

INDUSTRIAL PROPERTY FOR LEASE

SINGLE TENANT INDUSTRIAL & SECURE LAY-DOWN YARD

1512 Garner Rd | Raleigh, NC 27610

NICK MELFI
908.255.9698
nick@cityplat.com

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1512 GARNER RD

Raleigh, NC 27610

INDUSTRIAL PROPERTY FOR LEASE



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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Industrial users will appreciate the property's difficult-to-find combination of conditioned warehouse space and approximately 1.5 acres of secure fenced outdoor storage. The ±21,997 SF facility features ±6,270 SF of existing office space, 3-phase power, 17' clear heights, three loading docks, and a drive-in door, offering functionality that is increasingly difficult to find in the Triangle. The property is well suited for contractors, distributors, fleet operators, equipment and material suppliers, service-related businesses, and other users requiring a combination of warehouse and outdoor storage capabilities.

OFFERING SUMMARY

Lease Rate:	Inquire For Pricing
TICAM (Est. For FY2026):	\$2.78/SF
Available SF:	21,997 SF
Lot Size:	2.5 Acres

PROPERTY HIGHLIGHTS

- ±21,997 SF Industrial Facility
- ±6,270 SF Existing Office Space
- Approximately 1.5 Acres of Secure Fenced Outdoor Storage
- Access controlled secure Front Gate
- 17' Clear Height
- 15' x 32' Column Spacing
- 3-Phase Power
- Majority of Warehouse is Heated & Cooled
- Three (3) Dock-High Doors can be cut back in
- One (1) Drive-In Door
- Roughly 1,750sf of covered storage in the rear
- *LANDLORD OPEN TO DISCUSSING IMPROVEMENTS SUCH AS REPAVING THE BLACKTOP, REGRADING REAR YARD SPACE, ETC.

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WAREHOUSE SPACE – APPROX 14K SF

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Fully Conditioned – 17' Height – 15' x 32' Column Spacing



Fully Conditioned – 17' Height – 15' x 32' Column Spacing



NOT Conditioned – 17' Height



Fully Conditioned – 17' Height – 15' x 32' Column Spacing

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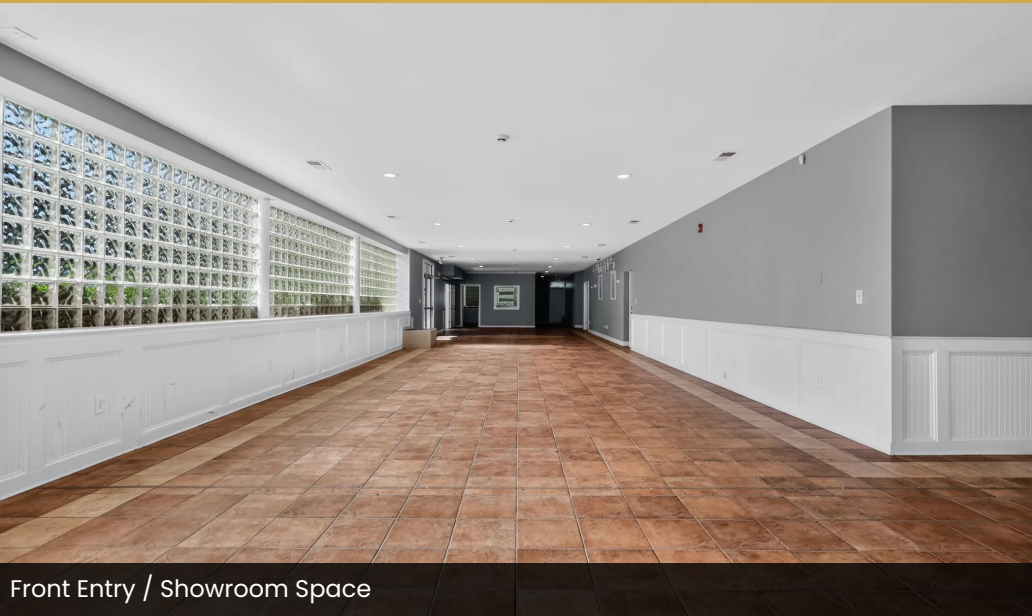
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OFFICE PHOTOS

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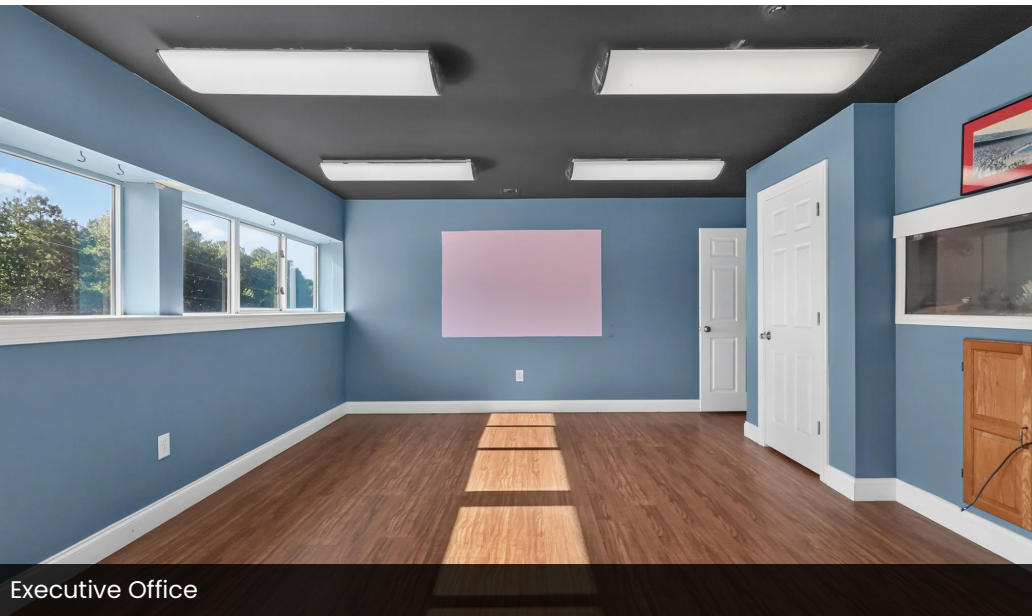
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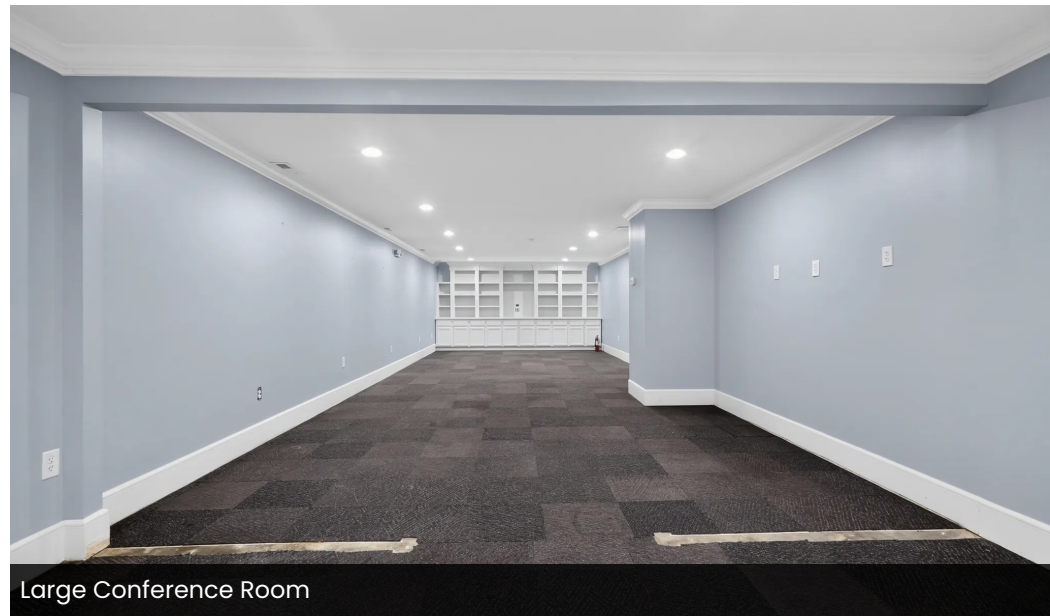
Front Entry / Showroom Space



Downstairs Kitchen / Break Area



Executive Office



Large Conference Room

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ADDITIONAL PHOTOS

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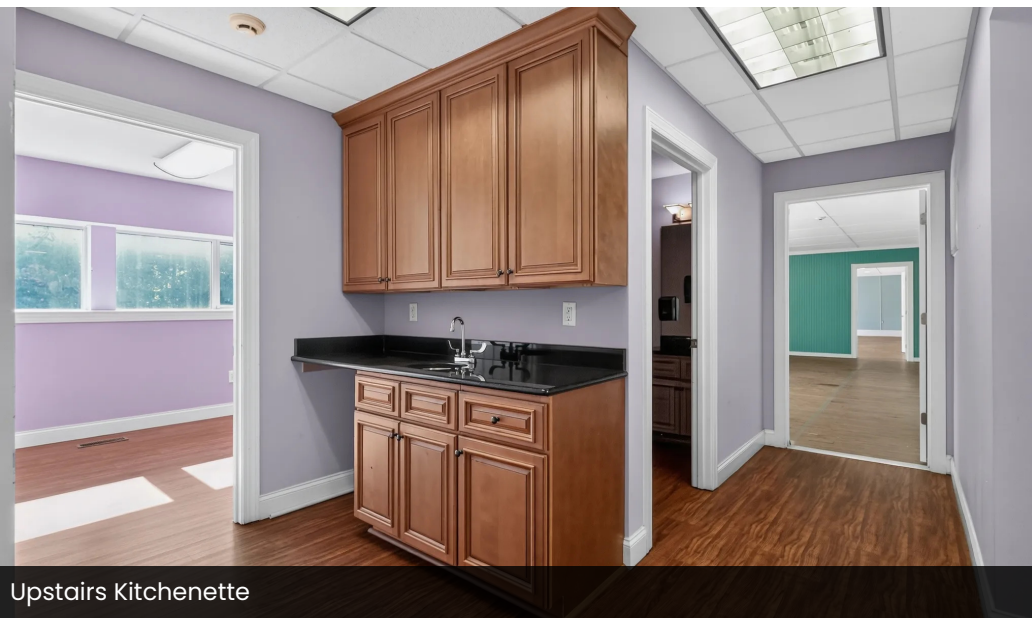
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Loading Platform – Punching in Brand new Roll-Ups in replacement of glass doors



Loading Platform



Upstairs Kitchenette



Fenced-in / Gated secure laydown yard

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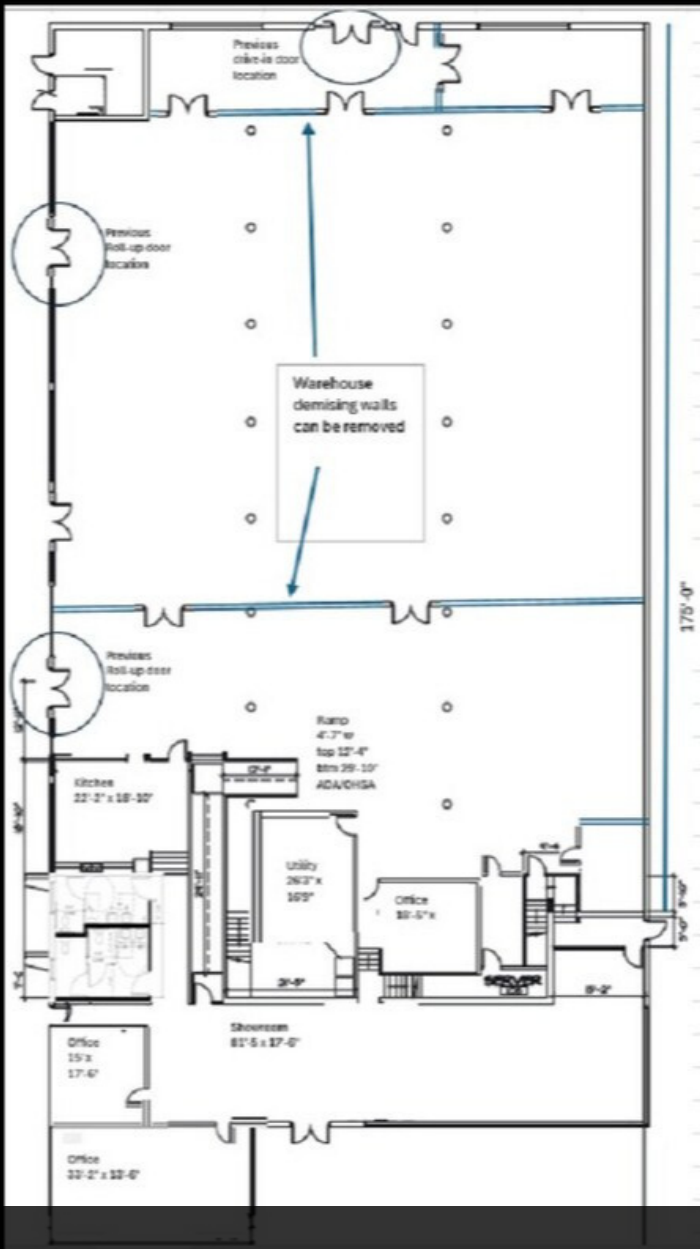
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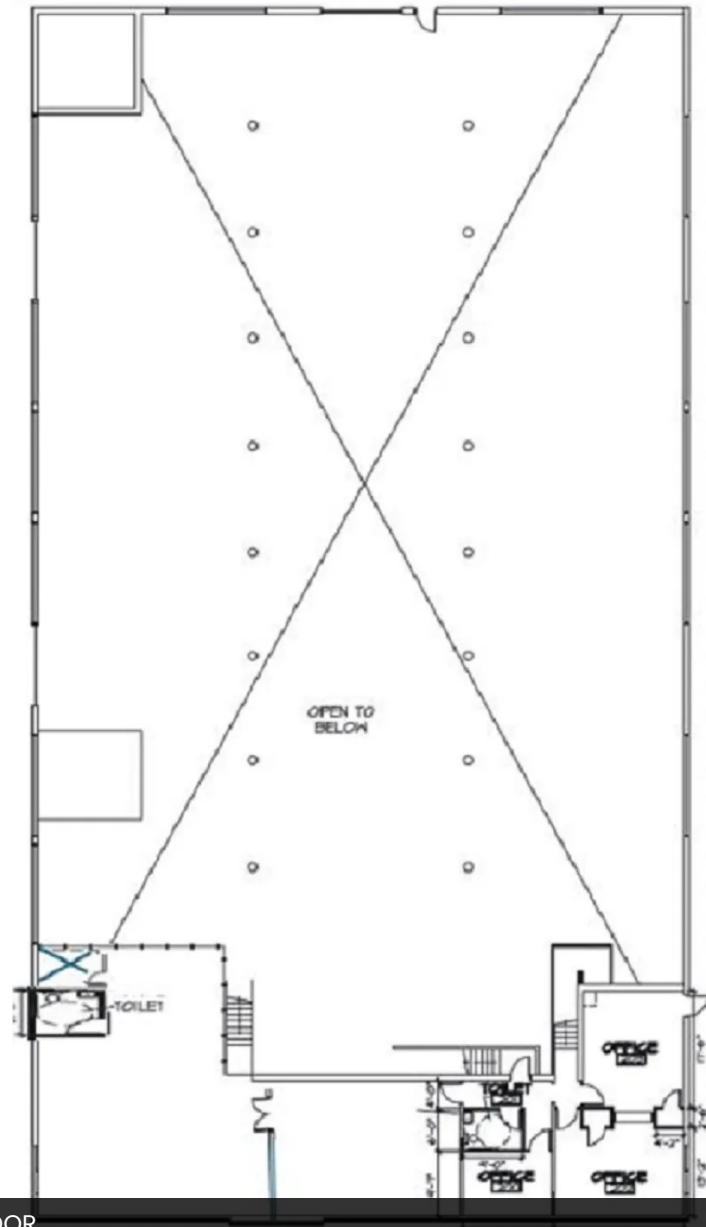
FLOOR PLANS

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FIRST FLOOR



SECOND FLOOR

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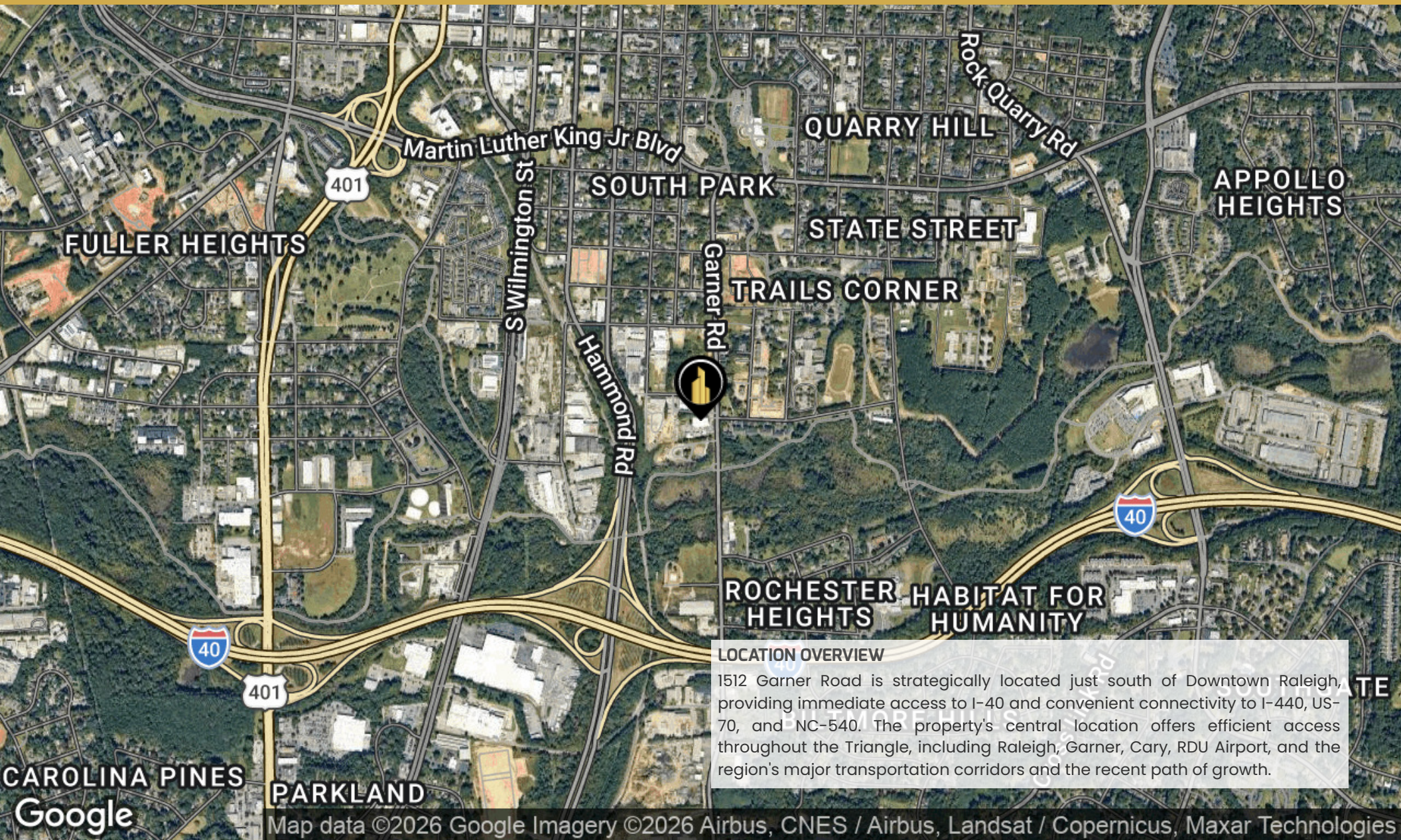
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LOCATION MAP

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LOCATION OVERVIEW

1512 Garner Road is strategically located just south of Downtown Raleigh, providing immediate access to I-40 and convenient connectivity to I-440, US-70, and NC-540. The property's central location offers efficient access throughout the Triangle, including Raleigh, Garner, Cary, RDU Airport, and the region's major transportation corridors and the recent path of growth.

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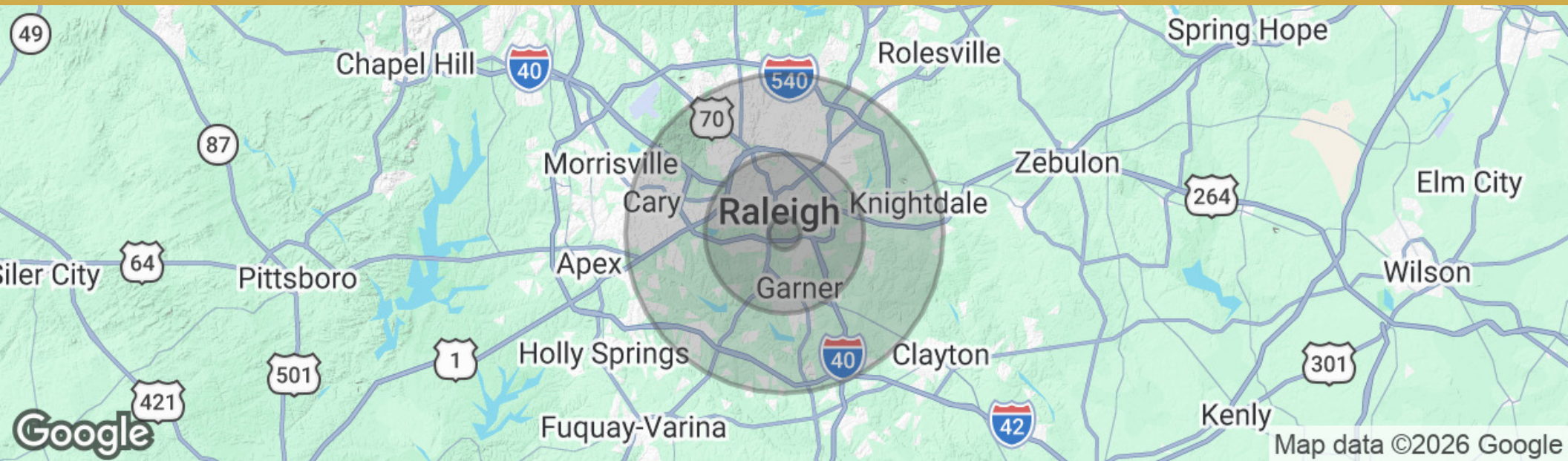
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DEMOGRAPHICS

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,210	199,052	588,199
Average Age	36.2	33.8	37.6
Average Age (Male)	37.0	32.6	36.5
Average Age (Female)	33.9	34.7	38.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,949	77,105	240,698
# of Persons per HH	3.1	2.6	2.4
Average HH Income	\$74,607	\$110,268	\$117,227
Average House Value	\$340,766	\$475,359	\$440,350

2023 American Community Survey (ACS)

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