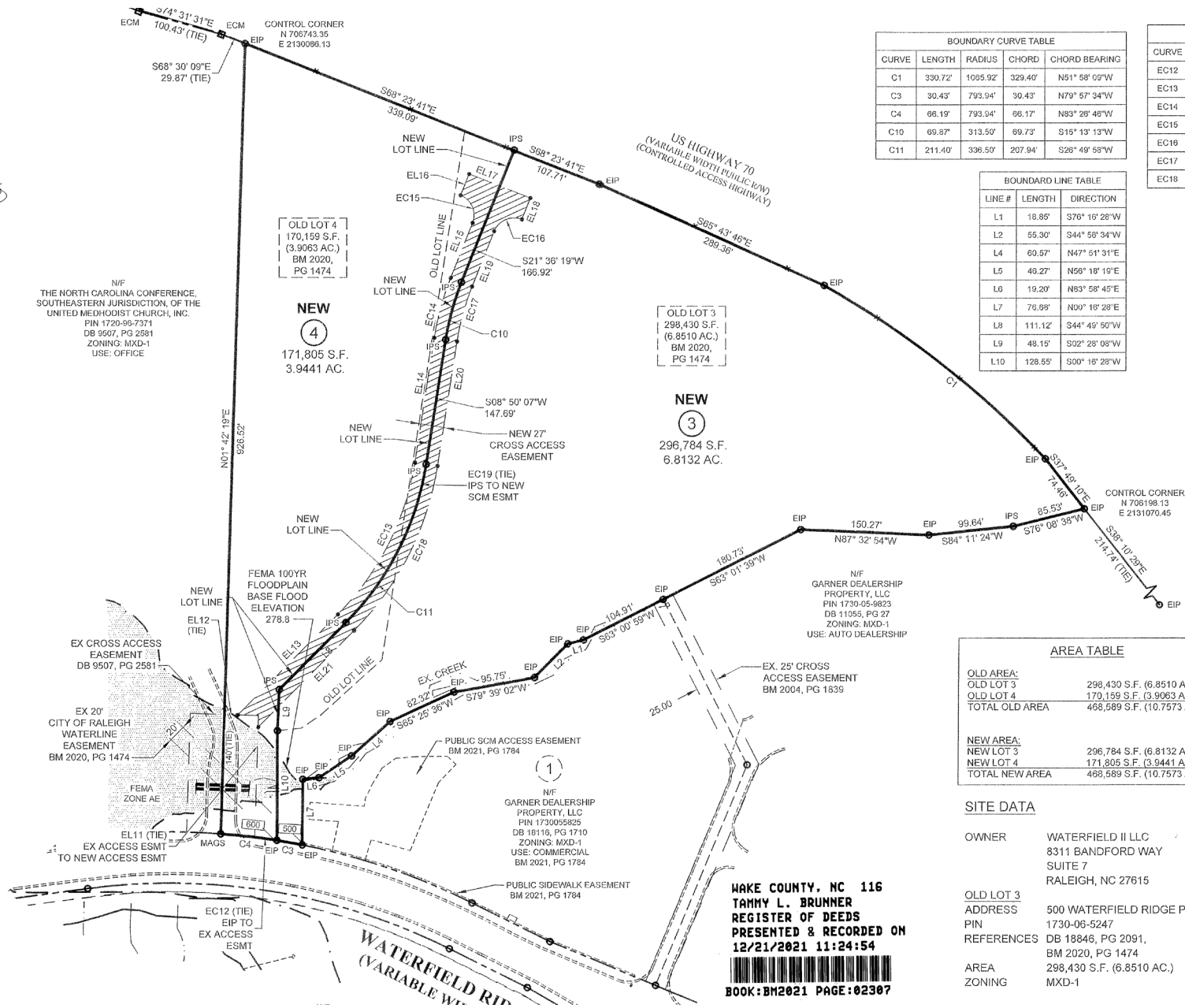
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SURVEY



BOUNDARY CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	330.72'	1065.92'	329.40'	N51° 58' 00"W
C3	30.43'	793.94'	30.43'	N79° 57' 34"W
C4	66.19'	793.94'	66.17'	N83° 28' 48"W
C10	69.87'	313.50'	69.73'	S15° 13' 13"W
C11	211.40'	336.50'	207.94'	S26° 49' 58"W

BOUNDARY LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	18.85'	S76° 16' 28"W
L2	55.30'	S44° 58' 34"W
L4	60.57'	N47° 51' 31"E
L5	40.27'	N50° 18' 19"E
L6	19.20'	N83° 58' 45"E
L7	76.88'	N00° 18' 28"E
L8	111.12'	S44° 49' 50"W
L9	48.15'	S02° 28' 08"W
L10	128.55'	S00° 16' 28"W

EASEMENT CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
EC12	26.10'	793.94'	26.09'	N81° 59' 57"W
EC13	202.92'	323.00'	199.00'	N26° 49' 58"E
EC14	72.88'	327.00'	72.73'	N15° 13' 13"E
EC15	39.27'	25.00'	35.38'	N23° 23' 41"W
EC16	39.27'	25.00'	35.38'	S66° 36' 19"W
EC17	66.86'	300.00'	66.73'	S15° 13' 13"W
EC18	219.88'	350.00'	218.28'	S28° 49' 58"W

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
EL11	129.10'	N01° 42' 19"E
EL12	16.78'	S88° 17' 41"E
EL13	168.33'	N44° 49' 50"E
EL14	147.69'	N08° 50' 07"E
EL15	89.47'	N21° 36' 19"E
EL16	27.00'	N21° 36' 19"E
EL17	77.00'	S68° 23' 41"E
EL18	27.00'	S21° 36' 19"W
EL19	69.47'	S21° 36' 19"W
EL20	147.69'	S08° 50' 07"W
EL21	159.72'	S44° 49' 50"W

AREA TABLE	
OLD AREA:	
OLD LOT 3	298,430 S.F. (6.8510 AC.)
OLD LOT 4	170,159 S.F. (3.9063 AC.)
TOTAL OLD AREA	468,589 S.F. (10.7573 AC.)
NEW AREA:	
NEW LOT 3	296,784 S.F. (6.8132 AC.)
NEW LOT 4	171,805 S.F. (3.9441 AC.)
TOTAL NEW AREA	468,589 S.F. (10.7573 AC.)

SITE DATA

OWNER	WATERFIELD II LLC 8311 BANDFORD WAY SUITE 7 RALEIGH, NC 27615
OLD LOT 3 ADDRESS	500 WATERFIELD RIDGE PLACE
PIN	1730-06-5247
REFERENCES	DB 18846, PG 2091, BM 2020, PG 1474
AREA	298,430 S.F. (6.8510 AC.)
ZONING	MXD-1

WAKE COUNTY, NC 116
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
12/21/2021 11:24:54
BOOK:BM2021 PAGE:02307

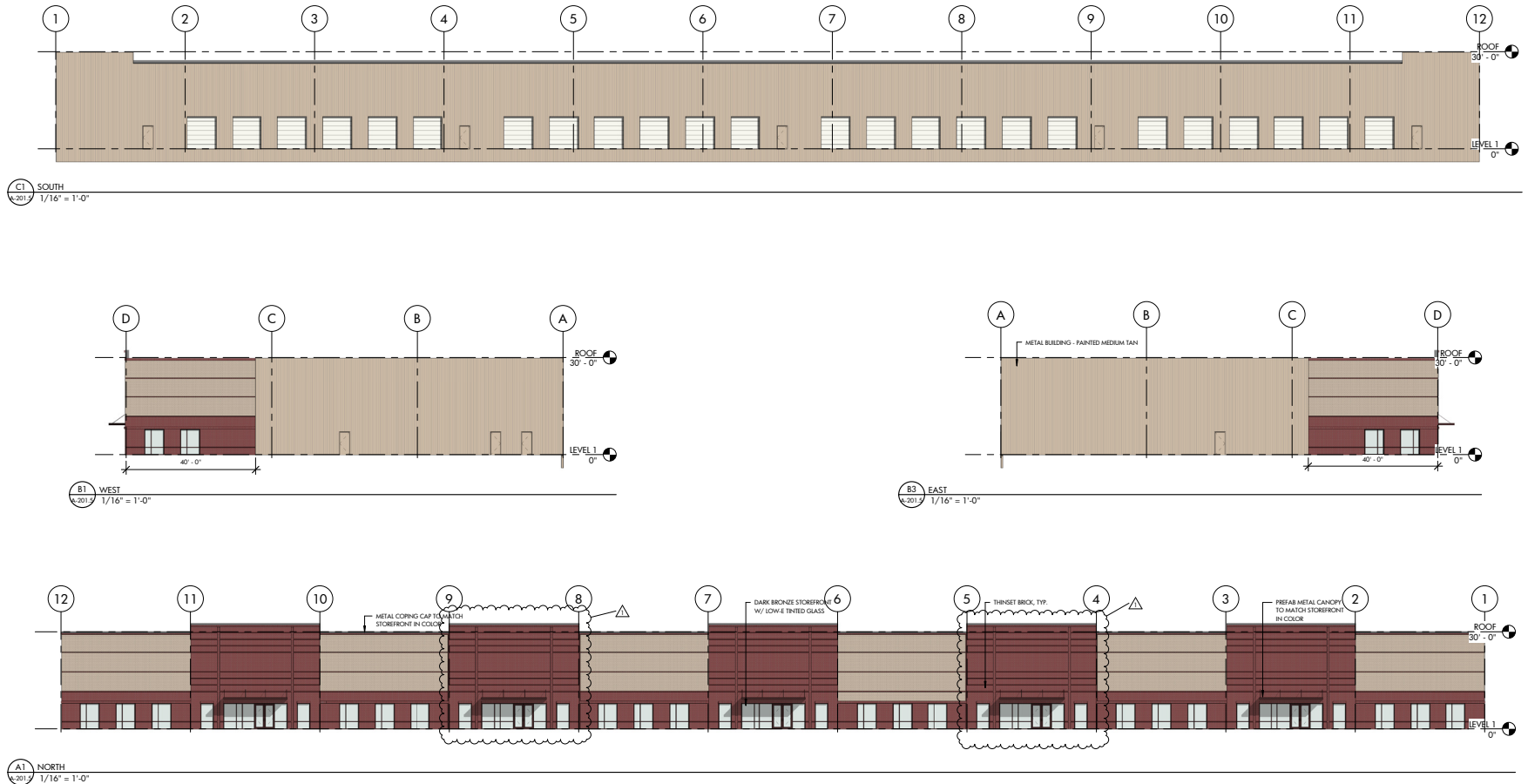
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ELEVATIONS



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AMENITIES

All of the heart of Garner's thriving retail and dining scene is just minutes from 500 Waterfield Ridge Pl, including White Oak Crossing and Downtown Garner. Below lists some of the surrounding amenities within the White Oak district.

SURROUNDING BUSINESSES

- Capital Jeep
- Dominos Distribution
- Keystone Auto Parts
- Lansing Building Products
- Papa John's Distribution
- Penske
- Pergo
- Unisource
- State Employees' Credit Union
- Byrd's Auto Service
- Amoco

DINING OPTIONS

- Carolina Ale House
- Sheetz
- Starbucks
- Smithfield's Chick N' Bar-BQ
- Panera Bread
- White Oak Grill & Lounge
- Tacos Mi Sazon Picoso
- LongHorn Steakhouse
- Chick-fil-A
- Alpaca Peruvian Charcoal Chicken

RETAIL & RESIDENTIAL

- Abberly Place Apartments
- Cabela's
- The Reserve at White Oak Apartments
- White Oak Shopping Center
- Bass Pro Shops
- Michael's
- Sephora
- Target
- Dick's Sporting Goods
- Best Buy
- T.J. Maxx
- BJ's Wholesale Club

MEDICAL

- Strategic Health
- Wake Med

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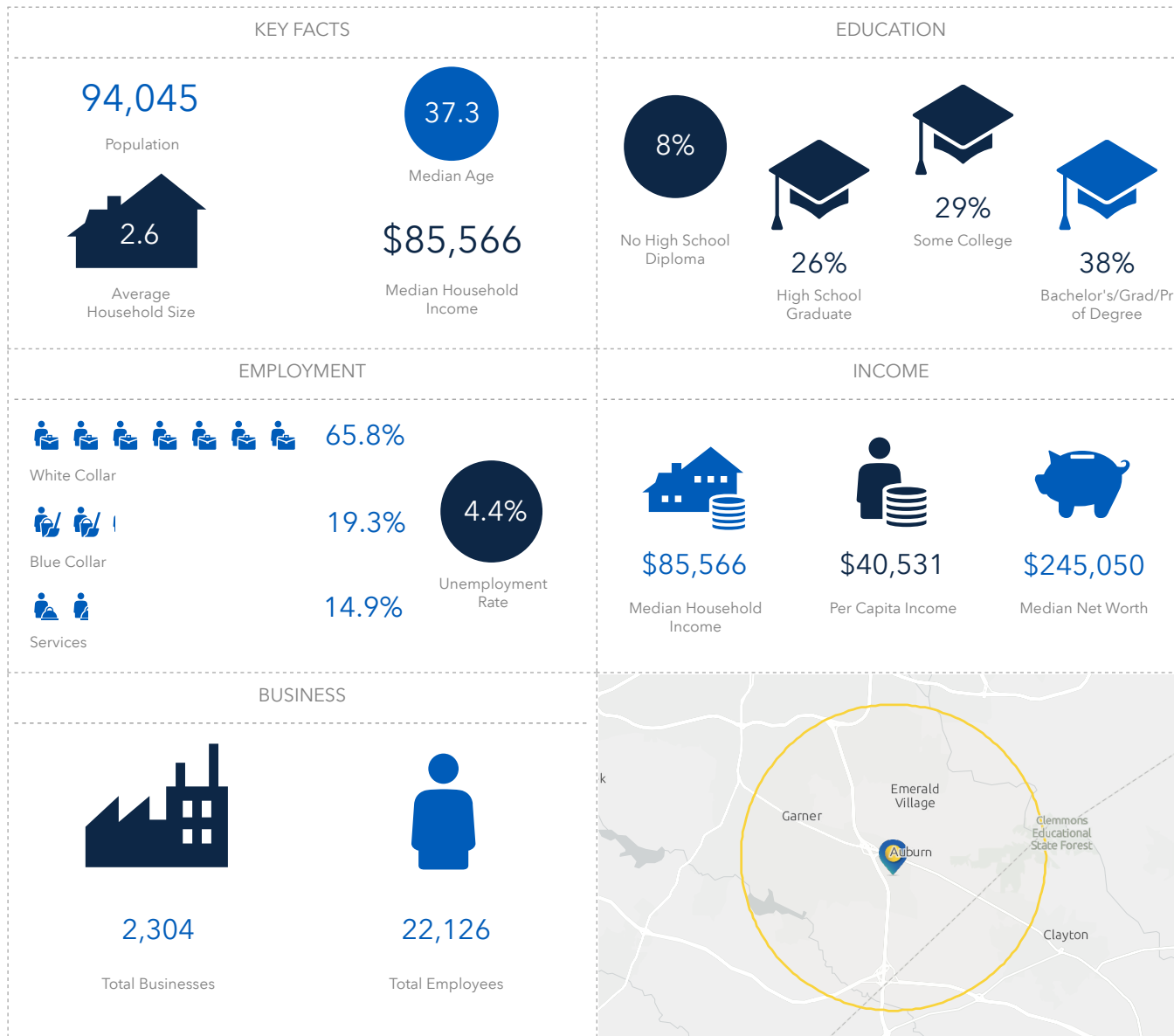
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DEMOGRAPHICS

5 MILE



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