

FOR LEASE

GARNER COMMERCE CENTER

2545 - 2585 US-70 HWY • GARNER, NC 27529

LIMITED SHALLOW BAY INDUSTRIAL SPACE AVAILABLE!



G GREENBERG GIBBONS
PROPERTIES

CBRE

DECEMBER 2025

PROPERTY OVERVIEW

ADDRESS	2545 - 2585 US-70 Hwy, Garner, NC 27520
AVAILABLE SPACE	<ul style="list-style-type: none"> - Building A: 5,649 SF w/ 842 SF spec office - Building B: 6,054 SF w/ built-to-suit office - Building C: 6,054 SF w/ 750 SF permitted office
TOTAL SF	128,003 SF 3 Buildings <ul style="list-style-type: none"> - Building A: 37,779 SF - Building B: 40,806 SF - Building C: 49,418 SF
DATE AVAILABLE	Upon Up-Fit
CEILING HEIGHT	18'+ Clear
COLUMN SPACING	30' Width
LOADING DOORS	Dock Doors (9'x10') Drive-In (10'x12' at Grade)
TRUCK COURT	120' Building C 172' Shared Buildings A & B
OFFICE SF	Build to Suit & Spec Suites
PARKING	2.44 spaces / 1,000 SF
SPRINKLER	100% Wet System (CMSA Sprinklers)
EXTERIOR	Masonry and Glass
ROOF	White Thermoplastic Polyolefin (TPO)
HEAT	Natural Gas
WATER & SEWER	Town of Garner
TELECOM	Spectrum & AT&T Capable
ZONING	LI (Town of Garner)
FEATURES	Skylights 8' Ribbon Glass at Entry Visibility & Signage Options

Garner Commerce Center



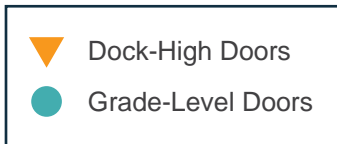
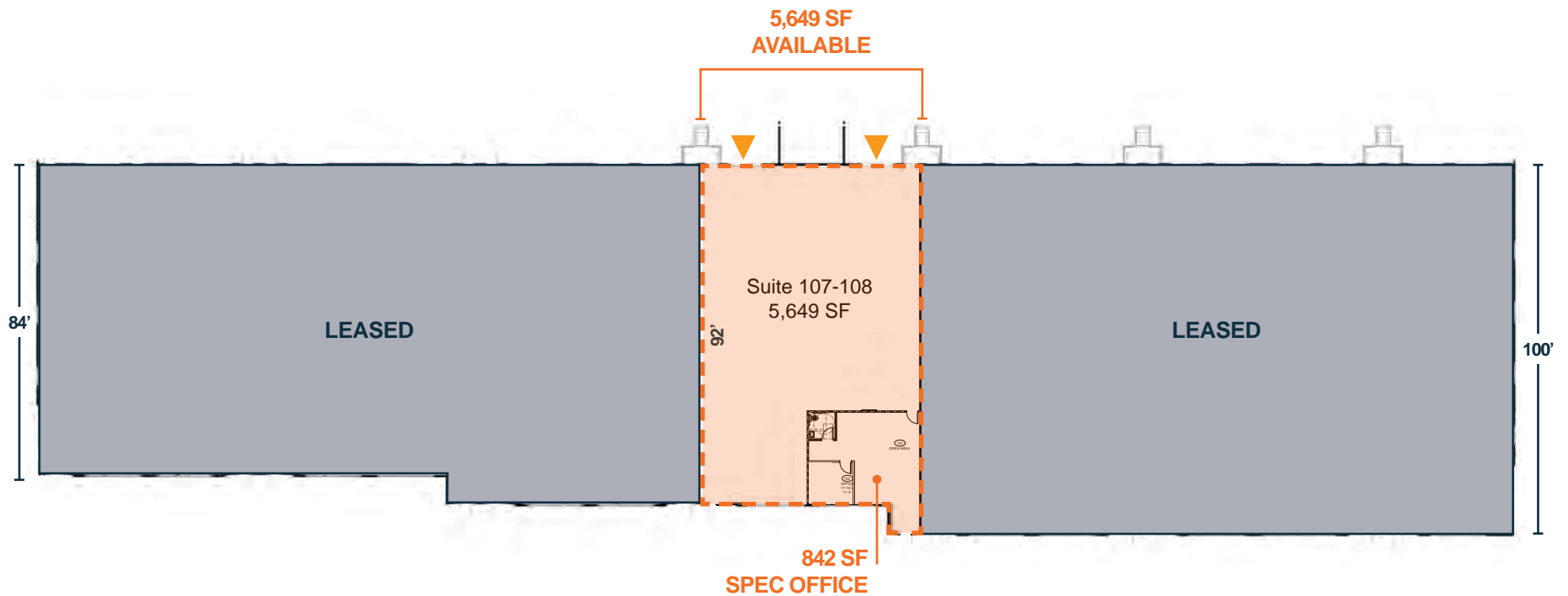
FLOOR PLAN

BUILDING A | 2585 US-70 HWY

Available SF: 5,649 SF

Building SF: 37,779 SF

Spec Office: 842 SF (Delivered)



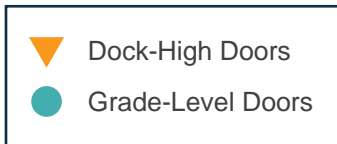
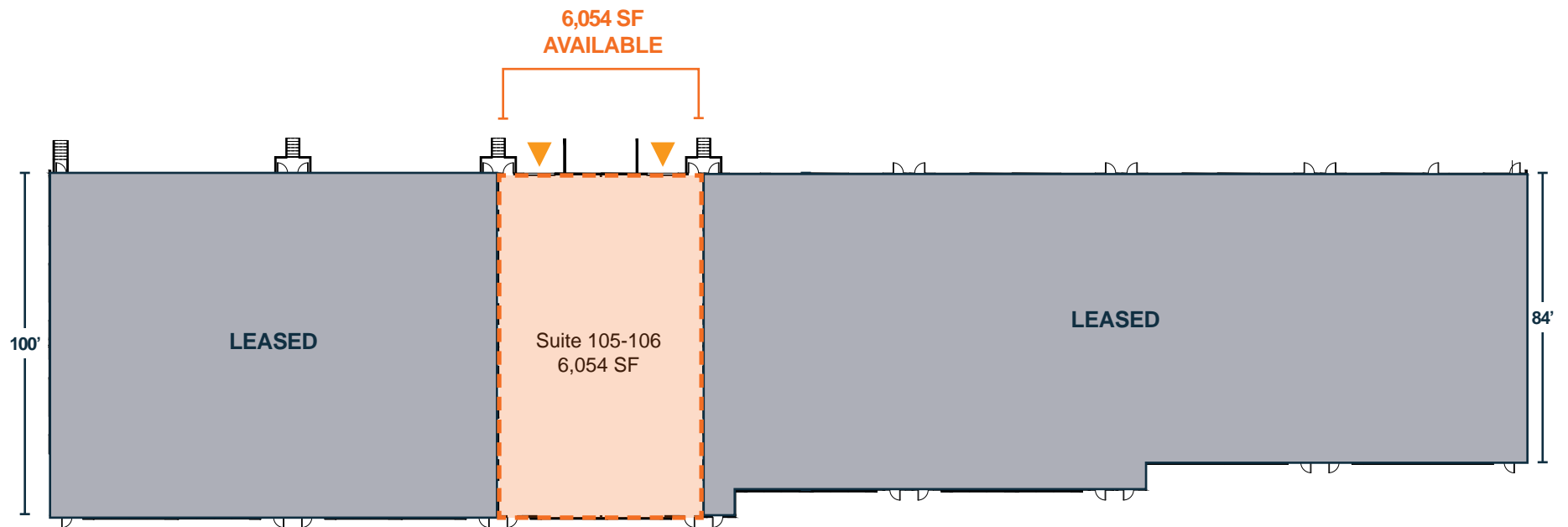
FLOOR PLAN

BUILDING B | 2565 US-70 HWY

Available SF: 6,054 SF

Building SF: 40,806 SF

Spec Office: Build to Suit



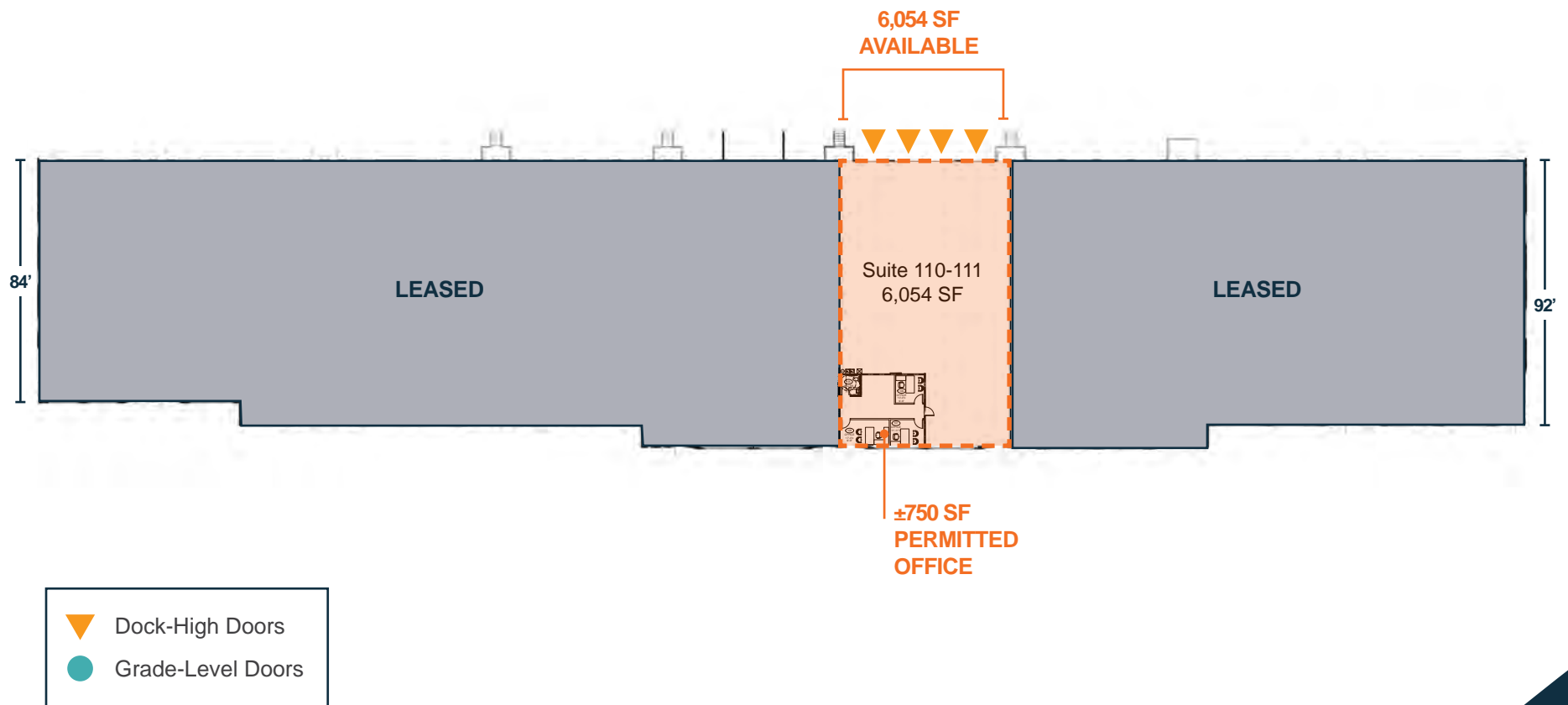
FLOOR PLAN

BUILDING C | 2545 US-70 HWY

Available SF: 6,054 SF

Building SF: 49,418 SF

Spec Office: ±750 SF (Permitted)



MASTER SITE PLAN

DOWNTOWN RALEIGH



PHASE 2



PHASE 2

70

BUILDING C
6,054 SF AVAILABLE

BUILDING B
6,054 SF AVAILABLE

BUILDING A
5,649 SF AVAILABLE

126'

172'

Garner Commerce Center

GUY ROAD

NEARBY AMENITIES

TO DOWNTOWN RALEIGH

540
PHASE 2

3 MI

Shoppes at Battle Bridge



GARNER
COMMERCE
CENTER

540
PHASE 2

CLAYTON

70

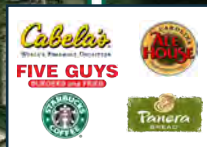
I-540
OUTER LOOP
NOW OPEN

540

42

GARNER

Garner Towne Square



White Oak Crossing



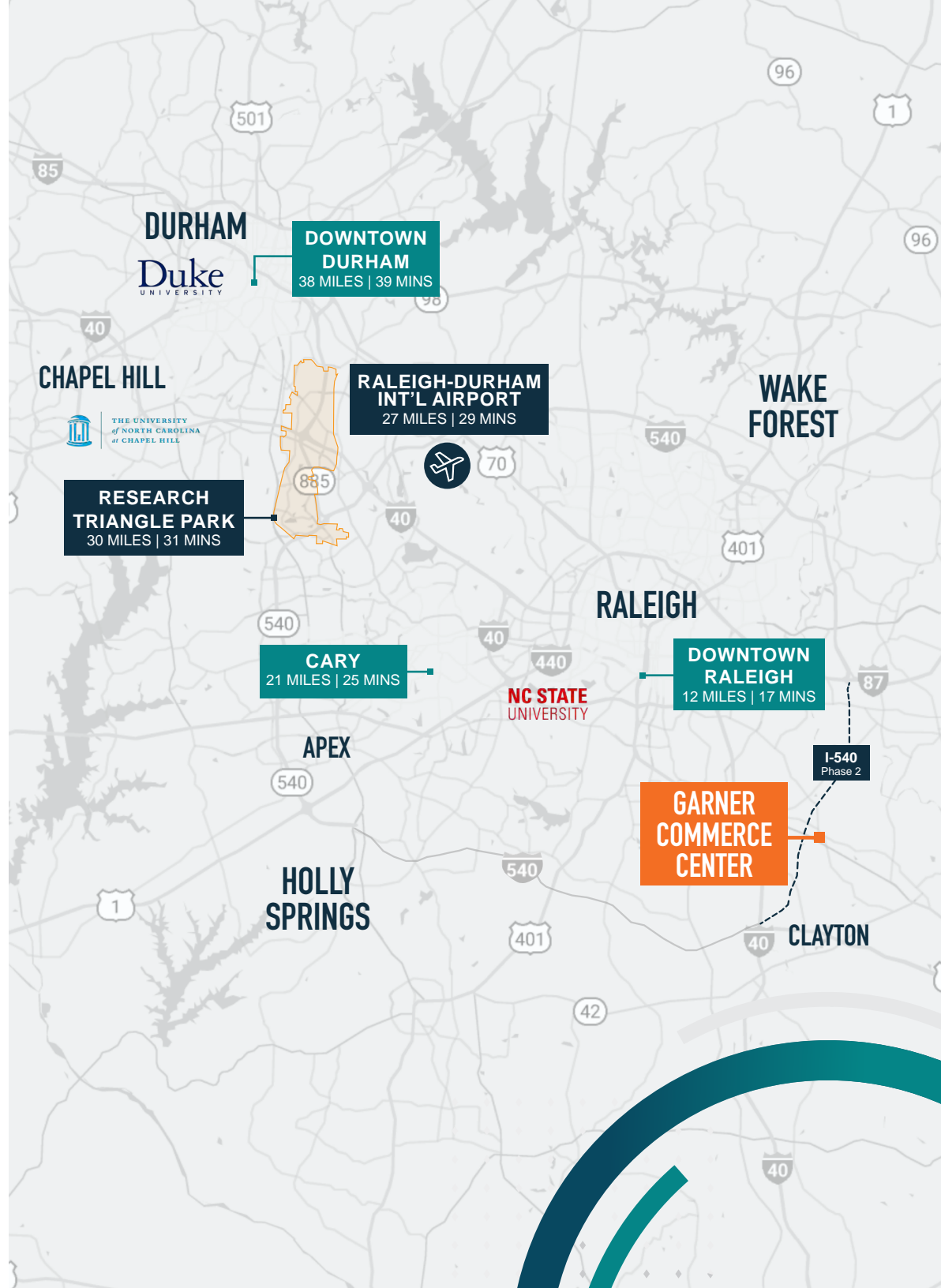
LOCATION & ACCESS

HIGHWAYS	DISTANCE
HIGHWAY 70	Adjacent
FUTURE I-540 (PHASE 2)	0.7 Miles
INTERSTATE 40	3.5 Miles
INTERSTATE 540	8.0 Miles
INTERSTATE 440	8.0 Miles

AIRPORTS	DISTANCE
RALEIGH-DURHAM INT'L	27 Miles
PIEDMONT TRIAD INT'L	104 Miles
CHARLOTTE DOUGLAS INT'L	183 Miles
NORFOLK INT'L	191 Miles

SEAPORTS	DISTANCE
WILMINGTON, NC	129 Miles
MOREHEAD CITY, NC	137 Miles
NORFOLK, VA	187 Miles
CHARLESTON, SC	273 Miles

Garner Commerce Center



CONTACT US

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