

FLEX/WAREHOUSE FOR LEASE

500 WATERFIELD RIDGE PLACE

GARNER, NC 27529



NAITRI PROPERTIES

CONTACT

Hunt Wyche | 919.740.4406

hwyche@triprop.com

PROPERTY OVERVIEW

Flex/Warehouse Space

ADDRESS	500 Waterfield Ridge Place, Garner, NC 27529
AVAILABLE SF	17,517 RSF
ACREAGE	6.81 acres
BASE RATE	Call for pricing
CLEAR HEIGHT	24'
SPRINKLER	ESFR Sprinkler System
PARKING	2 spaces per 1,000 SF
DIMENSIONS	440' X 135'
DOCK DOORS	24 (8' x 10')
GRADE LEVEL DOORS	1 (16' x 16')
ZONING	MXD-1
WATER/SEWER	Provided by the City of Raleigh
POWER	Duke Energy
GAS	Provided by Public Service Gas Company
TELECOM AVAILABLE	Spectrum Internet or AT&T
FEATURES	<ul style="list-style-type: none">• Convenient access to Hwy 70 & I-40• New Construction - Brick and Steel

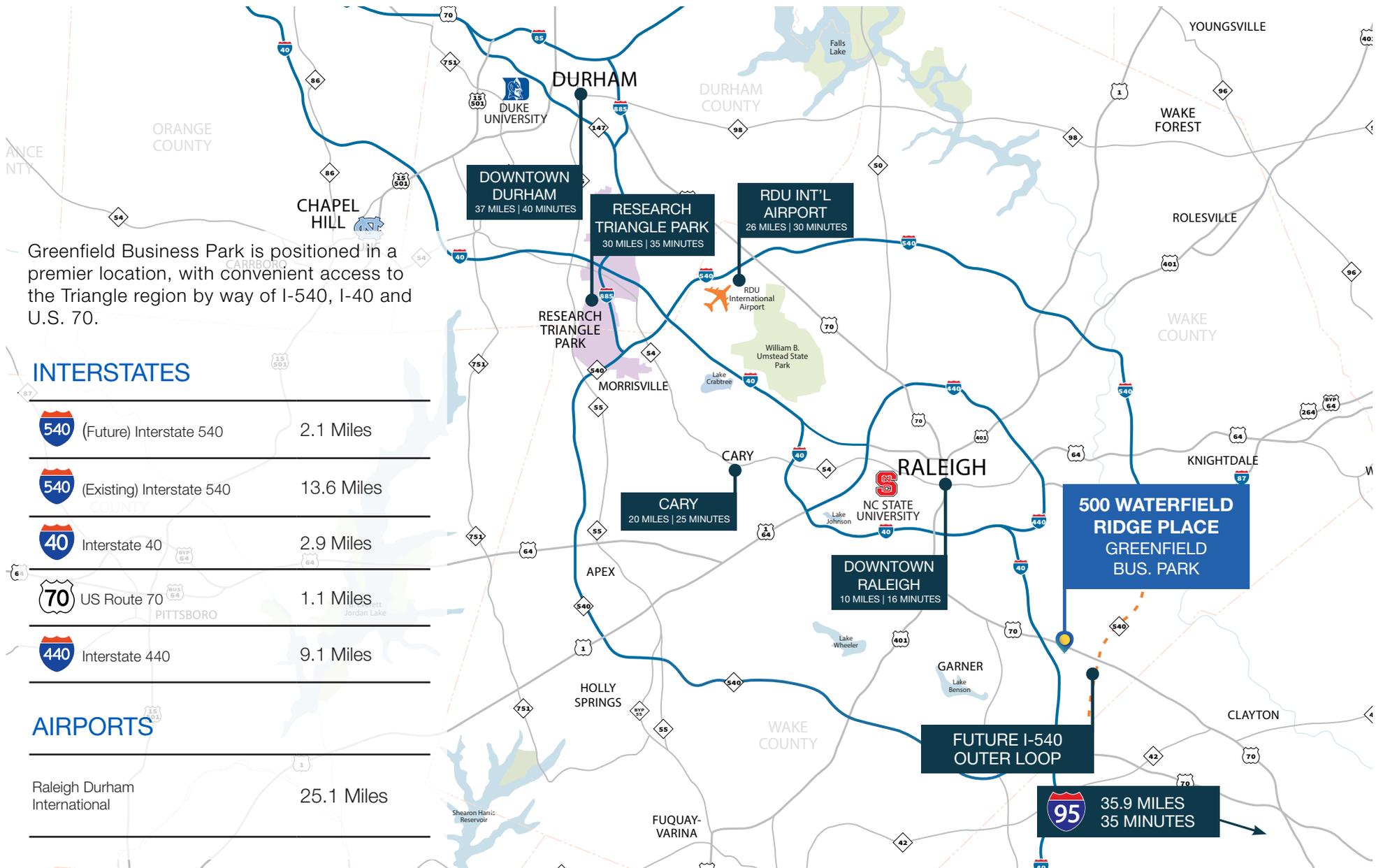
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NAITRI PROPERTIES



TRIANGLE REGION



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LOCATION + ACCESS



Future
Extension
540

MAJOR HIGHWAYS

US-70	1.1 Miles
I-40	2.9 Miles
I-540	10 Miles

SURROUNDING AREAS

Downtown Garner	3 Miles
Raleigh	8 Miles
Cary	12 Miles
Clayton	14 Miles
Apex	15 Miles

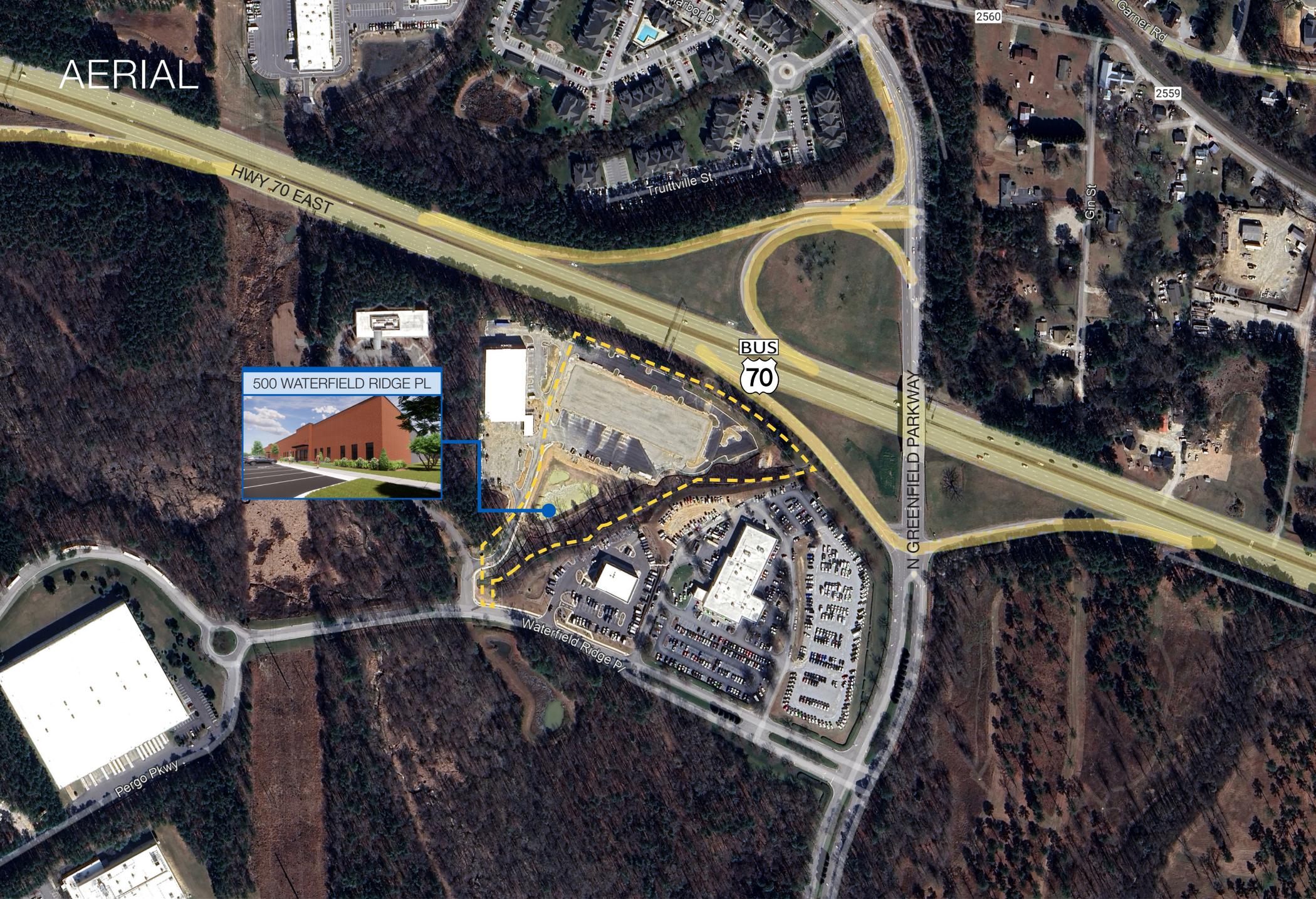
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AERIAL



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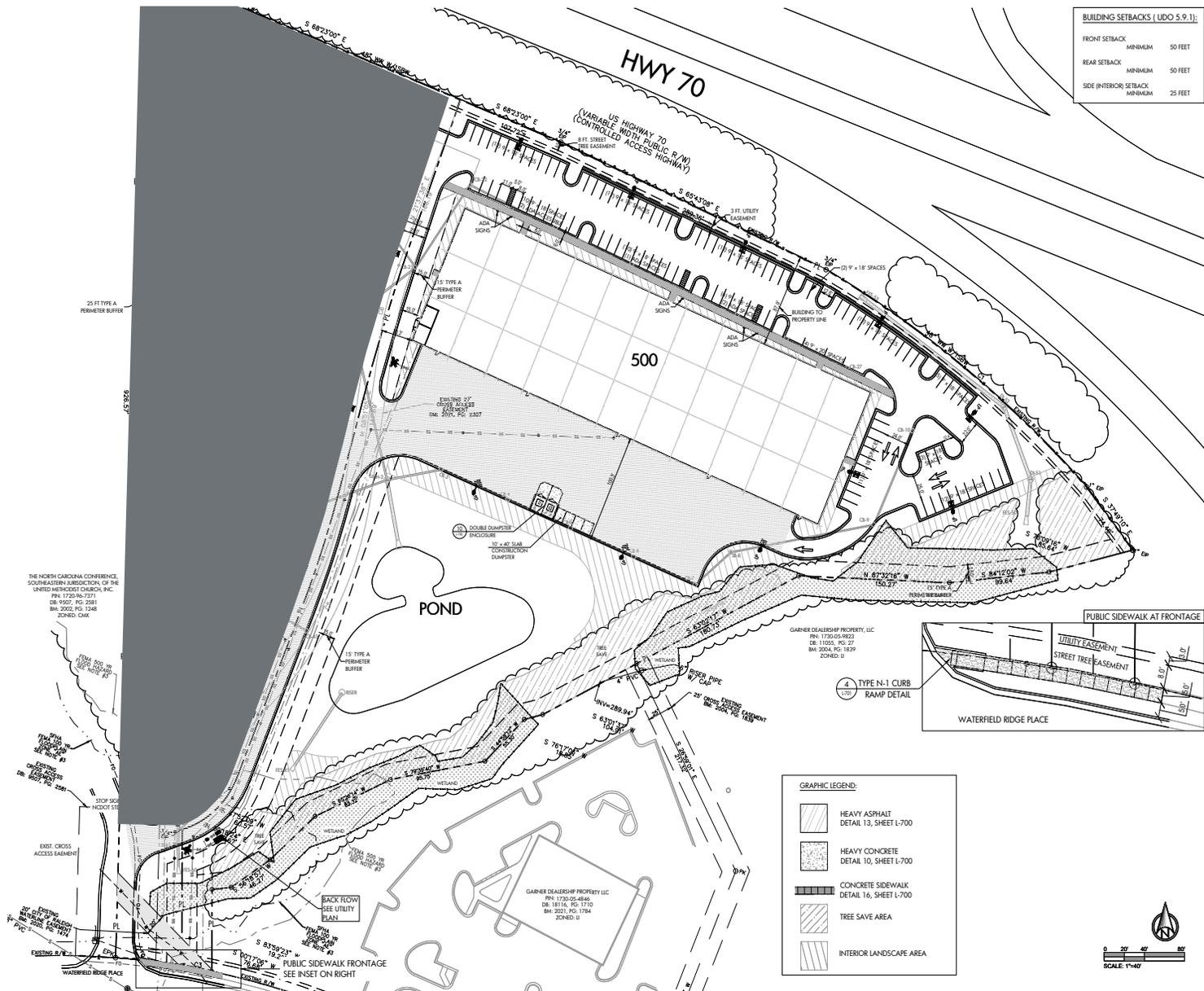
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SITE PLAN

FLEX/WAREHOUSE



BUILDING SETBACKS (UDO 5.9.1):

FRONT SETBACK	MINIMUM	50 FEET
REAR SETBACK	MINIMUM	50 FEET
SIDE (INTERIOR) SETBACK	MINIMUM	25 FEET



ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

PO BOX 1308
300 SOUTH DAWSON ST
RALEIGH, NC 27602
919.821.5547
WWW.HAGERSMITH.COM
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NC License # F-5333
Formerly C&T Engineers + Consultants



LOT 500
500 WATERFIELD PARTNERS LLC
3411 INTEGRITY DR
GARNER NC 27529-6225

LOT 600
MODERN MECHANICAL HVAC LLC
1544 MECHANICAL BLVD
GARNER NC 27529-2595

500-600
WATERFLED RIDGE PLACE

Creating Title

LAYOUT

Revision Number	Description	Date

Drawn By: CLT
Checked By: SCS
Date Issued: 9/2/22

L-100

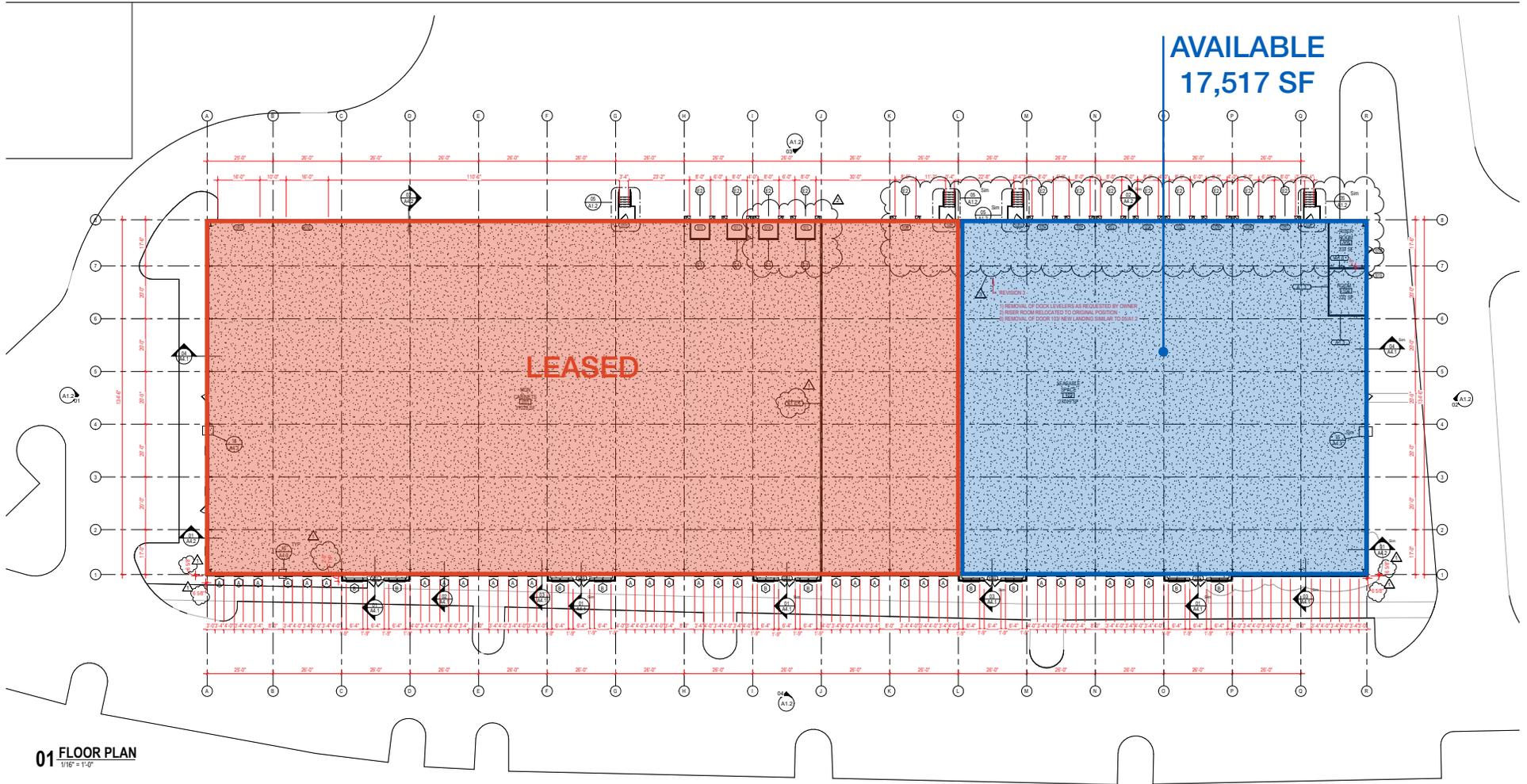
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FLOOR PLAN

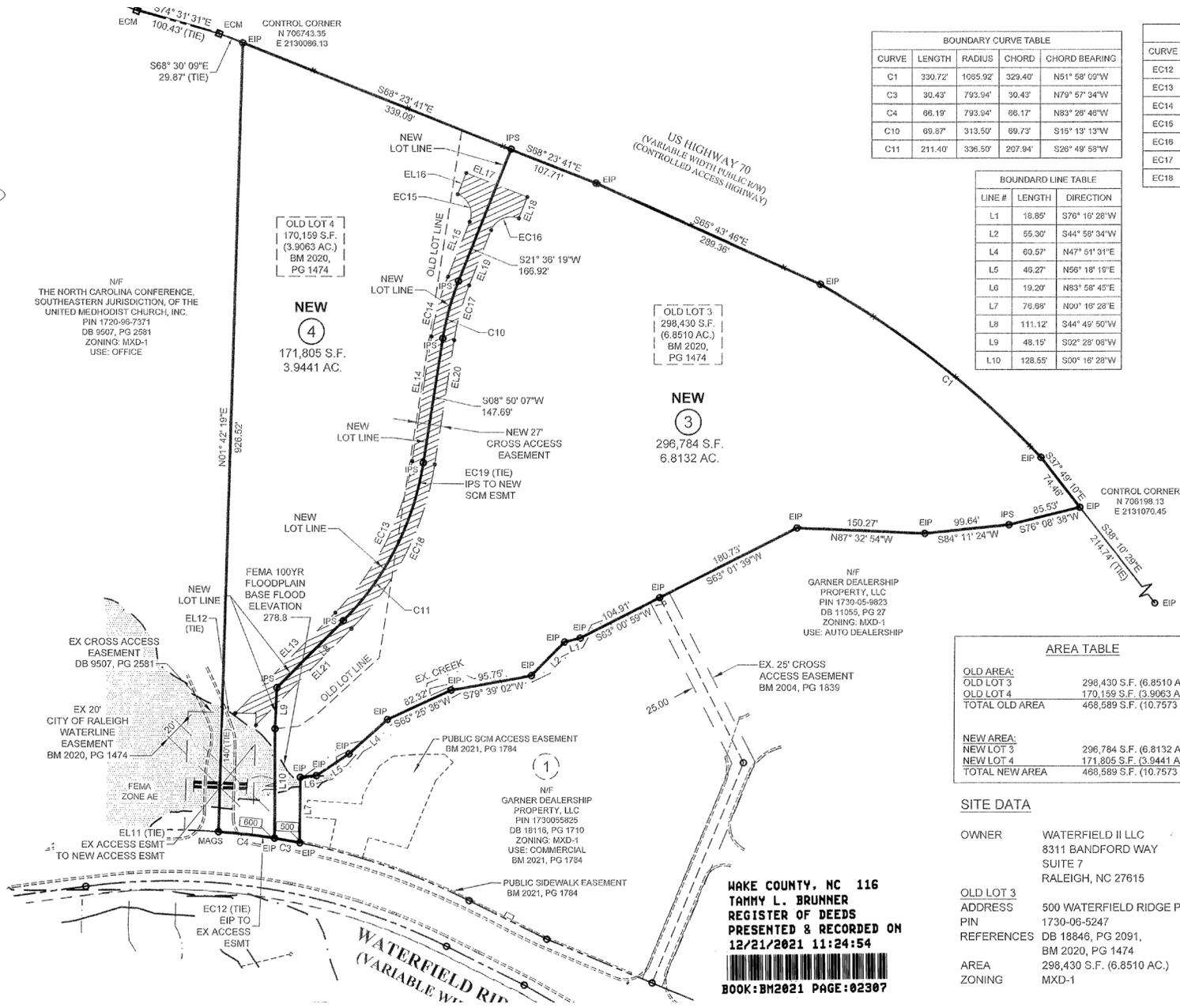


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SURVEY



BOUNDARY CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	330.72'	1065.92'	329.40'	N51° 58' 00"W
C3	30.43'	793.94'	30.43'	N79° 57' 34"W
C4	66.19'	793.94'	66.17'	N83° 28' 48"W
C10	68.87'	313.50'	69.73'	S15° 13' 13"W
C11	211.40'	336.50'	207.94'	S26° 49' 58"W

EASEMENT CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
EC12	26.10'	793.94'	26.09'	N81° 59' 57"W
EC13	202.92'	323.00'	199.00'	N28° 49' 58"E
EC14	72.88'	327.00'	72.73'	N15° 13' 13"E
EC15	39.27'	25.00'	35.36'	N23° 23' 41"W
EC18	39.27'	25.00'	35.36'	S69° 36' 19"W
EC17	66.86'	300.00'	66.73'	S15° 13' 13"W
EC18	219.88'	350.00'	216.28'	S28° 49' 58"W

BOUNDARY LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	18.85'	S76° 16' 28"W
L2	55.30'	S44° 58' 34"W
L4	60.57'	N47° 51' 31"E
L5	46.27'	N56° 18' 19"E
L6	19.20'	N83° 58' 45"E
L7	76.89'	N00° 18' 28"E
L8	111.12'	S44° 49' 50"W
L9	48.15'	S02° 28' 08"W
L10	128.55'	S00° 16' 28"W

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
EL11	129.10'	N01° 42' 19"E
EL12	16.78'	S88° 17' 41"E
EL13	168.33'	N44° 49' 50"E
EL14	147.69'	N08° 50' 07"E
EL15	89.47'	N21° 36' 19"E
EL16	27.00'	N21° 36' 19"E
EL17	77.00'	S68° 23' 41"E
EL18	27.00'	S21° 36' 19"W
EL19	69.47'	S21° 36' 19"W
EL20	147.69'	S08° 50' 07"W
EL21	159.72'	S44° 49' 50"W

AREA TABLE	
OLD AREA:	
OLD LOT 3	296,784 S.F. (6.8510 AC.)
OLD LOT 4	170,159 S.F. (3.9063 AC.)
TOTAL OLD AREA	468,589 S.F. (10.7573 AC.)
NEW AREA:	
NEW LOT 3	296,784 S.F. (6.8132 AC.)
NEW LOT 4	171,805 S.F. (3.9441 AC.)
TOTAL NEW AREA	468,589 S.F. (10.7573 AC.)

SITE DATA

OWNER WATERFIELD II LLC
8311 BANDFORD WAY
SUITE 7
RALEIGH, NC 27615

OLD LOT 3
ADDRESS 500 WATERFIELD RIDGE PLACE
PIN 1730-06-5247
REFERENCES DB 18846, PG 2091,
BM 2020, PG 1474
AREA 298,430 S.F. (6.8510 AC.)
ZONING MXD-1

WAKE COUNTY, NC 116
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
12/21/2021 11:24:54

BOOK: BM2021 PAGE: 02307

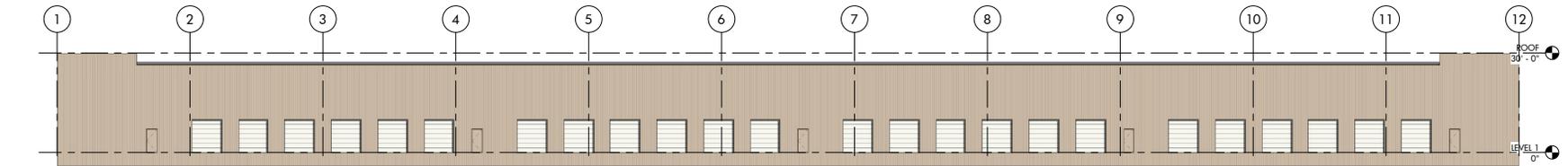
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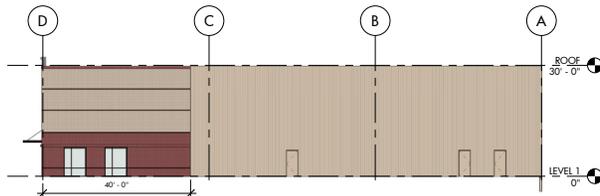
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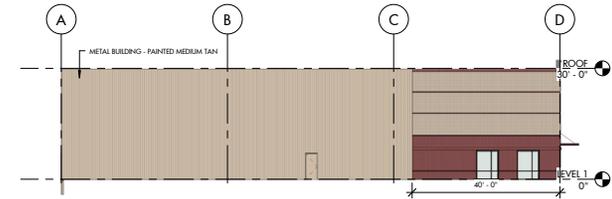
ELEVATIONS



C1 SOUTH
1/16" = 1'-0"



B1 WEST
1/16" = 1'-0"



B2 EAST
1/16" = 1'-0"



A1 NORTH
1/16" = 1'-0"

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NAI TRI PROPERTIES

AMENITIES

All of the heart of Garner's thriving retail and dining scene is just minutes from 500 Waterfield Ridge Pl, including White Oak Crossing and Downtown Garner. Below lists some of the surrounding amenities within the White Oak district.

SURROUNDING BUSINESSES

- Capital Jeep
- Dominos Distribution
- Keystone Auto Parts
- Lansing Building Products
- Papa John's Distribution
- Penske
- Pergo
- Unisource
- State Employees' Credit Union
- Byrd's Auto Service
- Amoco

DINING OPTIONS

- Carolina Ale House
- Sheetz
- Starbucks
- Smithfield's Chick N' Bar-BQ
- Panera Bread
- White Oak Grill & Lounge
- Tacos Mi Sazon Picoso
- LongHorn Steakhouse
- Chick-fil-A
- Alpaca Peruvian Charcoal Chicken

RETAIL & RESIDENTIAL

- Abberly Place Apartments
- Cabela's
- The Reserve at White Oak Apartments
- White Oak Shopping Center
- Bass Pro Shops
- Michael's
- Sephora
- Target
- Dick's Sporting Goods
- Best Buy
- T.J. Maxx
- BJ's Wholesale Club

MEDICAL

- Strategic Health
- Wake Med

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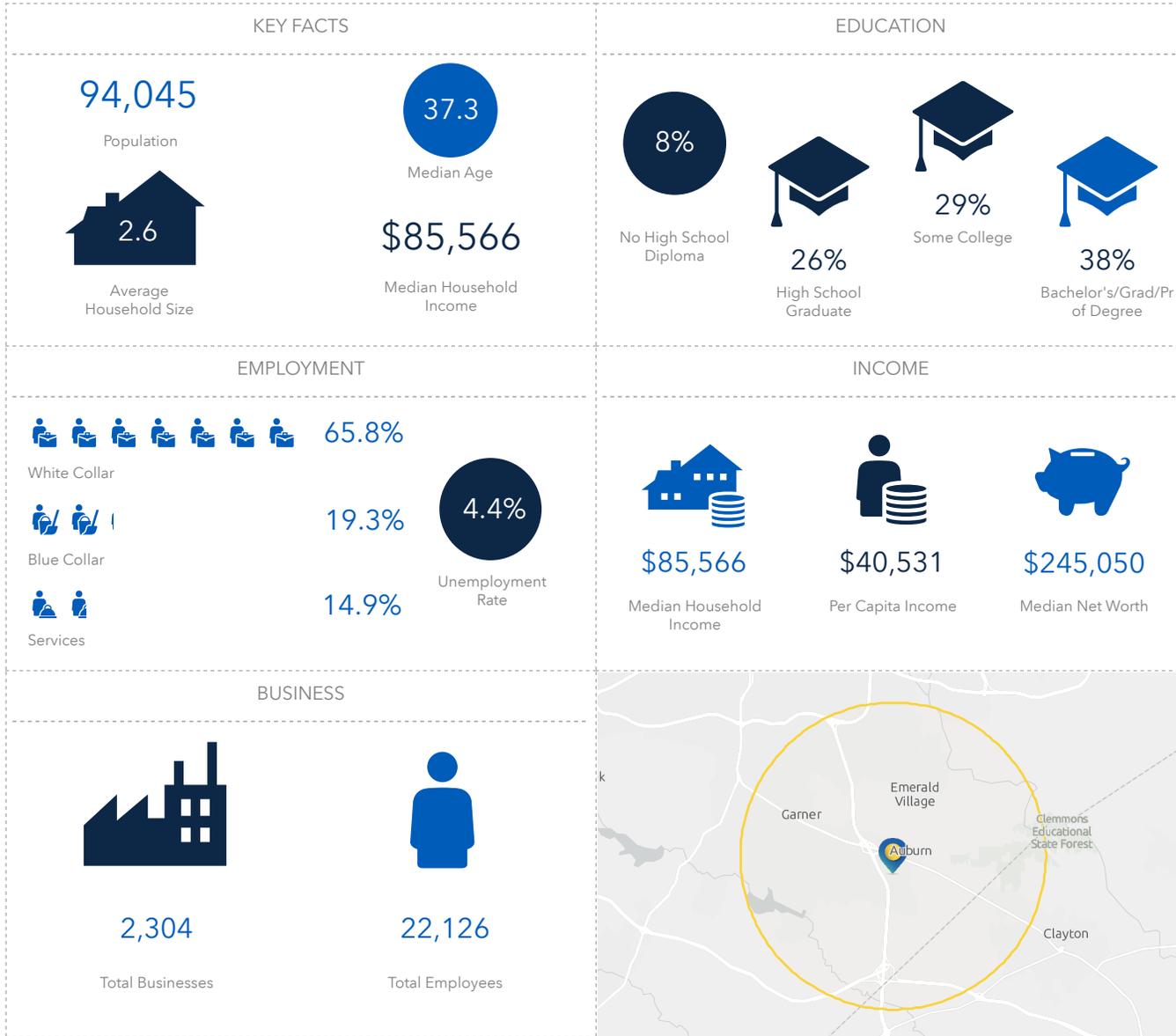
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DEMOGRAPHICS

5 MILE



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