

# 3125 Garner Station Blvd.

FLEX SPACE FOR LEASE - RALEIGH, NC



NAI TRI PROPERTIES

# FLEX SPACE

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ADDRESS: 3125 Garner Station Boulevard  
Raleigh NC 27603

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BUILDING SIZE: 8,000 SF

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AVAILABLE SPACE: 4,000 SF

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RENTAL RATE: \$18.50/PSF, NNN \$2.25/PSF

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CEILING HEIGHT: 16'

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FEATURES: ±500 SF Office Space  
Skylights in warehouse  
2 - 12'x12' drive-in doors  
Ample parking  
Excellent condition

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ACCESS: Easy access to 401 S, HWY 70, Tryon Rd.  
and I-440 Beltline

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CONTACT

JOAQUIN CANALS | 919.714.7124 | [jcanals@triprop.com](mailto:jcanals@triprop.com)

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# EXTERIOR



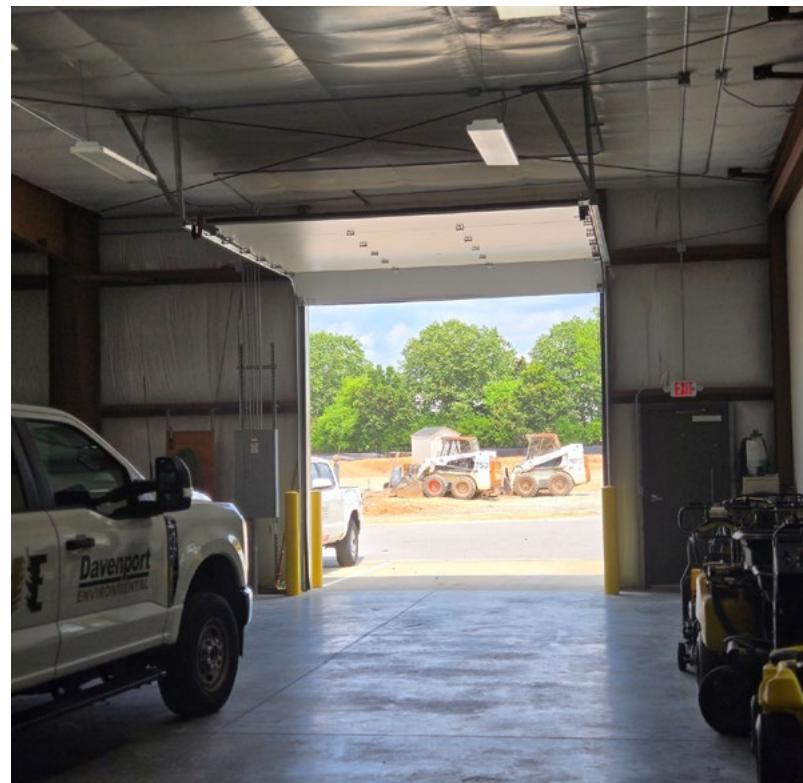
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NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

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# INTERIOR



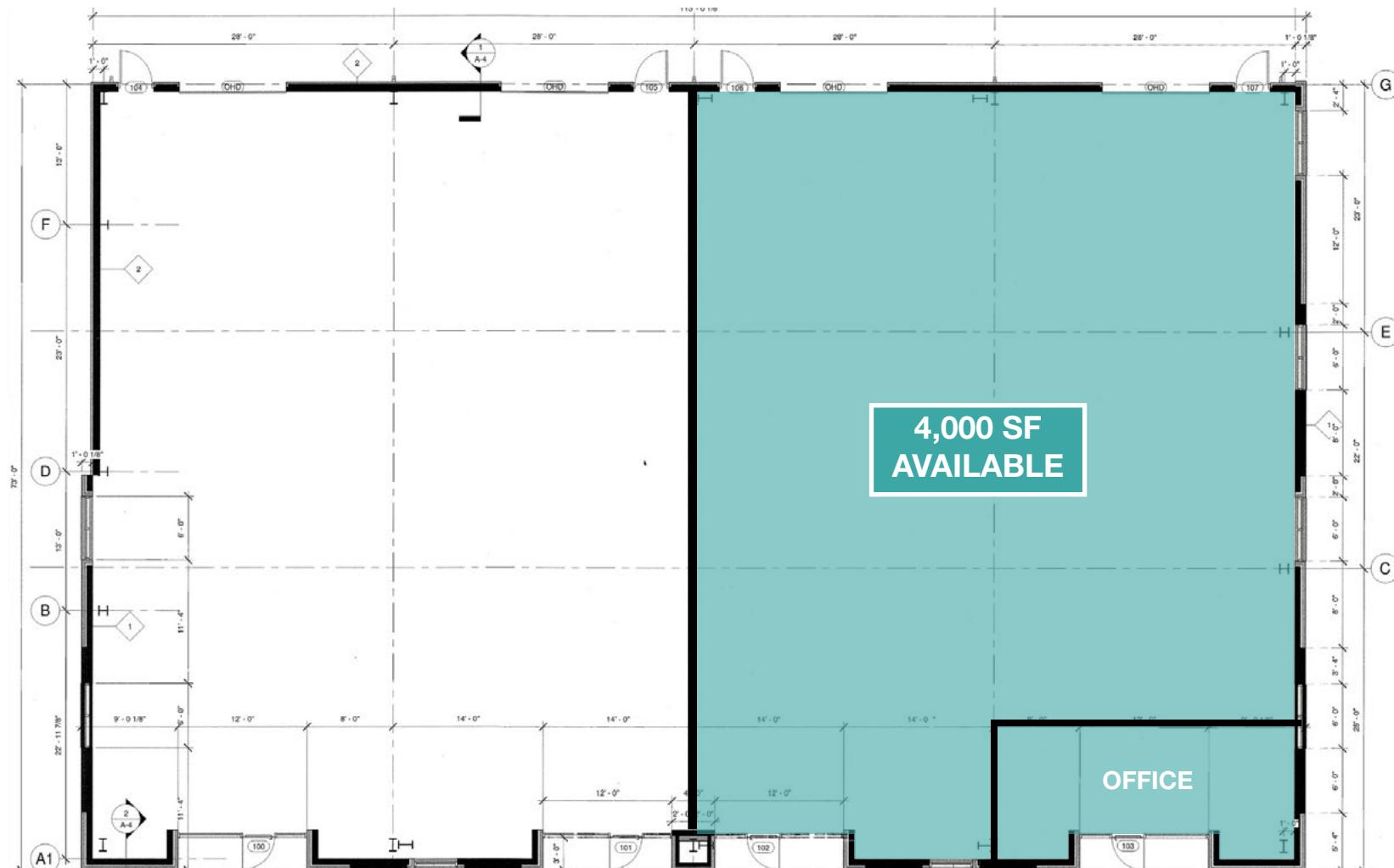
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# FLOOR PLAN



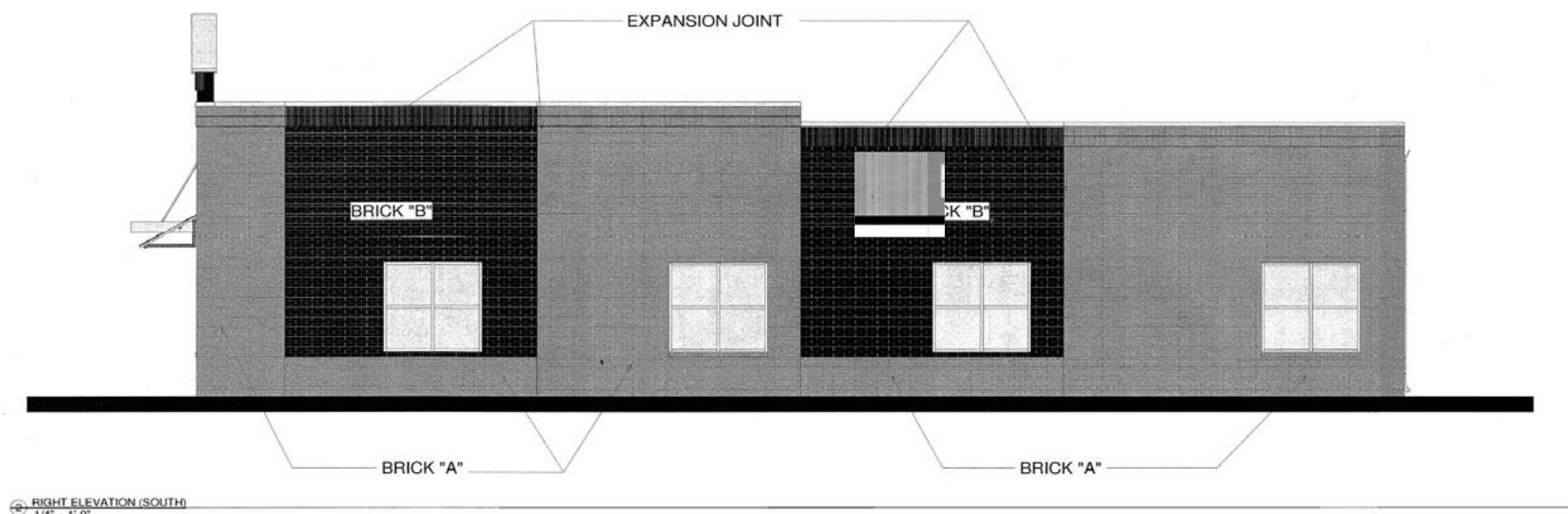
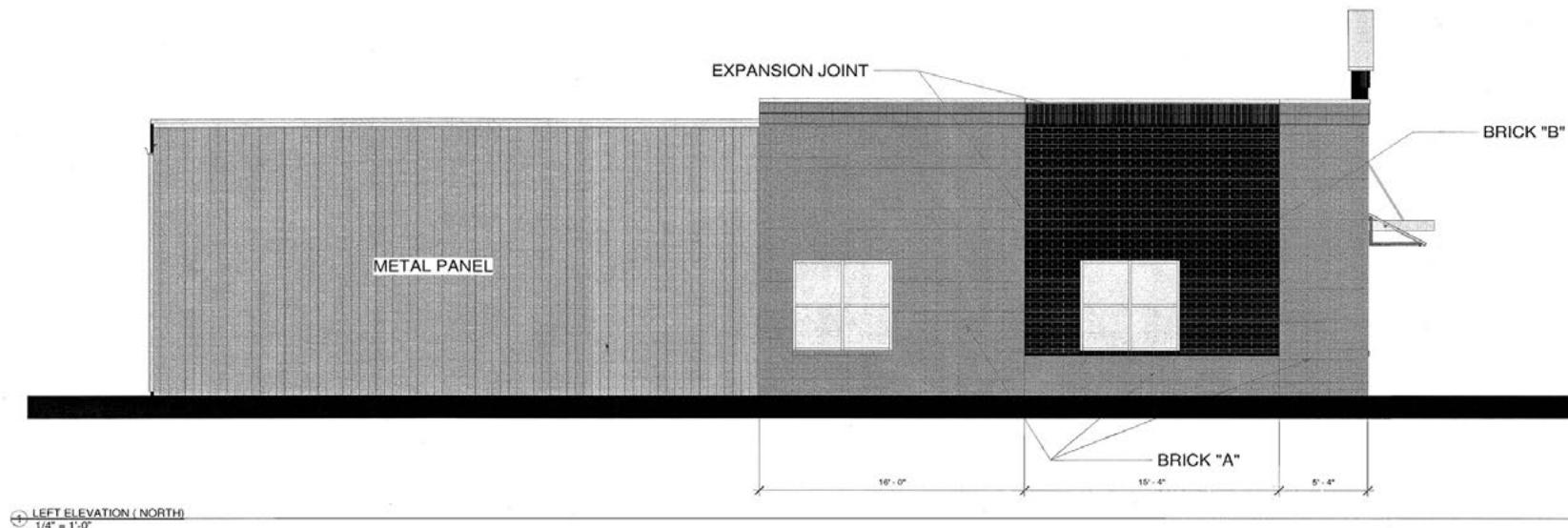
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# BUILDING ELEVATIONS



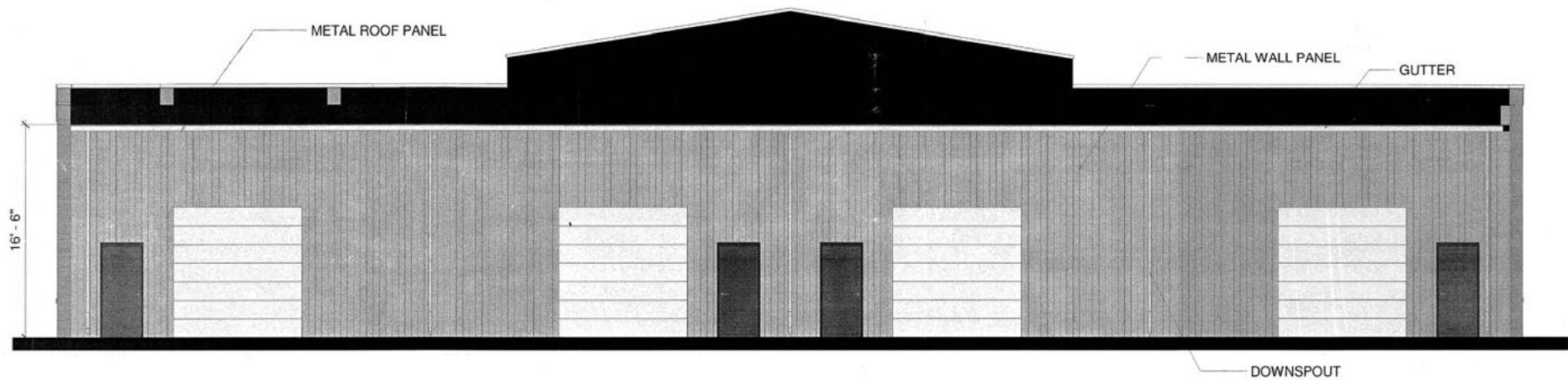
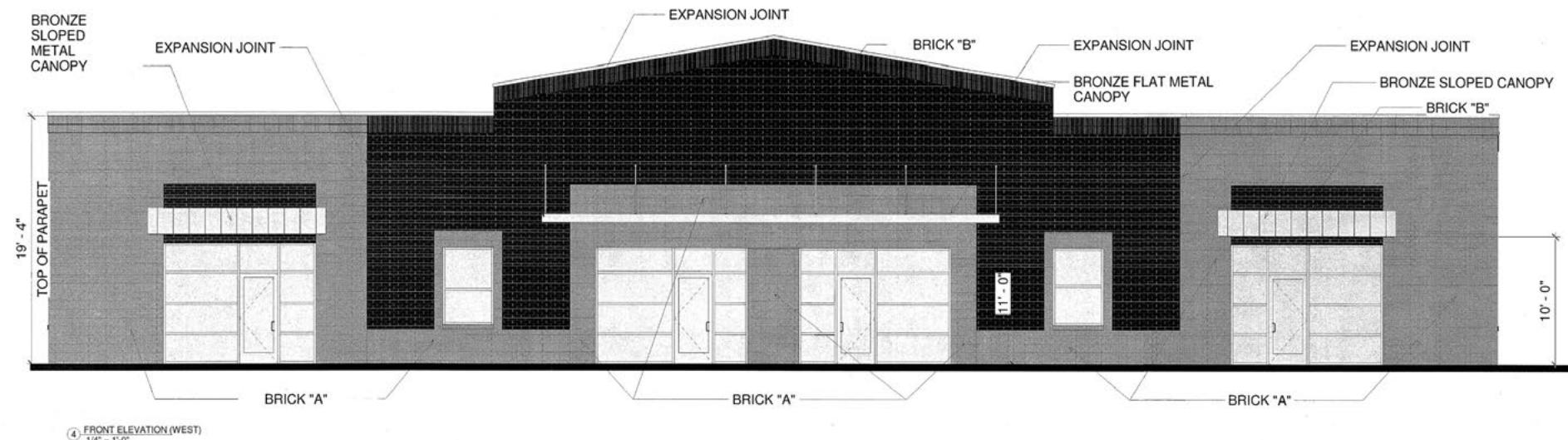
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# BUILDING ELEVATIONS



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# LOCAL AREA



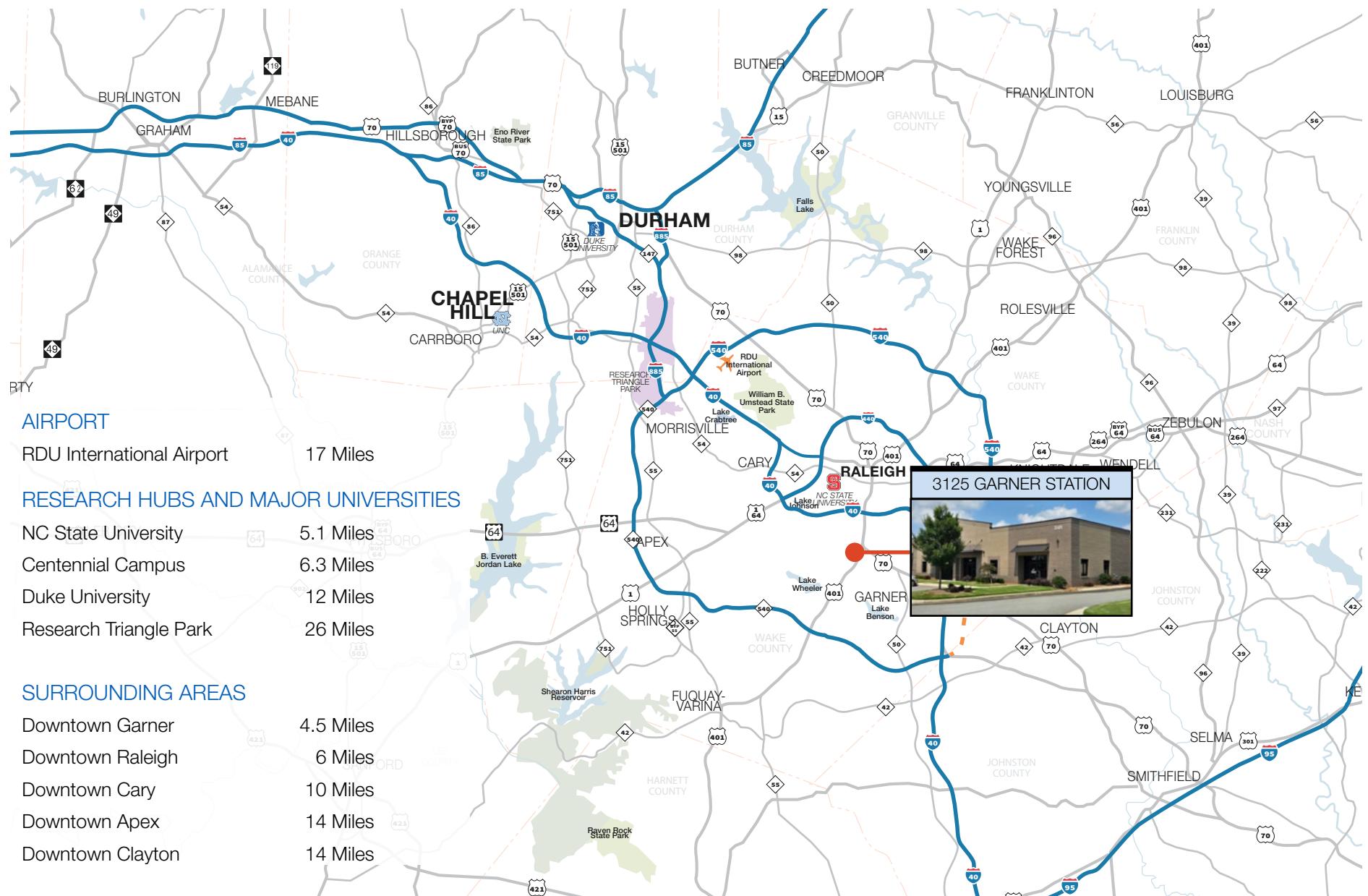
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# TRIANGLE REGION



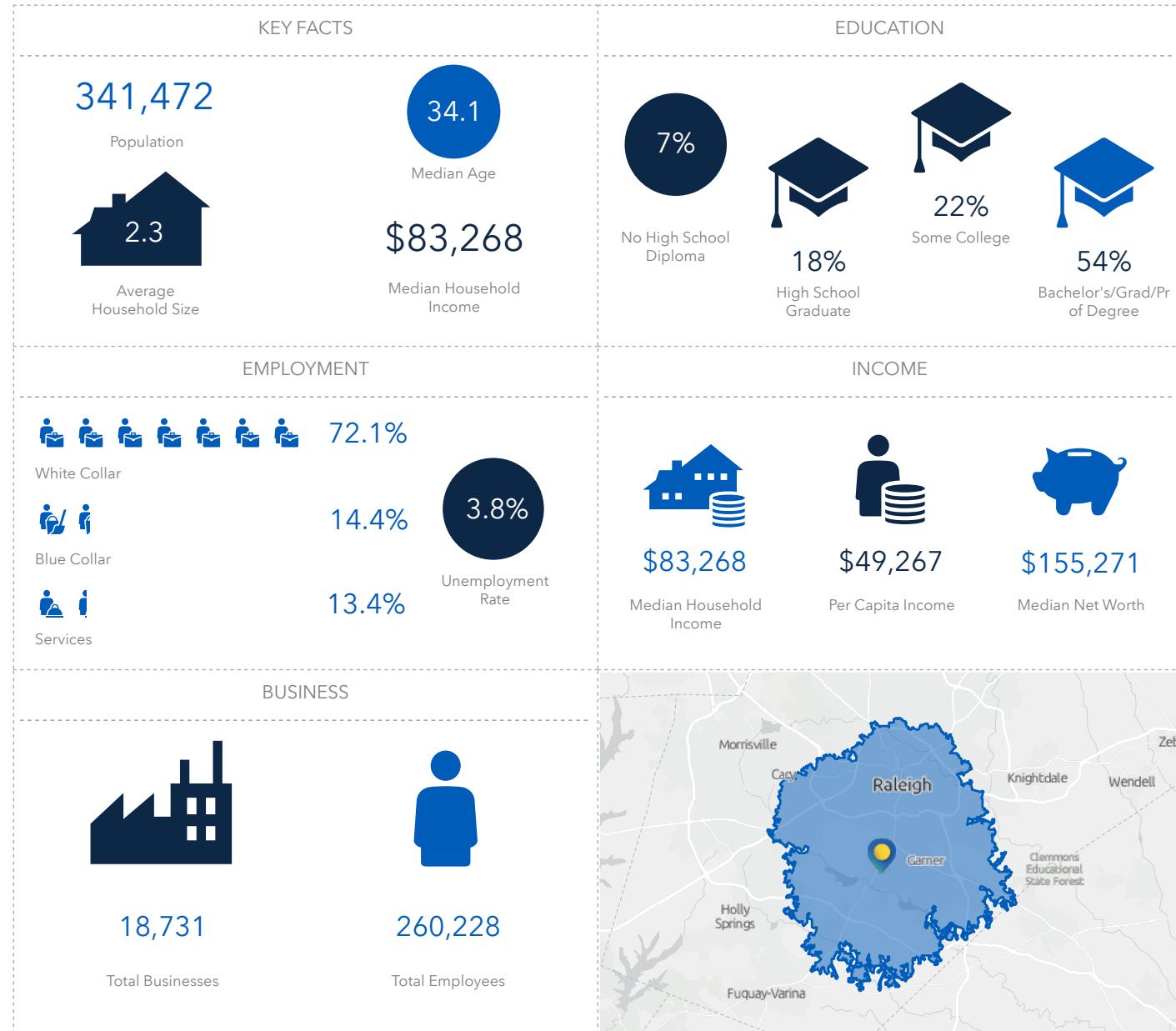
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# DEMOGRAPHICS - 5 MILE



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