



ALL IN
REALTY, LLC

105 SHIPWASH DRIVE

GARNER, NC 27529

±9,800 SF FLEX WAREHOUSE

COMING SOON

NOVEMBER 2026



ONE (1) DOCK
8' X 9'



ONE (1) DRIVE-IN
12' X 14'



13 PARKING SPACES
1 HC SPACE



±9,800 SF FLEX
WAREHOUSE SPACE



LEASE RATE

BASE RENT
\$17.00 PSF



TICAM
\$2.50 PSF



TOTAL
\$19.50 PSF

MONTHLY TOTAL
\$15,925.00
PER MONTH

BRYSON WHITE

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Commercial Real Estate Broker

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ROMANS 8:28

We know that in all things God works for good with those who love him,
those whom he has called according to his purpose. **Romans 8:28**



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±9,800 SF FLEX WAREHOUSE

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PROPERTY HIGHLIGHTS

 **TOTAL SIZE**
±9,800 SF
FLEX WAREHOUSE

 **OFFICE SPACE**
±3,000 SF

 **WAREHOUSE SPACE**
±6,800 SF

 **DRIVE-IN DOOR**
One (1)
12' x 14'

 **DOCK DOOR**
One (1)
8' x 9'

 **POWER**
3-PHASE POWER

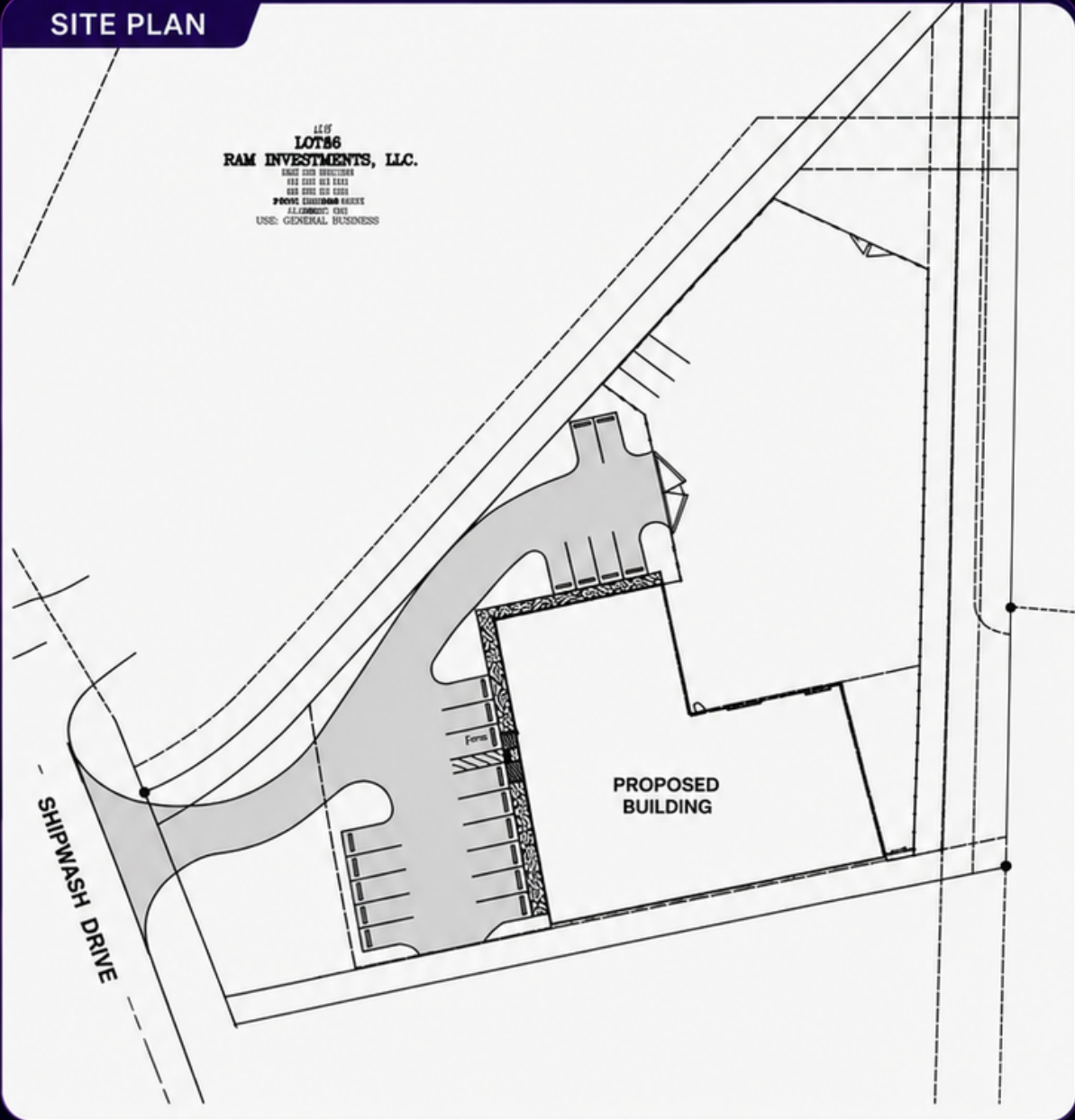
 **SPRINKLER**
NOT SPRINKLED

 **CLEAR HEIGHT**
22 FT
NOMINAL

 **PARKING**
13 PAVED SPACES
1 HC SPACE

 **LAY DOWN AREA**
AVAILABLE

SITE PLAN



PROPERTY FEATURES


±3,000 SF OFFICE
Open concept office with 2 restrooms, break area, and IT closet.


±6,800 SF WAREHOUSE
Functional warehouse space with one dock door and one drive-in door.


3-PHASE POWER
Ideal for a variety of industrial, distribution, or service users.


22 FT NOMINAL CEILING HEIGHT
Excellent vertical clearance for storage, racking, or equipment needs.


LAY DOWN AREA AVAILABLE
Additional space for outdoor storage or equipment.


13 PAVED SPACES 1 HC SPACE
Including 1 handicap space for convenience and compliance.



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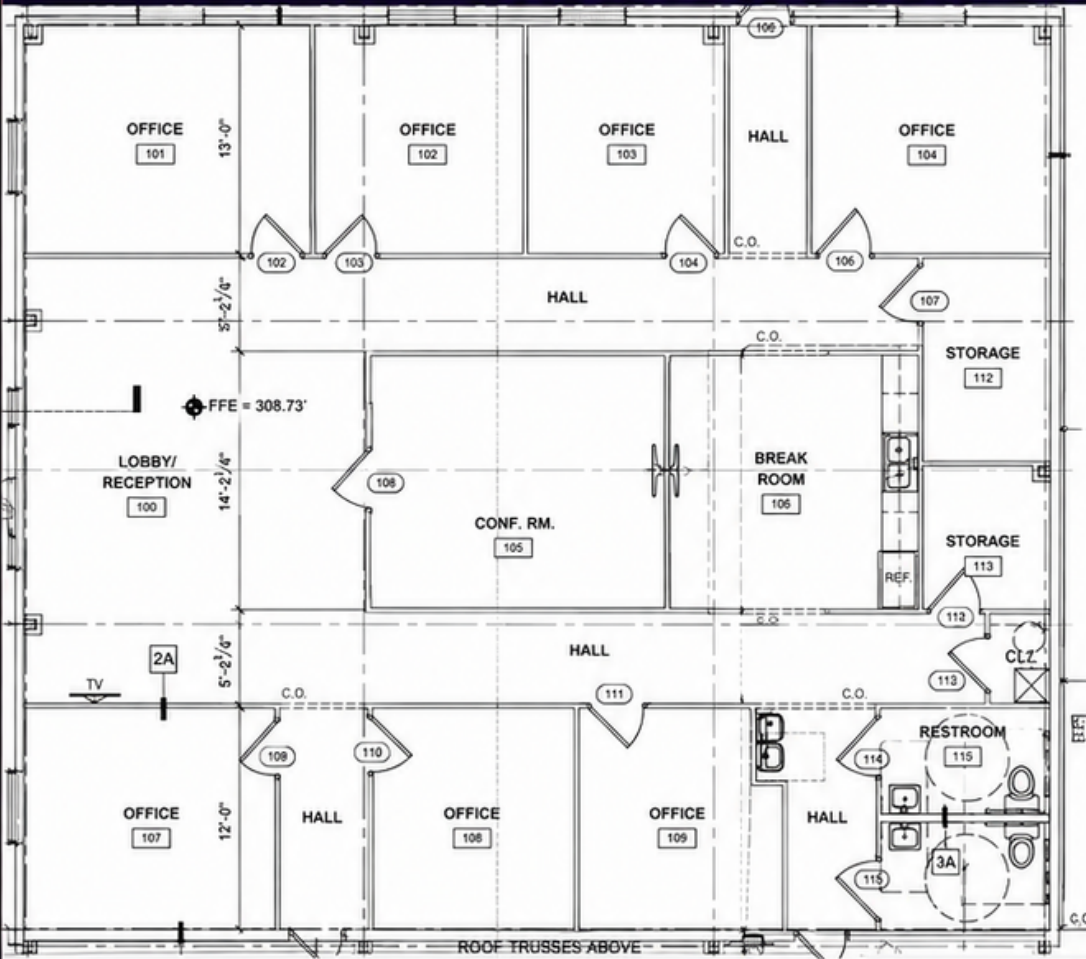
9,800 SF FLEX / WAREHOUSE

AVAILABLE

NOVEMBER 2026

OFFICE SPACE OVERVIEW

3,000 SF OF PROFESSIONAL OFFICE SPACE



OFFICE SPACE HIGHLIGHTS



RECEPTION AREA

Welcoming lobby / reception area to greet clients, vendors, and team members.



7 PRIVATE OFFICES

Seven private offices provide flexibility for management, administration, and team workstations.



CONFERENCE ROOM

Spacious conference room ideal for meetings, planning sessions, and presentations.



BREAK ROOM

Dedicated break room for staff with sink and counter space.



STORAGE CLOSETS

Two storage closets, including one dedicated IT / equipment closet for secure infrastructure.



TWO BATHROOMS

Two private restrooms conveniently located within the office suite.



BUILT TO SUPPORT YOUR OPERATIONS

The 3,000 SF office is thoughtfully designed to support day-to-day operations with the perfect balance of private offices, collaboration spaces, and essential amenities. This layout empowers on-site teams to manage warehouse activities, coordinate logistics, and handle administrative functions efficiently—all under one roof. A professional environment that drives productivity and supports your business growth.



FUNCTIONAL LAYOUT

Efficient office design that maximizes every square foot.



ONSITE MANAGEMENT

Ideal for overseeing warehouse teams and daily operations with ease.



PROFESSIONAL ENVIRONMENT

A productive workspace that supports your team and leaves a lasting impression.



GROW WITH CONFIDENCE

Scalable space that adapts as your business evolves.



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LOCATION OVERVIEW



LOCATION HIGHLIGHTS



STRATEGIC LOCATION

Conveniently located in Garner with easy access to major highways and surrounding markets.



HIGHWAY ACCESS

Quick access to I-40 and US-70, providing seamless connectivity across the Triangle.



GROWING AREA

Located in a rapidly growing corridor with strong commercial and residential development.



LABOR POOL

Access to a large and skilled workforce in Wake County and surrounding areas.

CONNECTED. CONVENIENT. CENTRAL.

105 Ship Wash Drive offers a prime location in Garner with immediate access to I-40, US-70, and major thoroughfares throughout the Triangle. Surrounded by a strong mix of commercial, industrial, and residential growth, this location provides excellent visibility and convenience for employees, clients, and partners alike.



2 MINUTES
TO OLD US-70



5 MINUTES
TO I-40



15 MINUTES
TO DOWNTOWN
RALEIGH



35 MINUTES
TO RDU AIRPORT