

WAREHOUSE FOR LEASE GARNER BUSINESS PARK

2337 US 70 HWY E | GARNER, NC 27529



PROPERTY OVERVIEW

2337 US 70 HWY E

45,840 SF OF WAREHOUSE SPACE AVAILABLE

ADDRESS	2337 US Hwy 70 E, Garner, NC 27529
BUILDING SIZE	150,000 SF
AVAILABLE SPACE	45,840 SF (available June 1, 2026)
RENTAL RATE	\$10.25/SF, NNN
CLEAR HEIGHT	30'
COLUMN SPACING	60' D x 54' W
TRUCK COURT	130' deep
LIGHTING	LED lighting with occupancy sensors
DOCK DOORS	<ul style="list-style-type: none">3 (9'x10') Dock doors
DRIVE-IN DOOR	<ul style="list-style-type: none">1 (12'x14') Drive In
SPRINKLER	ESFR sprinkler system
POWER	1,200 amp/480 volt/3 phase
PARKING	117 car parking spaces
FLOOR SLAB	6"
ROOF	45 mil TPO (installed in 2020)
ZONING	LI-C Town of Garner (see page 15)
CONDITIONED	Warehouse heating and office cooling
HIGHLIGHTS	<ul style="list-style-type: none">Adjacent to the new I-540 ExtensionShort drive to Downtown Raleigh, I-40, I-440RDU International Airport500 SF office space with 1 office (144 SF)Restrooms for ten (10) employeesAdditional office space can be added

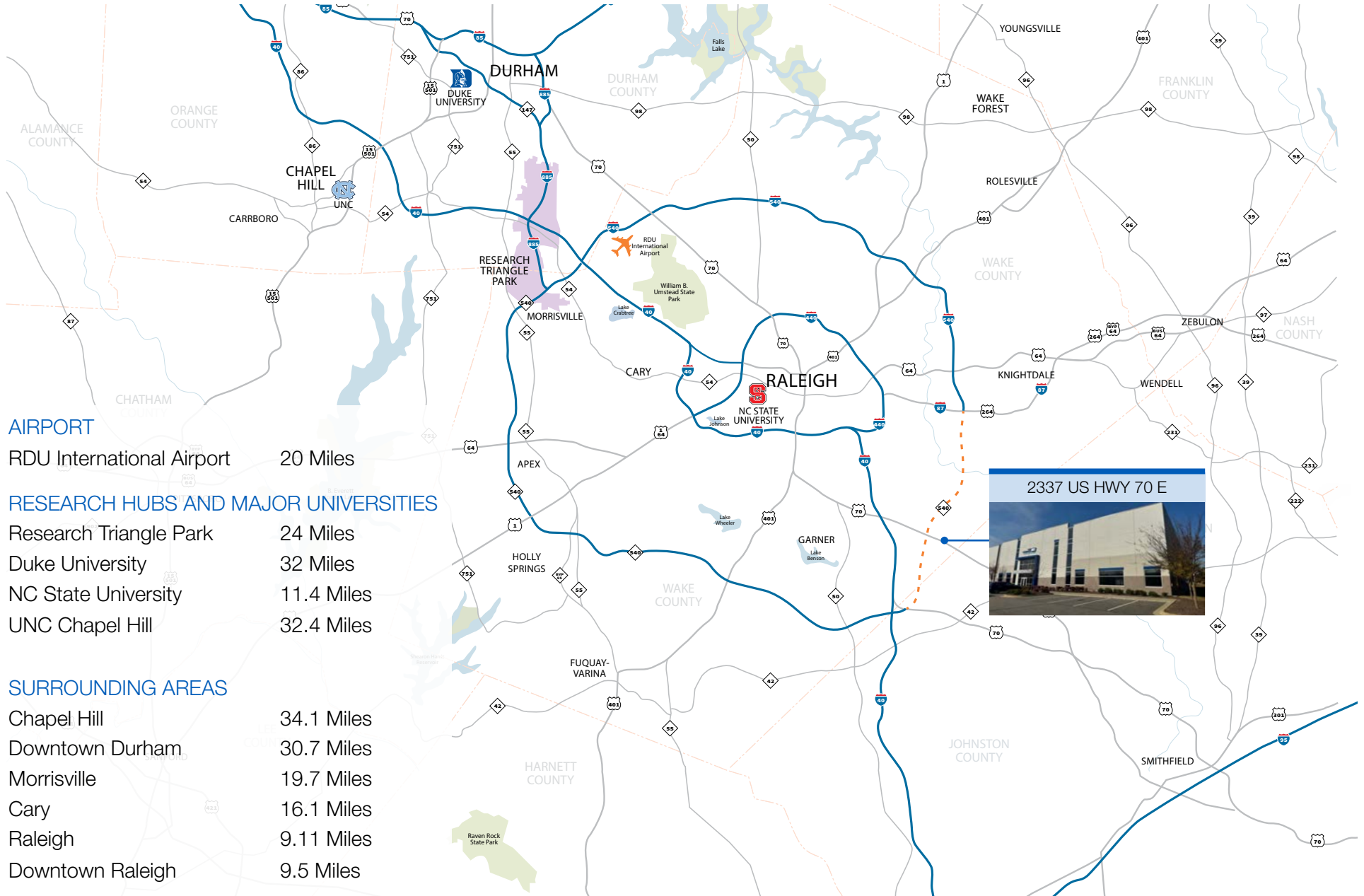
CONTACT

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DANIEL HERRING | 919.760.7822 | dherring@triprop.com



REGIONAL OVERVIEW



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AERIAL

I-540 Interchange Under Construction
Completion Scheduled for 2028

540

BUS
70

GARNER BUSINESS PARK

FOR
LEASE

2337 US HWY 70 E



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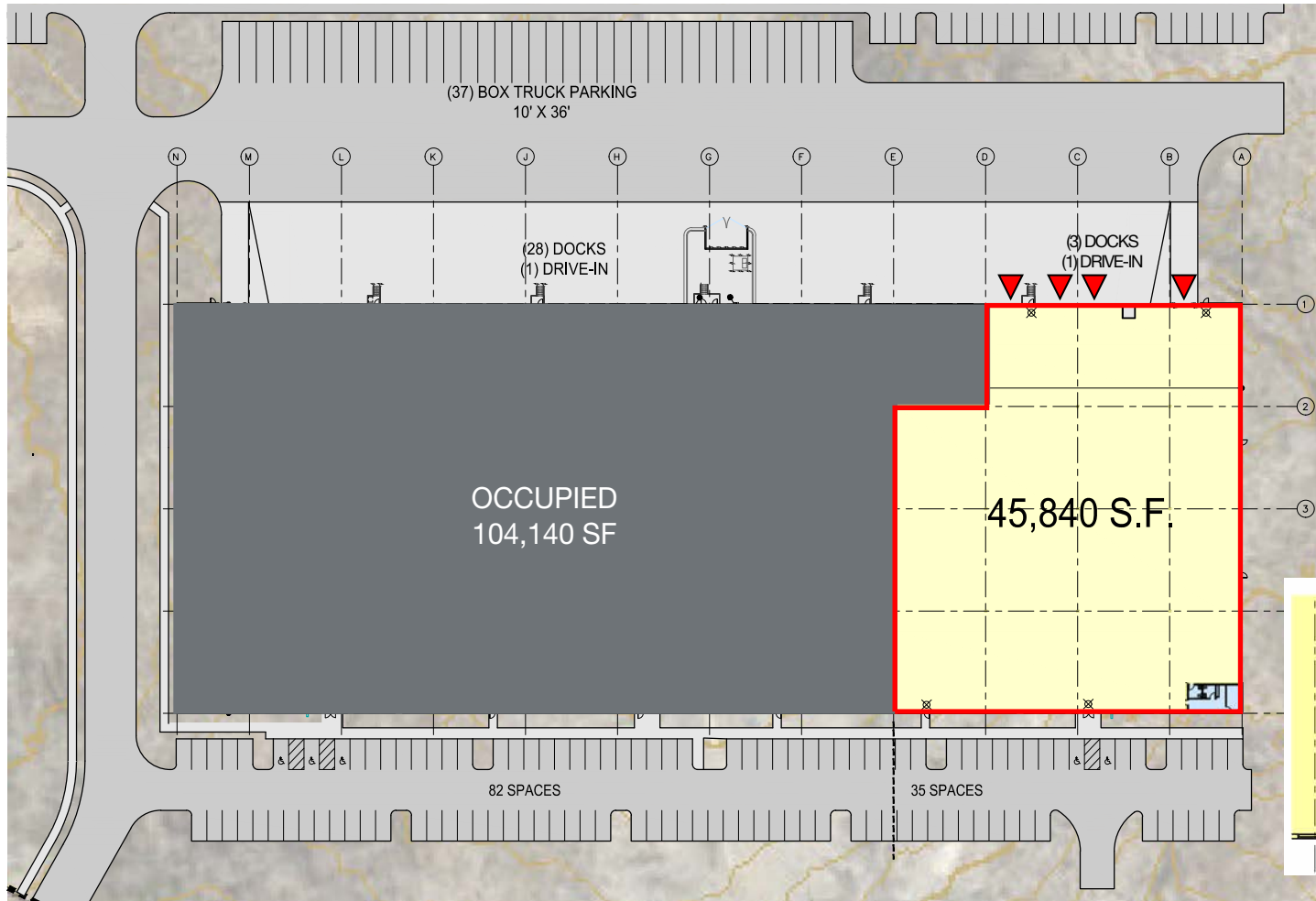
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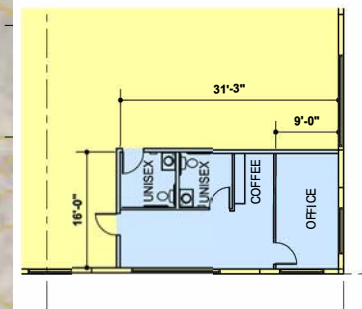
NAI TRI PROPERTIES

STAG
INDUSTRIAL

FLOOR PLAN



BUILDING FLOOR PLAN

$$1'' = 60'-0''$$


GARNER BUSINESS PARK 70

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