

# 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"><li>• 3 (9'x10') Dock doors</li></ul>
DRIVE-IN DOOR	<ul style="list-style-type: none"><li>• 1 (12'x14') Drive In</li></ul>
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	<a href="#">LI-C Town of Garner</a> (see page 15)
CONDITIONED	Warehouse heating and office cooling
HIGHLIGHTS	<ul style="list-style-type: none"><li>• Adjacent to the new I-540 Extension</li><li>• Short drive to Downtown Raleigh, I-40, I-440</li><li>• RDU International Airport</li><li>• 500 SF office space with 1 office (144 SF)</li><li>• Restrooms for ten (10) employees</li><li>• Additional office space can be added</li></ul>

## CONTACT

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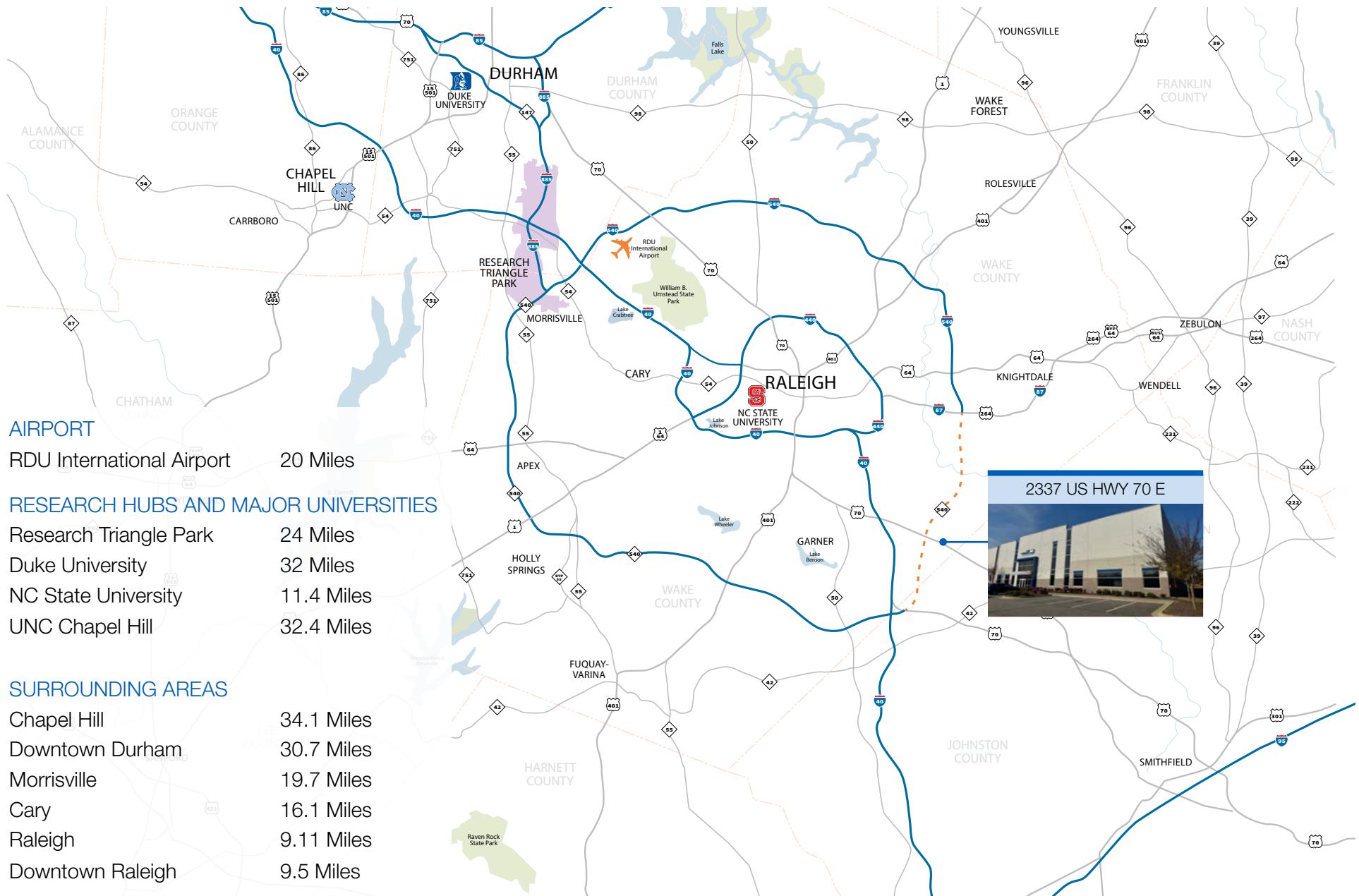
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# REGIONAL OVERVIEW



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AERIAL



CONTACT

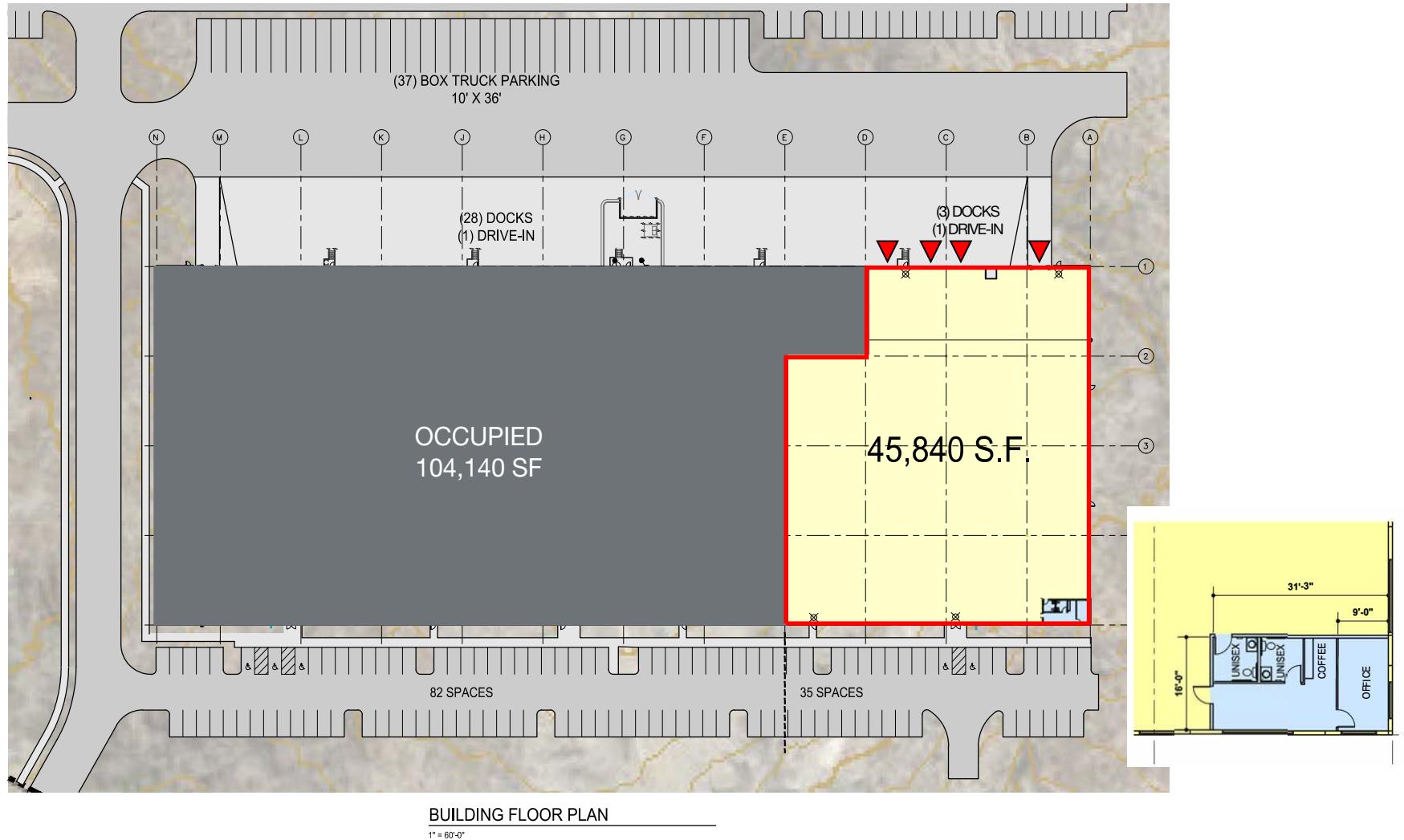
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# FLOOR PLAN



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