

Investment opportunity

FLEX BUILDING FOR SALE

1540 Mechanical Boulevard, Garner, NC 27529



AVISON
YOUNG

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If you would like more information on this offering please get in touch.

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01 Executive summary

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Free-standing, fully leased flex building investment property.

1540 Mechanical Blvd

EXECUTIVE SUMMARY

Avison Young is pleased to present a rare investment opportunity in Garner, NC. We are offering 1540 Mechanical Boulevard at 27,110 square feet for sale. Please contact Baxter Walker with further interest at 919-913-1118.

PROPERTY OVERVIEW

The subject property is a free-standing building situated in Garner, NC, strategically positioned just off US 401 and US 70. Garner is less than five miles away from downtown Raleigh, offering prime accessibility and proximity to major transportation arteries. The subject property is also fully leased, providing immediate income for prospective investors.

PROMINENT LOCATION

The property's location presents an advantageous position, benefiting from excellent visibility and accessibility. Its close proximity to major highways ensures easy connectivity to key areas in the region, enhancing its appeal to potential investors or businesses seeking convenient access to the Raleigh metropolitan area. Garner's proximity to Raleigh, combined with its growing economy and robust infrastructure, contributes to a favorable investment environment.



Specifications



Address

1540 Mechanical Boulevard
Raleigh, North Carolina



Size

27,110 Square feet



Submarket

Southeast Wake County

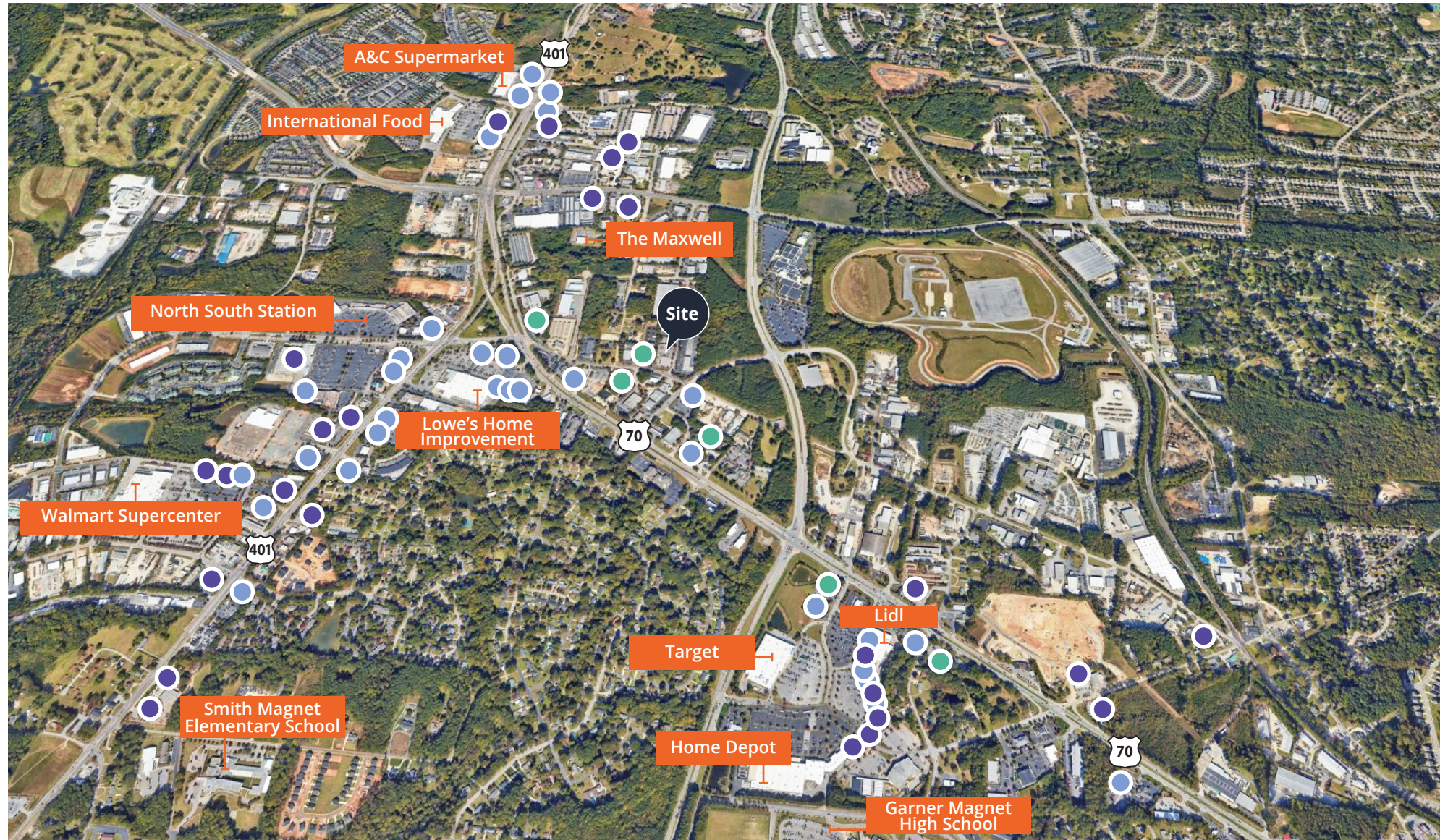


Asset type

Flex

Property summary

FLEX BUILDING FOR SALE



- FOOD & DRINK
- RETAIL
- HOTELS & BANKS

022 Property summary

Property summary

FLEX BUILDING FOR SALE

OFFERING SUMMARY

Address 1540 Mechanical Blvd, Garner, NC 27529

Asking Price Contact Broker for Pricing

Building SF ±27,110 SF

Available SF ±27,110 SF

Leased Through 12/31/2027

Building Class B

Zoning CMX (Commercial Mixed Use)

Parcel Size 2.25 acres

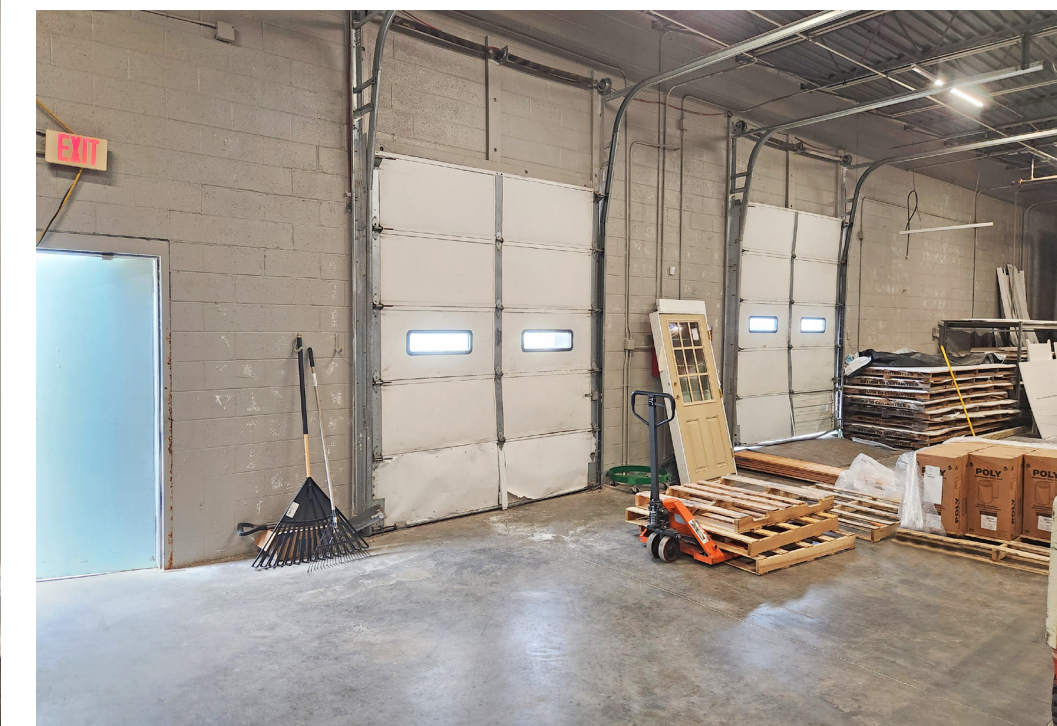
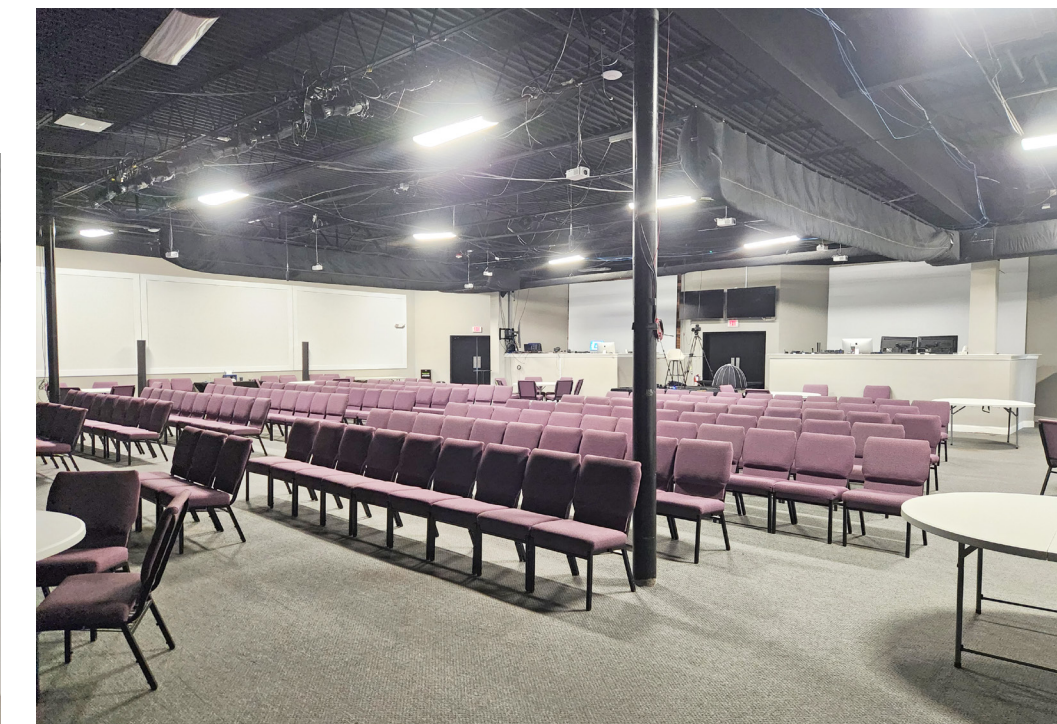
Market Raleigh/Durham

Submarket Southeast Wake County



Additional photos

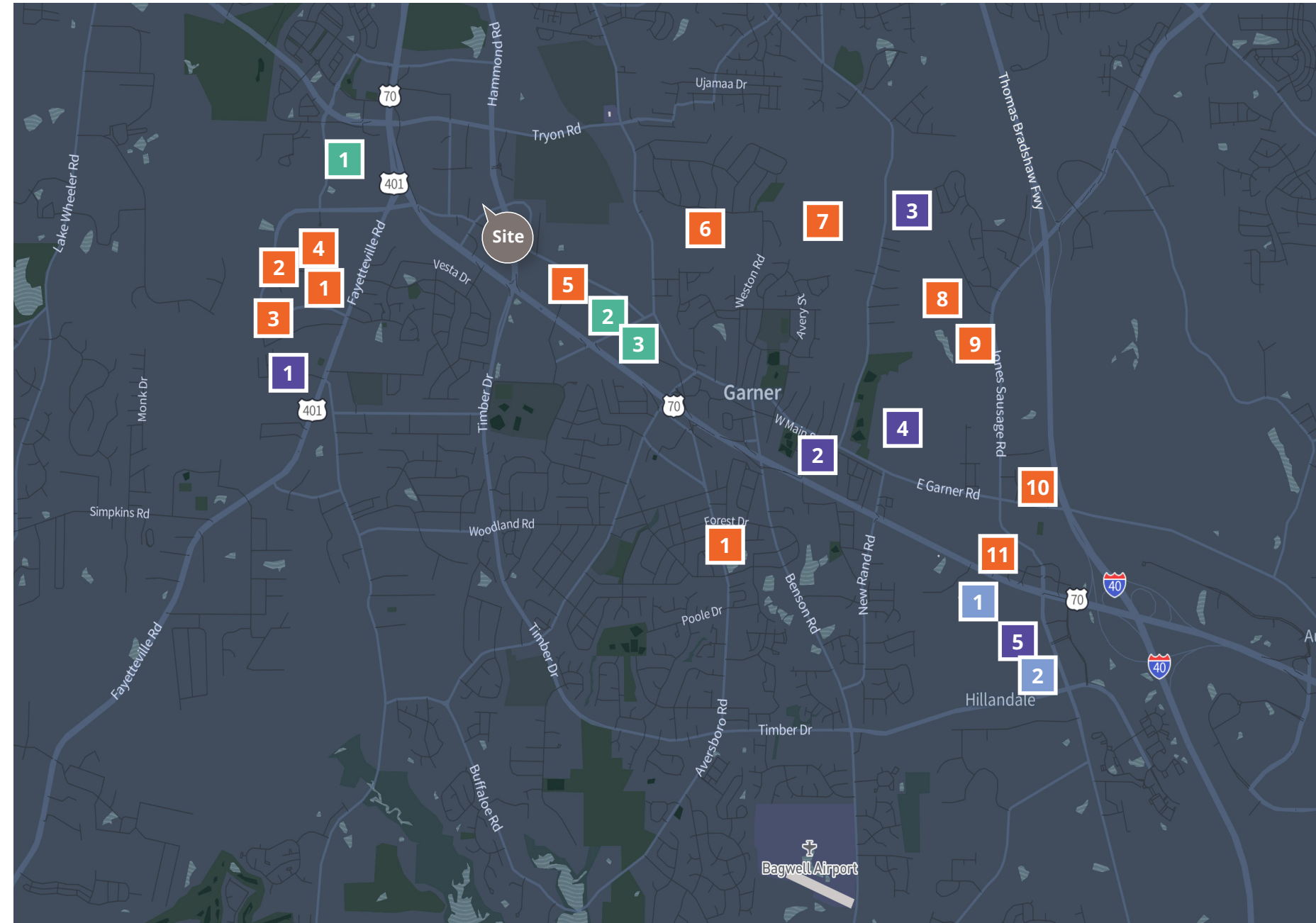
FLEX BUILDING FOR SALE



Development activity

GARNER, NORTH CAROLINA

Type	Project	Size	Pipeline Stage	
1	Industrial	INQ 4300	172,068 sf	Under Construction
2	Industrial/Flex	Garner Station	189,000 sf	Under Construction
3	Industrial	Thompson Industrial Park	20,000 sf	Under Review
4	Industrial/Flex	R&S Mechanical Flex	13,658 sf	Under Construction
5	Industrial	Strickland Waterproofing Warehouse	20,870 sf	Under Review
6	Industrial	Thompson Business Park Phase II	47.96 acres	Under Review
7	Industrial	Creech Road Solar	62.75 acres	Under Review
8	Industrial	Wilmington Road Industrial	289,634 sf	Under Review
9	Industrial	JS Commerce Park	40.869 acres	Under Construction
10	Industrial	Dougher Light Industrial	21,000 sf	Recently Approved
11	Industrial	Morris & Associates	33,316 sf	Recently Approved
1	Multifamily	601 Tryon Apartments	339 units	Under Construction
2	Multifamily	Raynor Meadow	264 units	Under Construction
3	Multifamily	Yeargan Road Apartments	254 units	Under Review
4	Multifamily	Swift Creek Apartments	613 units	Under Review
1	Retail	White Oak Ridge	24.79 acres	Recently Approved
2	Retail	Timber Drive Retail	24,000 sf	Under Review
1	Mixed Use	Vintage Garner	654 units	Under Review
2	Mixed Use	Garner Mixed-Use Metro 201	75,054 sf	Recently Approved
3	Mixed Use	1306 Creech Road	42 acres	Under Review
4	Mixed Use	The Park at Garner Station	96.72 acres	Under Review
5	Mixed Use	Time Drive East Mixed Use	2,108,382 sf	Under Review



About this location



163,629
population



\$94,186
average hh income



116,175
total employees



\$367,940
average home value

03

Area overview



Southeast Wake County

GARNER, NORTH CAROLINA

Nestled within one of America's top-rated regions for living, working, and family life, Garner epitomizes the charm of suburban living with its diverse offerings. Renowned for its quaint hometown atmosphere, rich historical downtown, top-notch schools, and peaceful residential areas, Garner also boasts an inviting environment for businesses, whether they're starting up, relocating, or expanding. Conveniently situated just minutes away from downtown Raleigh, this vibrant community awaits, offering a blend of small-town appeal and big-city accessibility.

Garner offers a comprehensive array of sought-after quality-of-life amenities within one convenient package. The community's interconnected network of local parks and trails seamlessly integrates with neighborhoods and schools, promoting outdoor recreation and a healthy lifestyle. With Raleigh just next door, residents have access to world-class performing arts, museums, and cultural festivals, enriching their leisure experiences. Moreover, Garner provides convenient access to cutting-edge healthcare, education, and technology resources, ensuring residents can thrive in all aspects of their lives.

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