



FLEX SPACE FOR LEASE

3701 Conquest Dr, Garner, NC | 18,000 SF Available



CONTACTS :



MEDALIST CAPITAL
REAL ESTATE FINANCIAL SERVICES

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PROPERTY FACTS

ADDRESS	3701 Conquest Dr
CITY/STATE	Garner, NC 27529
TOTAL BUILDING SIZE	18,000 SF
ACREAGE	1.6 AC
OFFICE	± 4,000 SF
WAREHOUSE	± 14,000 SF
CLEAR HEIGHT TO BEAM	17' to Center Beam 15' 6" to Beam on Eave
COLUMN SPACING	24' 8"
DOCK DOORS	3 Doors
DRIVE-INS	2 tot./12' w x 14' h
YEAR BUILT	1991
ZONING	IX-3
POWER	300kVA Transformer Onsite Up to 1100 amp 480 Volt
PRICING	Call for Pricing



INTERSTATES & HIGHWAYS



Interstate 40 1.3 Miles



Highway 70 3.7 Miles



Interstate 440 3.6 Miles



Interstate 540 6.9 Miles

AIRPORTS

Raleigh-Durham International 22 Miles

Piedmont Triad International 99 Miles

Richmond International 167 Miles

Charlotte Douglas International 179 Miles

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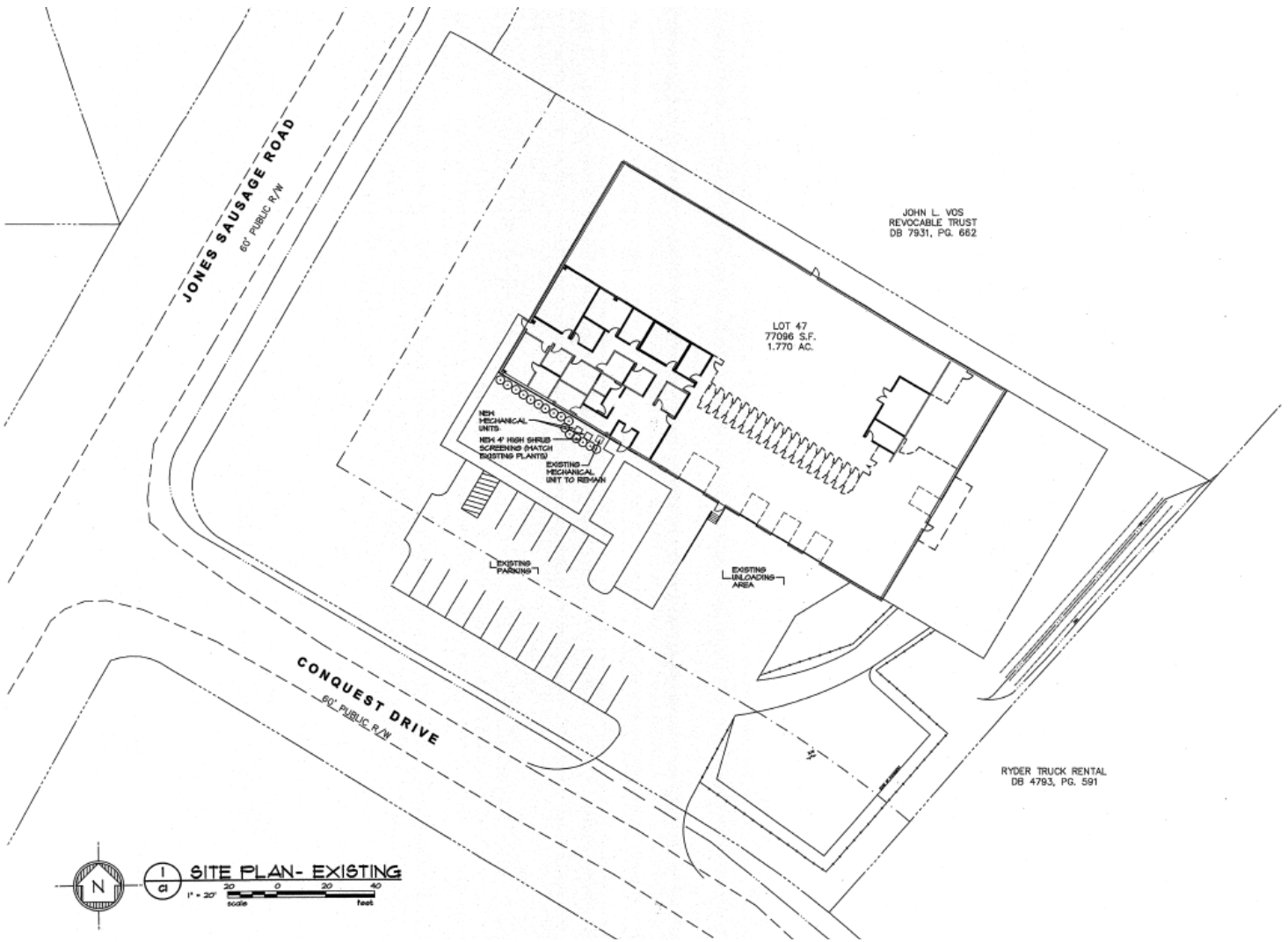
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SITE PLAN



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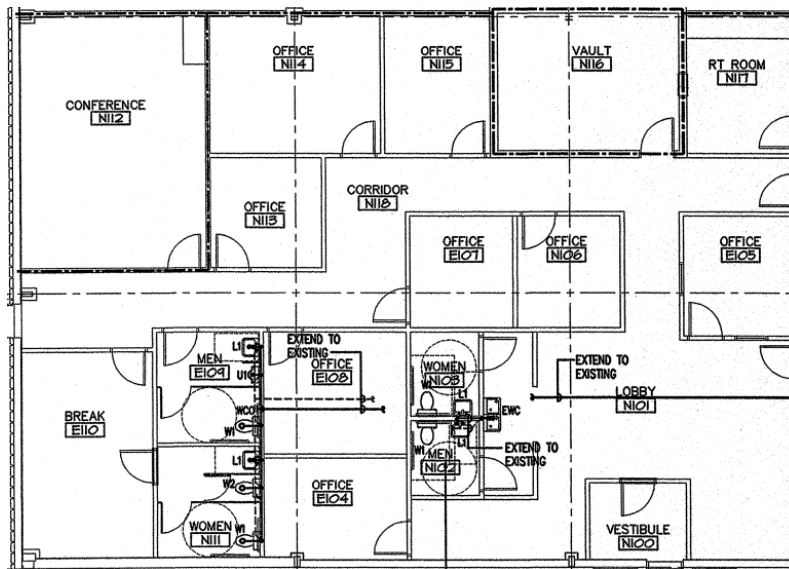
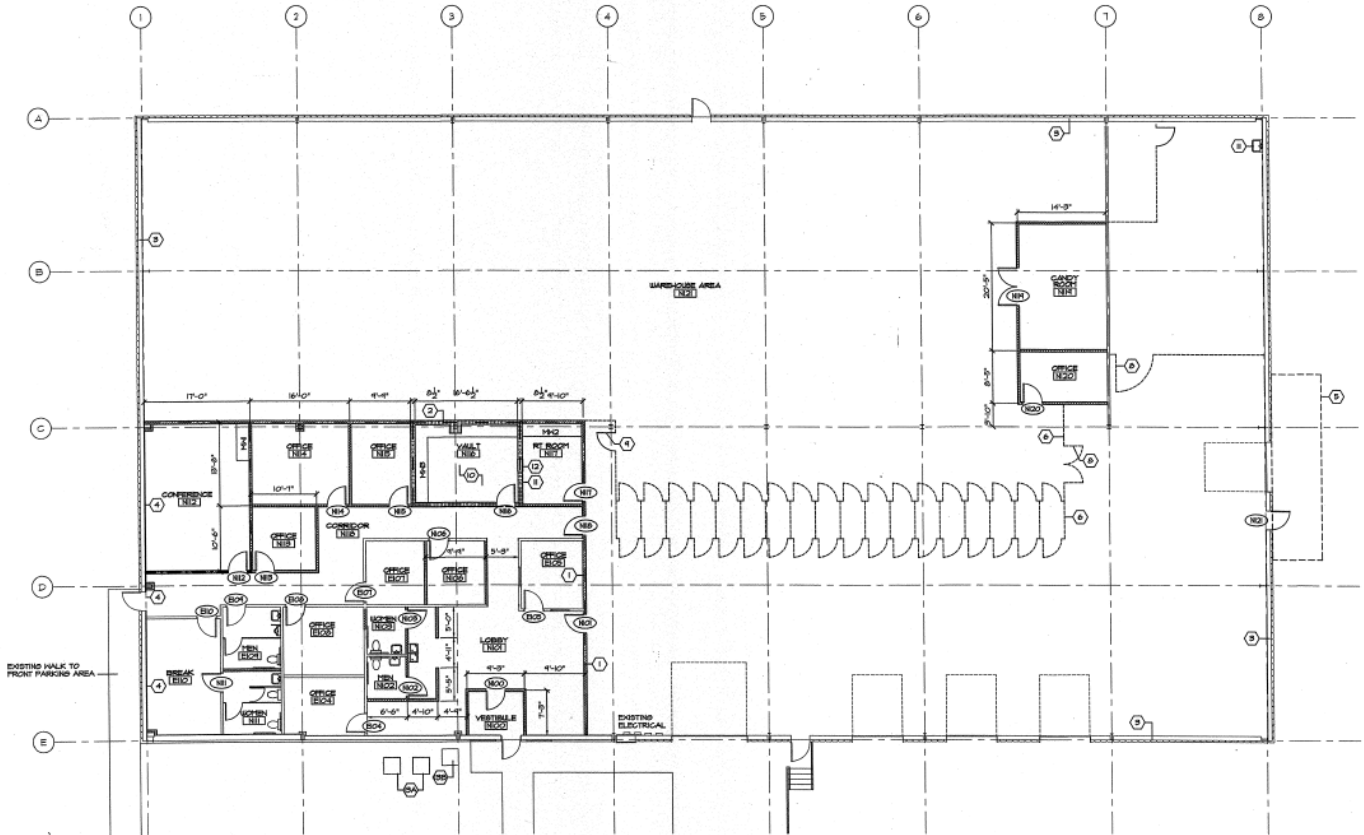
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FLOOR PLAN



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EXTERIOR PHOTOGRAPHS



CONTACTS :



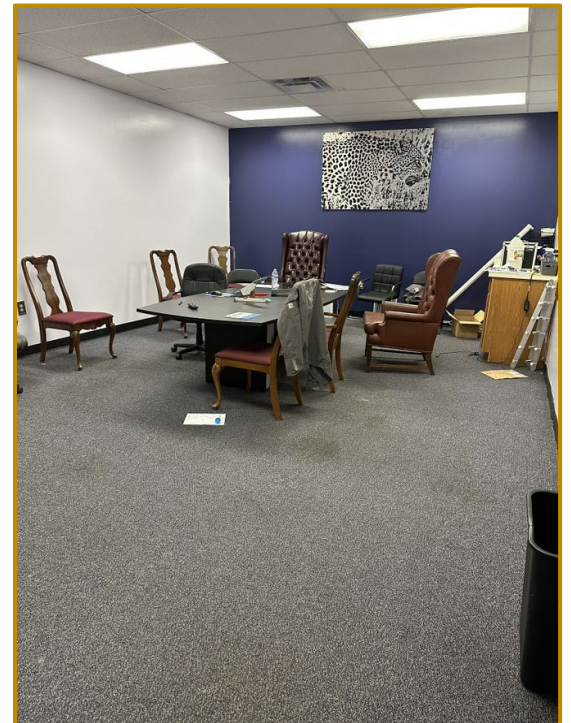
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OFFICE & WAREHOUSE PHOTOGRAPHS



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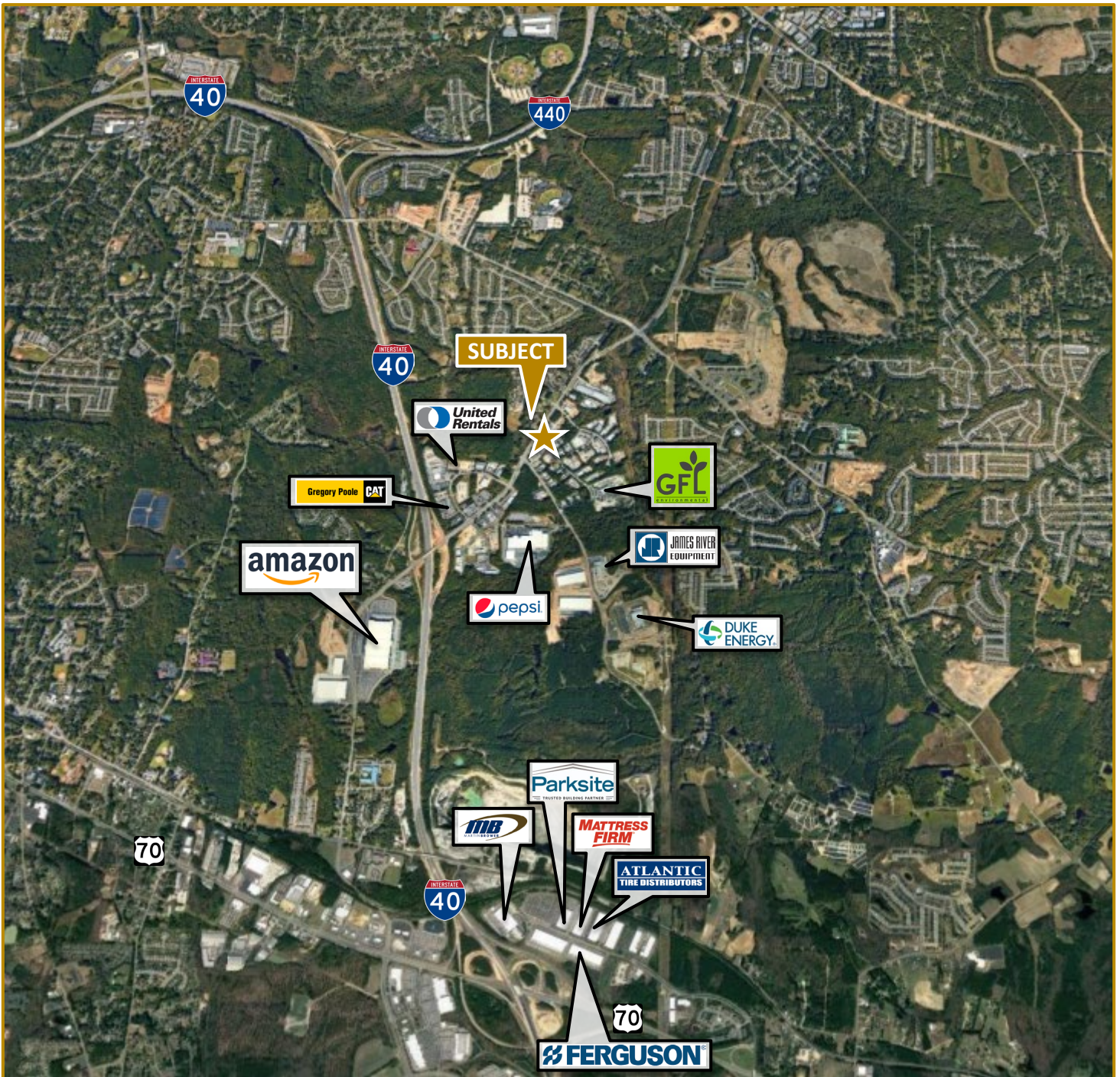
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SUBJECT AERIAL



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SUBJECT MAP



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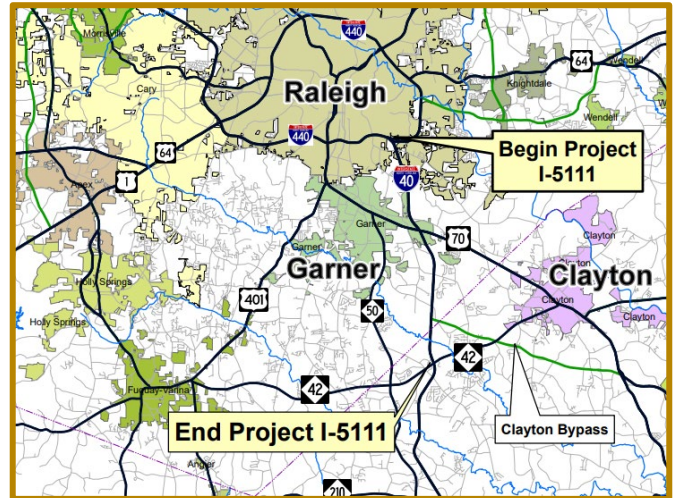
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The N.C. Department of Transportation is widening 13 miles of I-40, from I-440 (exit 301) in Raleigh to Cornwallis Road (mile marker 314) in Clayton, by adding two lanes in each direction. The project team is developing roadway designs and studying the designs' potential impact on the community and environment. Construction started in fall 2018 and is scheduled to be completed late 2022.

- Improvements to the I-40/N.C. 42 interchange (exit 312) and surrounding network of roads (including Cleveland Road) in Johnston County will allow the area to better handle large volumes of traffic.
- Construction of a diverging diamond interchange at I-40/N.C. 42 and an interchange at Cleveland Road began in summer 2020.
- The project is being closely coordinated with the completion of the I-540 Outer Loop around the greater Raleigh metropolitan area.

• **Estimated Cost: \$330 Million**



The proposed Complete 540 project, also known as the Southeast Extension, would extend the Triangle Expressway from the N.C. 55 Bypass in Apex to U.S. 64/U.S. 264 (I-87) in Knightdale, completing the 540 Outer Loop around the greater Raleigh area.



- Transportation, social and economic demands and mobility considerations are the basis for additional transportation infrastructure in southeastern Wake County. The Complete 540 project would link Apex, Cary, Clayton, Garner, Fuquay-Varina, Holly Springs and Raleigh.
- In addition to connecting several towns and cities, the project is expected to ease congestion on area roadways, including I-440, I-40, N.C. 42, N.C. 55 and Ten Ten Road.
- The project is being closely coordinated with the widening of I-40 between Southeast Raleigh and Clayton.
- **Estimated Cost: \$2.2 Billion**

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TRIANGLE FLEX MARKET REVIEW

Triangle flex/lab vacancy slightly decreased by .13% to 11.47% during the third quarter of 2023.

Positive net absorption of 384,561 square feet was reported for the quarter, with the US 1/Capital Blvd. submarketing having the largest impact of net positive absorption of 91,531 square feet.

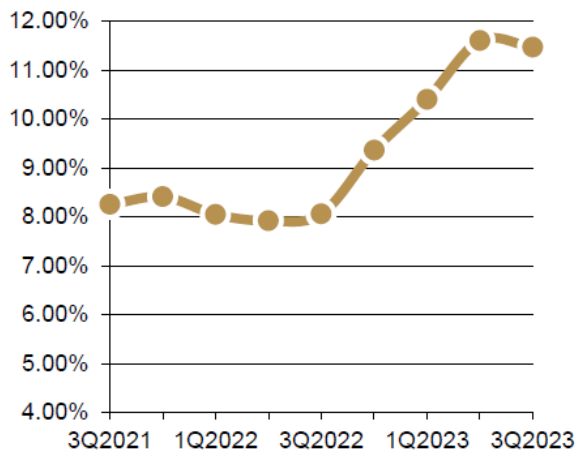
Flex vacancy indicators continue to be driven by the inventory-heavy RTP/I-40 Corridor and US 1/Capital Boulevard submarkets. Net positive absorption of 91,531 square feet was reported within the US 1/Capital Boulevard submarket for the quarter with the Southern Wake Co. submarket following closely with net positive absorption of 87,338 square feet.

On the development front, 1,471,963 square feet of flex and lab space is under construction. We expect several flex/lab projects to be complete in the next year.

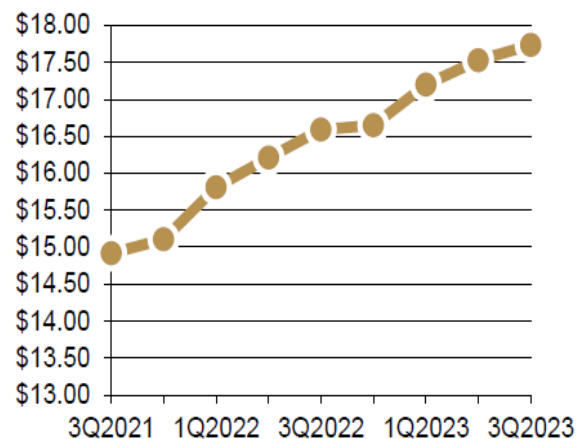
Q3 FLEX/LAB SNAPSHOT

Total SF	25,286,972
Total SF Vacant	2,900,805
Vacancy Rate	11.47%
Net Absorption	384,561
Avg. Asking Rent	\$17.74
SF Under Construction	1,471,963

FLEX/LAB VACANCY



FLEX/LAB RENTAL RATES



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