



FOR SALE/ LEASE

VACANT  
FLEX SPACE

**145 TECHNICAL COURT  
GARNER, NC 27529**

**TRIANGLE**  
COMMERCIAL REAL ESTATE

**For more information:**

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[TriangleCRE.com](http://TriangleCRE.com)



# PROPERTY HIGHLIGHTS

145 TECHNICAL CT  
GARNER, NC 27529



## CONVENIENT ACCESS

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On W Garner Road near Interstate 40

## SALE DETAILS

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SALE PRICE \$1,462,500

LEASE PRICE \$18.50/NNN

## ADDITIONAL DETAILS

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BUILDING: ±4,500 SF

EACH CONDO: ±1,500 SF

YEAR BUILT 2000

ZONING LI-C

HVAC NEW

CEILING HEIGHT 16' with 14' clears

DOOR HEIGHT 10' X 14'

# PROPERTY HIGHLIGHTS

3396 Six Forks  
Raleigh, NC 27609



This property presents a unique opportunity to acquire three combined industrial condominium units totaling approximately 4,500 square feet, including roughly 1,500 square feet of built-out office space.

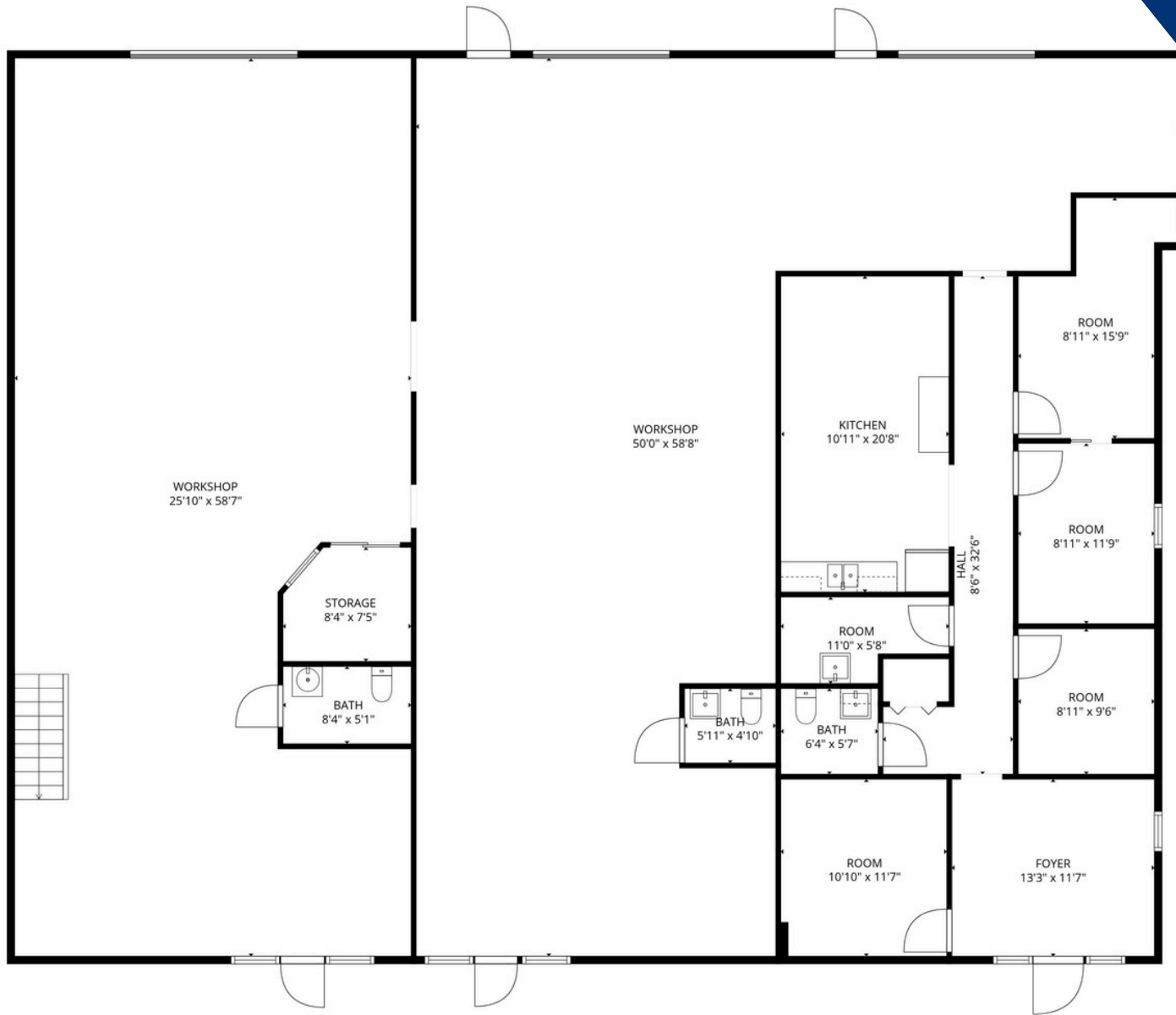
The office portion features a reception area, several private offices, and a break room equipped with a kitchenette. The warehouse features three roll-up drive-in doors, providing excellent access and flexibility for a variety of industrial uses.



Located just outside of Raleigh in a highly desirable industrial corridor, this property offers convenient access to major thoroughfares, making it an ideal location for service, distribution, or light manufacturing operations.

# FLOOR PLAN

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# PHOTOS

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