

GARNER COMMERCE CENTER

2545-2585 HWY 70 | GARNER

SHALLOW BAY
INDUSTRIAL



3 Buildings | 2,547 SF to 40,806 SF Available

Developer:



Leasing:



PROPERTY OVERVIEW

ADDRESS	2545-2585 Hwy 70, Garner, NC 27520
AVAILABLE SPACE	2,547 – 40,806 SF (varying sizes available)
PROPERTY TOTAL	128,003 SF (3 Buildings)
DATE AVAILABLE	Immediately following Buildout
CEILING HEIGHT	18'+ Clear
COLUMN SPACING	30' Width
LOADING	Dock Doors (9'x10') – Suite Dependent Drive-In (10'x12' at Grade) – Suite Dependent
TRUCK COURT	20' - 172' (includes Shared Courts)
OFFICES	Build to Suit & Spec Suites
PARKING	2.44 Spaces per 1,000 SF
FIRE PROTECTION	100% Wet System
EXTERIOR WALLS	Masonry and Glass
ROOF	White Thermoplastic Polyolefin (TPO)
HEAT	Natural Gas
WATER & SEWER	Town of Garner
TELECOM AVAILABLE	Spectrum & AT&T Capable
ZONING	IL - Light Industrial
COUNTY	Wake Co
ADDITIONAL	Skylights 8' Ribbon Glass at Entry Visibility & Signage Options



Leasing Brokers:
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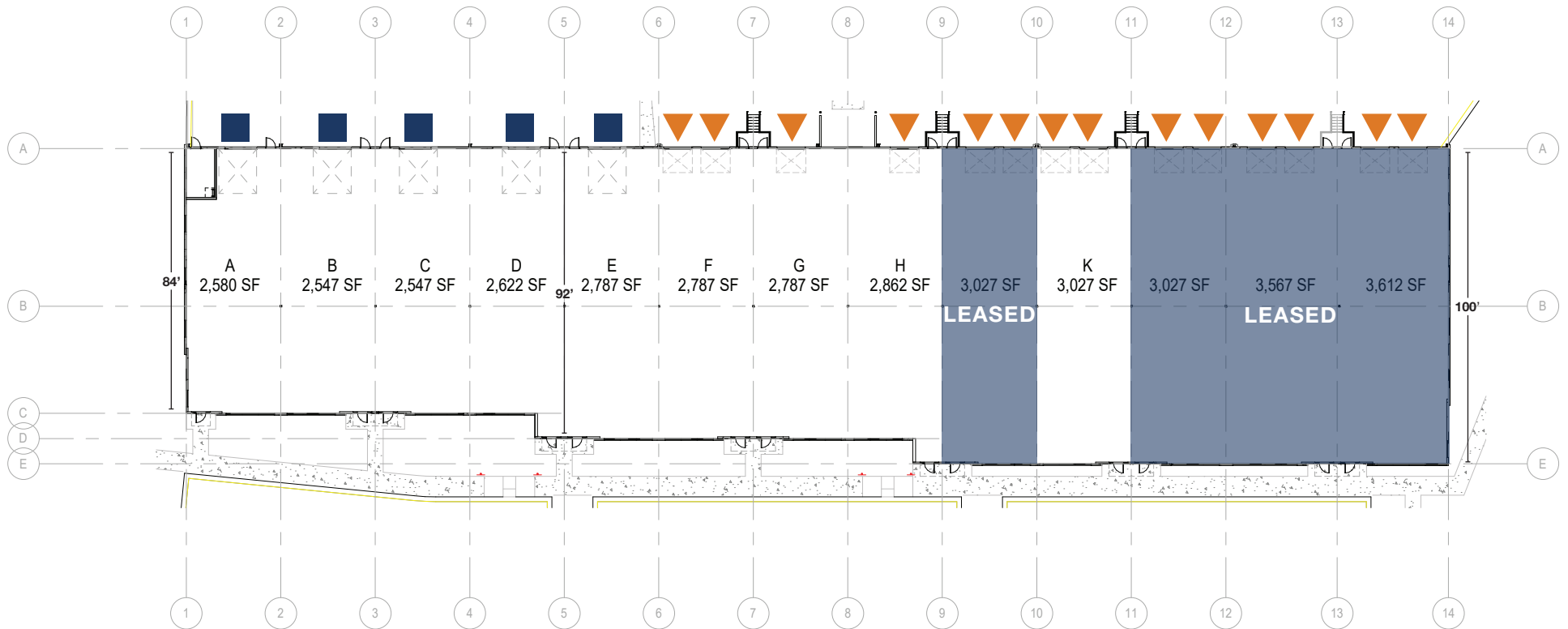
Developer Contact:
CONOR DEVLIN
 443.995.8218
 cdevlin@ggcommercial.com



FLOOR PLANS

BUILDING A

Bays: 2,547 - 24,546 SF

Total Building Size: 37,779 SF



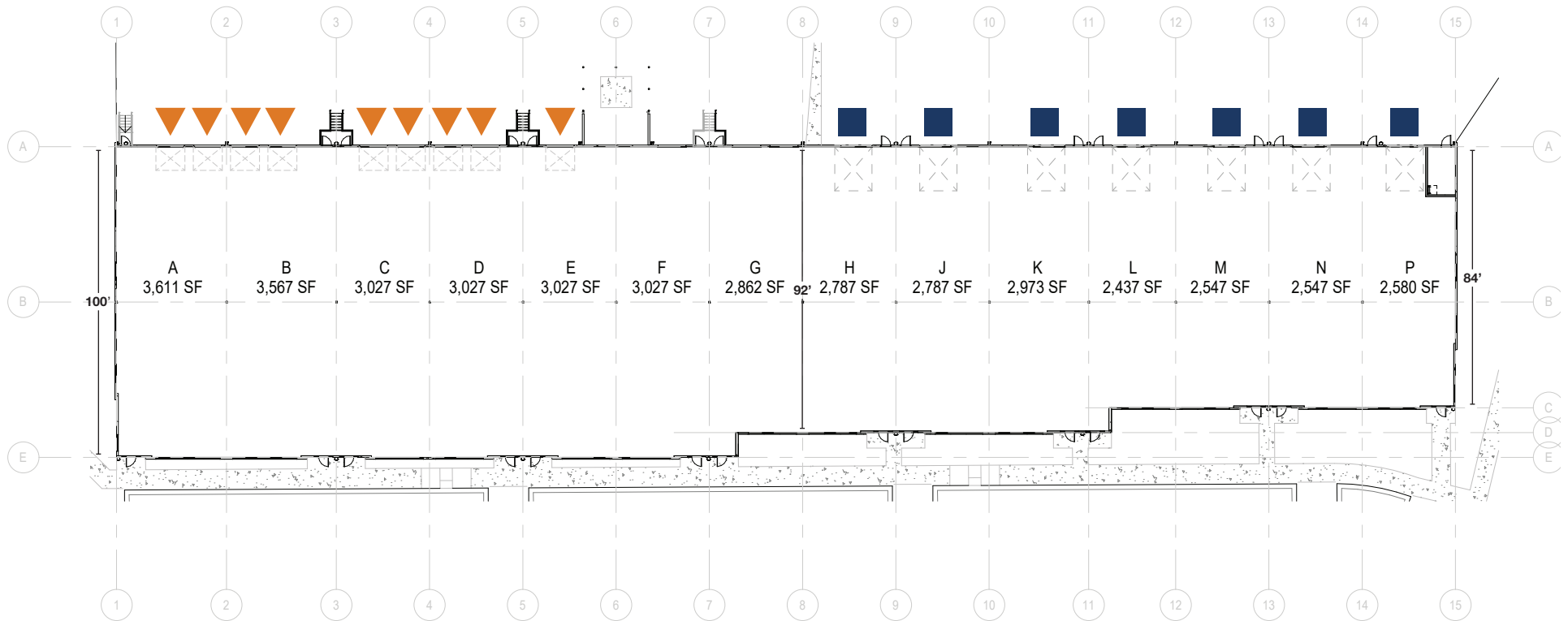
-  Dock High Doors
-  Grade Level Doors



FLOOR PLANS

BUILDING B

Bays: 2,437 - 40,806 SF

Total Building Size: 40,806 SF



 Dock High Doors
 Grade Level Doors

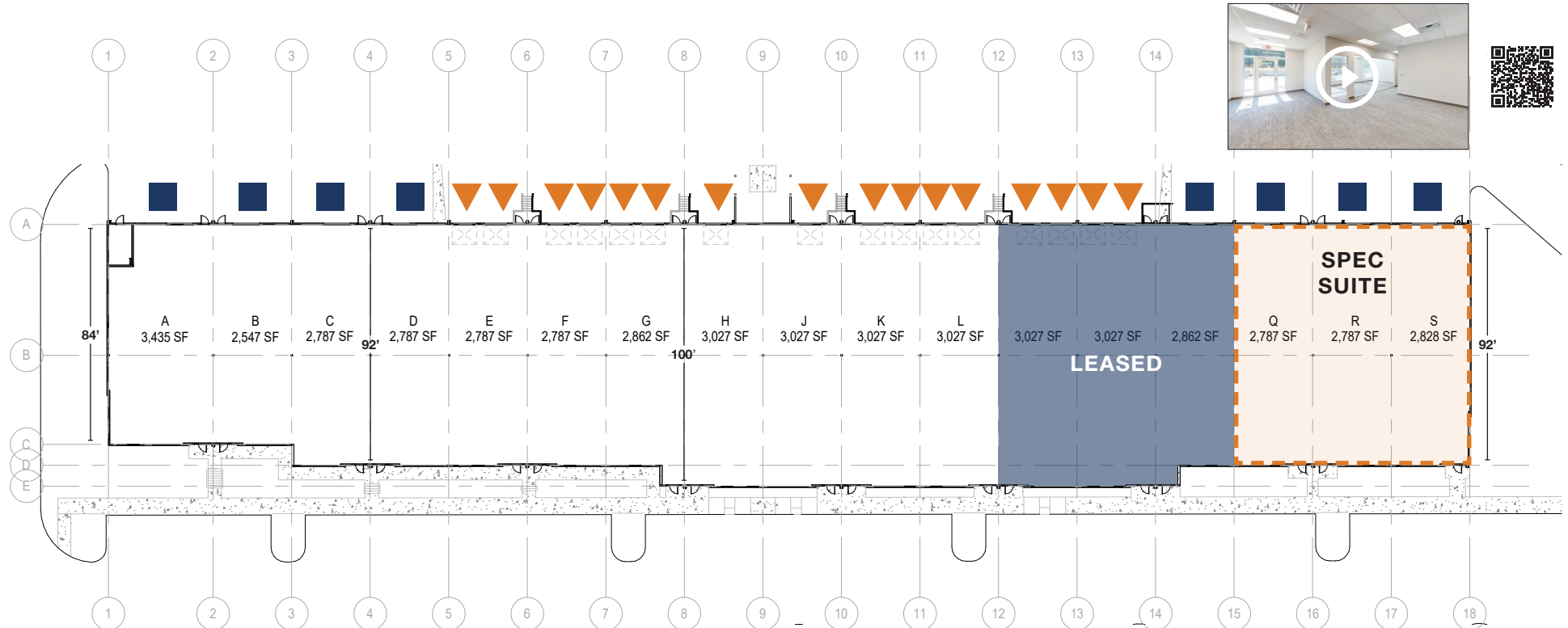
FLOOR PLANS



BUILDING C

Bays: 2,547 - 40,502 SF

Total Building Size: 49,418 SF

Click or scan for
VIRTUAL TOUR



-  Dock High Doors
-  Grade Level Doors



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SITE PLAN

BUILDING A

Bays: 2,547 - 37,779 SF
Total: 37,779 SF

BUILDING B

Bays: 2,437 - 40,806 SF
Total: 40,806 SF

BUILDING C

Bays: 2,547 - 40,502 SF
Total: 49,418 SF



VIRTUAL TOUR

SPEC SUITE

BUILDING C - Q / R / S

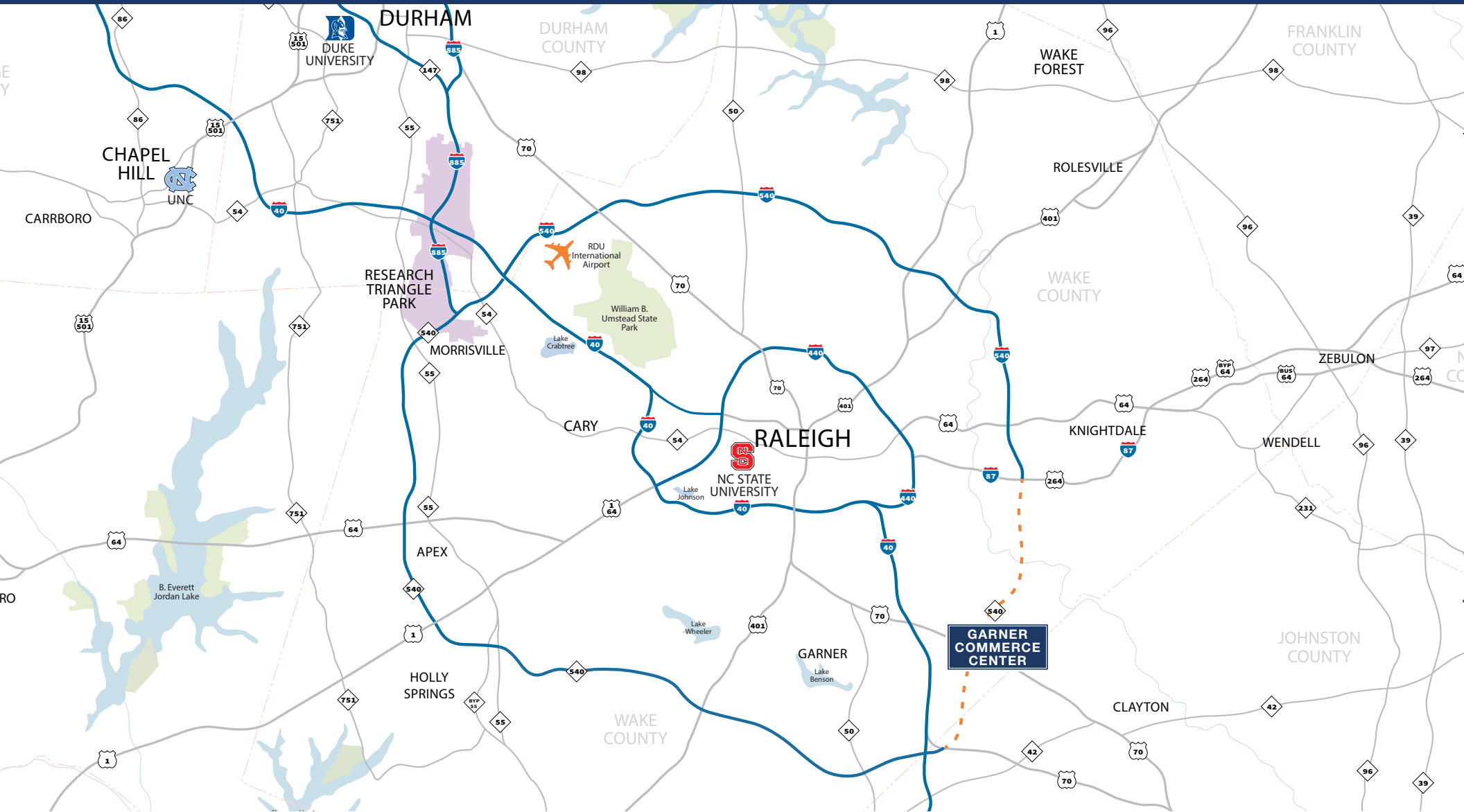
Please click or scan for VIRTUAL TOUR



AVAILABLE SPACE	8,402 SF
DATE AVAILABLE	Immediately
ADDITIONAL INFORMATION	1,514 SF Office / 6,888 SF Warehouse 3 Grade Level Doors Hwy 70 Visibility



REGIONAL MAP



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