

Two Adjacent Commercial Properties at the I-40 / NC-42 Interchange

Buy Together or Separately —
Income Today with Long-Term Upside

Rare investor or owner-user opportunity at a high-traffic interchange.



**141 Technology Dr
Garner, NC 27529**

Multi Unit Office/Retail — 9,479 SF |
\$2,200,000



**143 Technology Dr
Garner, NC 27529**

Freestanding Retail Building — 5,868 SF |
\$1,200,000

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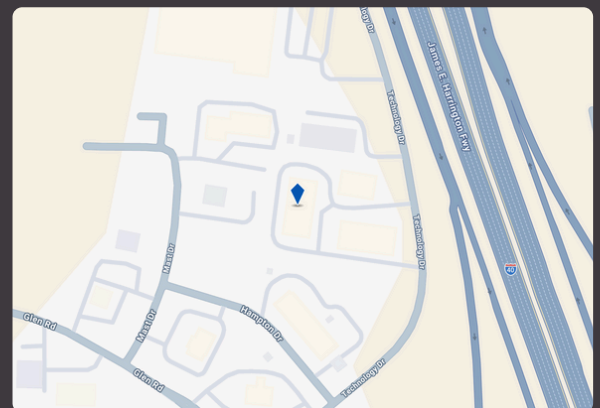
Multi-Tenant Office/Retail

141 Technology Dr
Garner, NC 27529

Income-producing multi-tenant office/retail building in a high-visibility Garner location. 8 of 10 units leased, providing steady cash flow with built-in upside through lease-up and repositioning.



- Price: \$2,200,000
- Building Size: 9,479 SF
- Occupancy: 8 leased, 2 vacant (multi-tenant configuration)
- Opportunity: Increase NOI through lease-up or repositioning in a high-growth corridor
- Parking: 26 spaces (approx. 2.66/1,000 SF)
- Zoning: COM (Commercial)
- Tenants Include: Restaurant, counseling center, home builder, staffing agency



Call listing agent for rent roll, financials, and combined-purchase options.

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Freestanding Retail Building

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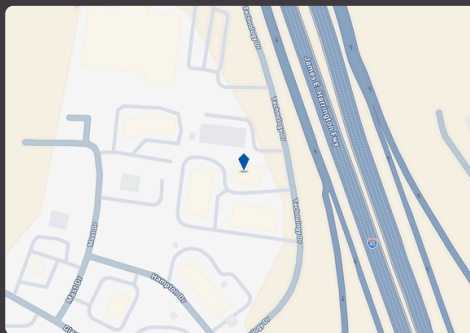
Rare freestanding retail opportunity with excellent visibility at exit 312 (Veteran's Parkway). University Lights currently in place; building vacant at closing — ideal for owner-users seeking visibility and control.



- Building Size: 5,868 SF
- Price: \$1,200,000
- Current Tenant: University Lights (vacant at closing)
- Lot Size: approx. 0.53 acres
- Frontage: 80' on Technology Dr
- Zoning: COM — Commercial



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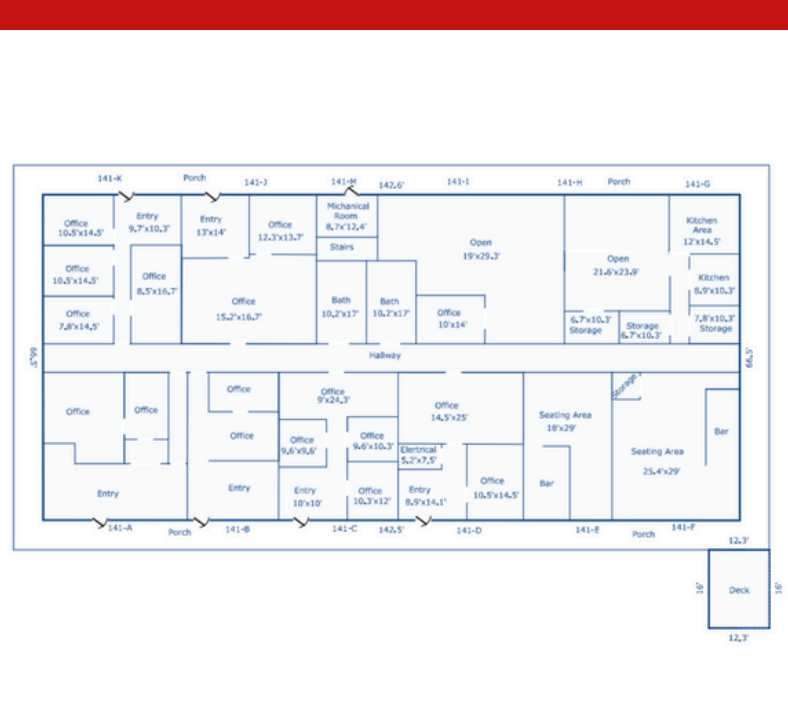
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Built for Income. Designed for Flexibility.

Multi-tenant configuration at 141 Technology Dr and open showroom/office layout at 143 Technology Dr — adaptable for a range of commercial uses.

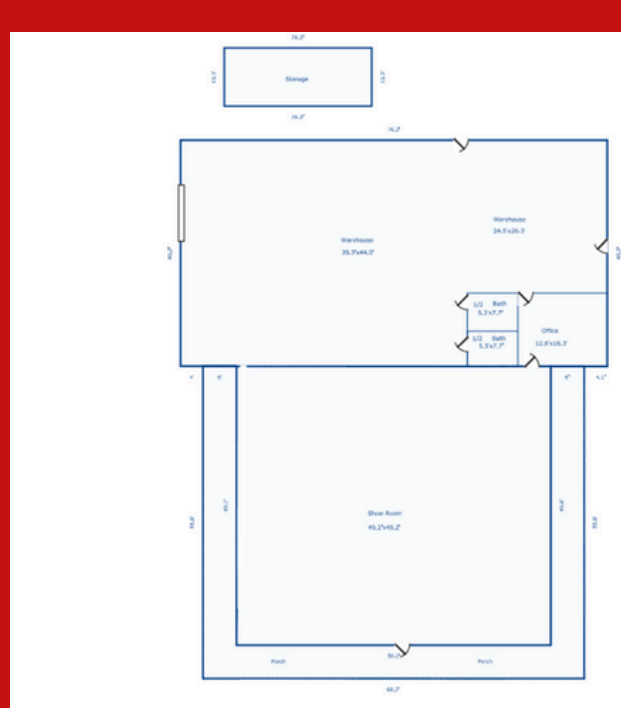


141 Technology Dr

9,479 SF multi-suite income property

8 leased | 2 vacancy upside

Staggered lease structure reduces rollover risk and supports continued growth.



143 Technology Dr

5,868 SF freestanding retail footprint

Open, adaptable layout with defined office/storage
Positioned for owner-user flexibility or long-term repositioning.

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