

FOR LEASE

FLEX SERVICE FACILITY · INDUSTRIAL OUTDOOR STORAGE

3613 JONES SAUSAGE ROAD

Garner, North Carolina 27529

10,000

TOTAL SF

7,505

SHOP SF

2,495

OFFICE SF

2.25

ACRES

17'

CLEAR HEIGHT

NOW

AVAILABLE

10,000 TOTAL SF	7,505 SHOP SF	2,495 OFFICE SF	2.25 ACRES	17' CLEAR HEIGHT
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FLEX SERVICE FACILITY WITH A FENCED & GATED OUTDOOR STORAGE YARD

3613 Jones Sausage Road offers 10,000 SF total — 7,505 SF of shop space paired with 2,495 SF of finished office — set on 2.25 usable acres of fenced, gated laydown yard in Garner's Jones Sausage Road industrial corridor. Built in 2003 and recently renovated, the facility is purpose-built for fleet, contractor, and equipment-intensive operations seeking secured outdoor storage alongside functional shop and office space.

Loading is served by six grade-level drive-in doors — five at 12'x14" and one at 12'x12" — plus one 8'x10" dock-high door. Clear height in the main shop reaches 17 feet under a steel-frame structure with 120/208V, 3-phase power distributed across two panels. The entire lot is fenced and gated with surveillance coverage, and the site is zoned IX-3 with outdoor storage permitted by right.

SPECIFICATIONS

TOTAL BUILDING SF	10,000 SF
SHOP SF	7,505 SF
OFFICE SF	2,495 SF
LOT SIZE	2.25 Acres (Usable)
ZONING	IX-3 — Outdoor Storage Permitted
YEAR BUILT	2003 — Recently Renovated
CLEAR HEIGHT	17 FT
LOADING	6 Drive-In + 1 Dock-High
DRIVE-INS	5 @ 12'x14", 1 @ 12'x12"
DOCK DOOR	1 @ 8'x10"
POWER	120/208V, 3-Phase
PARKING	20 Designated + Gravel Overflow
FENCING / SECURITY	Full Perimeter, Gated, Surveillance
AVAILABILITY	Now

PROPERTY GALLERY







FENCED & GATED OUTDOOR STORAGE YARD

2.25 Usable Acres

BUILT FOR FLEET & EQUIPMENT-INTENSIVE USE

OPEN SHOP FLOOR WITH SIX GRADE-LEVEL DRIVE-INS



RECENTLY RENOVATED

2,495 SF OF FINISHED OFFICE WITH NATURAL LIGHT THROUGHOUT

- Private offices & open work areas
- Conference / meeting room
- Common restrooms
- Dedicated mechanical / IT room
- Large windows with abundant natural light
- Direct interior access to shop space





120/208V, 3-PHASE POWER ACROSS TWO DISTRIBUTION PANELS

VOLTAGE

120/208V

SERVICE

3-Phase

DISTRIBUTION

Panel A & Panel B

CLEAR HEIGHT

17 FT

LOADING

6 Drive-In + 1 Dock-High



- Located on Jones Sausage Road in Garner's established industrial corridor
- Less than 1 mile (0.9 mi) to I-40 via US-70
- Convenient to I-440 and the broader Triangle interstate network
- Minutes from Downtown Raleigh and the Research Triangle economy

BUILT FOR FLEET & EQUIPMENT-INTENSIVE OPERATIONS

WHY THIS PROPERTY WORKS**01**

2.25-acre fully fenced & gated outdoor storage (IOS) yard with surveillance

02

Six grade-level drive-ins plus one dock-high door serving 7,505 SF of shop space

03

120/208V, 3-phase power across two distribution panels

04

2003-built facility, recently renovated with 2,495 SF of finished office

05

IX-3 zoning with outdoor storage permitted by right

06

20 designated parking spaces plus ample gravel overflow



FOR LEASING INFORMATION

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SOHOLUX LUXURY REALTY

PROPERTY

**3613 Jones Sausage Rd
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ASKING RENT

Call

AVAILABLE

Now

BUILDING

10,000 SF

LAND

2.25 AC