



FOR SALE/ LEASE
VACANT
FLEX SPACE

145 TECHNICAL COURT
GARNER, NC 27529

TRIANGLE
COMMERCIAL REAL ESTATE

For more information:

Hershaw Pleasant

919-737-5742

hershawcommercial@trianglecre.com
TriangleCRE.com

PROPERTY HIGHLIGHTS

145 TECHNICAL CT
GARNER, NC 27529



CONVENIENT ACCESS

On W Garner Road near Interstate 40

SALE DETAILS

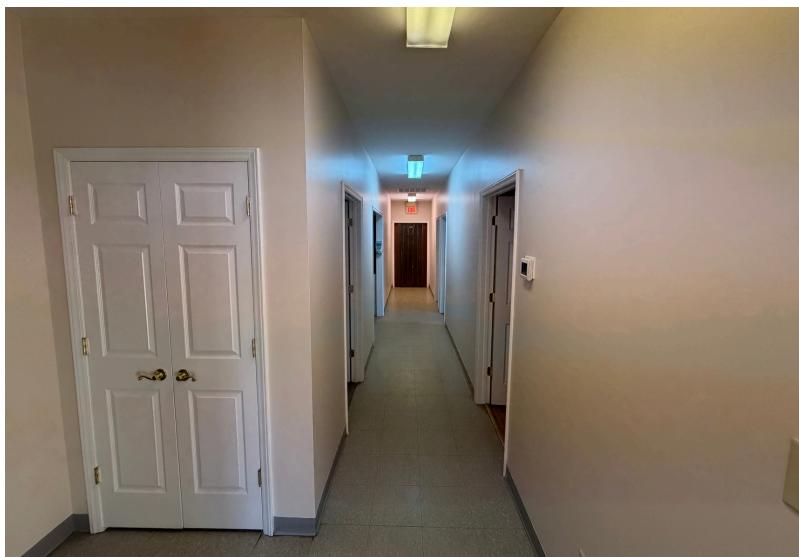
SALE PRICE	\$1,462,500
LEASE PRICE	\$18.50/NNN

ADDITIONAL DETAILS

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



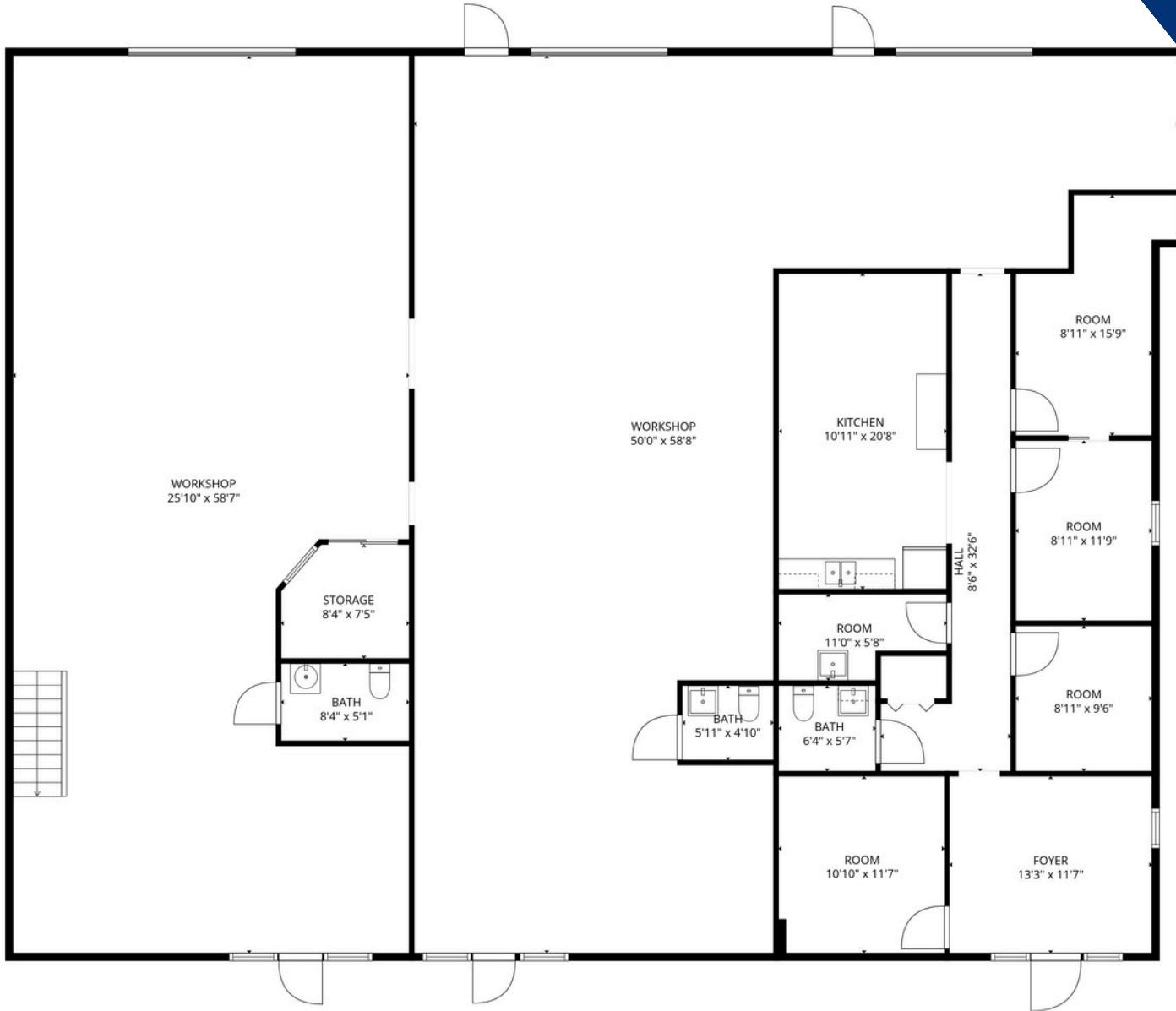
This property presents a unique opportunity to acquire three combined industrial condominium units totaling approximately 4,500 square feet, including roughly 1,500 square feet of built-out office space.

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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