

INDUSTRIAL PROPERTY FOR SALE

417 LOOP RD

417 Loop Road | Garner, NC 27529

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CITYPLAT
COMMERCIAL REAL ESTATE

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PROPERTY DESCRIPTION

417 Loop Road presents a rare opportunity to acquire a functional office/warehouse facility in one of Wake County's most established industrial markets. Situated on approximately 0.68 acres and improved with a $\pm 4,500$ -square-foot steel-frame building, the property offers an efficient balance of finished office space and warehouse functionality, making it well suited for contractors, service companies, distributors, light manufacturers, and other owner-user operations.

The building features approximately 2,100 square feet of finished office and support space, including a reception area, multiple private offices, conference room, break room, and restrooms, complemented by approximately 2,400 square feet of warehouse space with three roll-up doors for efficient loading, equipment access, and daily operations. The site also provides a functional outdoor area suitable for vehicle parking, trailer storage, and material laydown.

Positioned just minutes from US-70, I-40, I-440, and the future I-42 corridor, the property offers excellent connectivity throughout Raleigh, Garner, Cary, and the greater Triangle. Combined with LI (Light Industrial) zoning, the location supports a wide variety of industrial and commercial uses while providing convenient access to one of the fastest-growing markets in the Southeast.

PROPERTY HIGHLIGHTS

- * Rare owner-user industrial opportunity in Wake County
- * $\pm 4,500$ SF office/warehouse facility on ± 0.68 acres
- * Approximately $\pm 2,100$ SF of finished office space and $\pm 2,400$ SF of warehouse
- * Three roll-up doors for efficient loading and operational flexibility
- * Functional outdoor area for equipment, trailers, and material laydown
- * LI (Light Industrial) zoning accommodates a wide range of industrial and commercial users
- * Efficient layout featuring reception, private offices, conference room, break room, and warehouse
- * Steel frame construction with metal exterior
- * Minutes from US-70, I-40, I-440, and the future I-42 corridor
- * Convenient access to Raleigh, Garner, Cary, and the greater Triangle
- * Ideal for contractors, service companies, distributors, and light manufacturers

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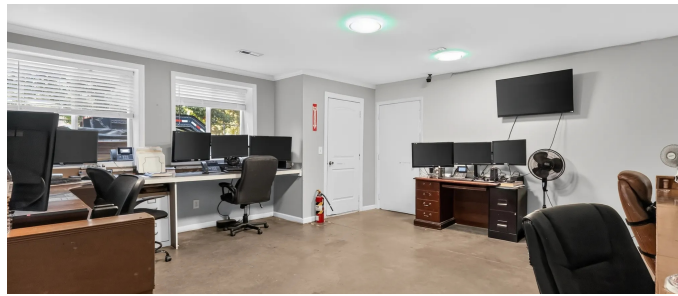
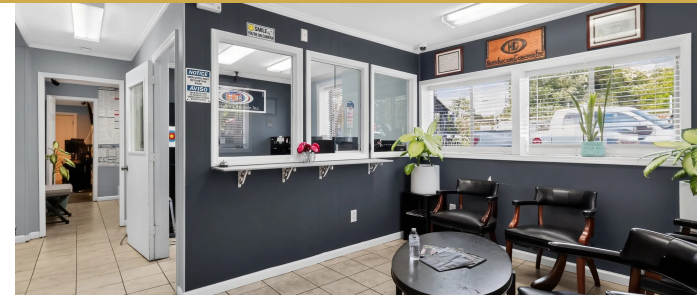
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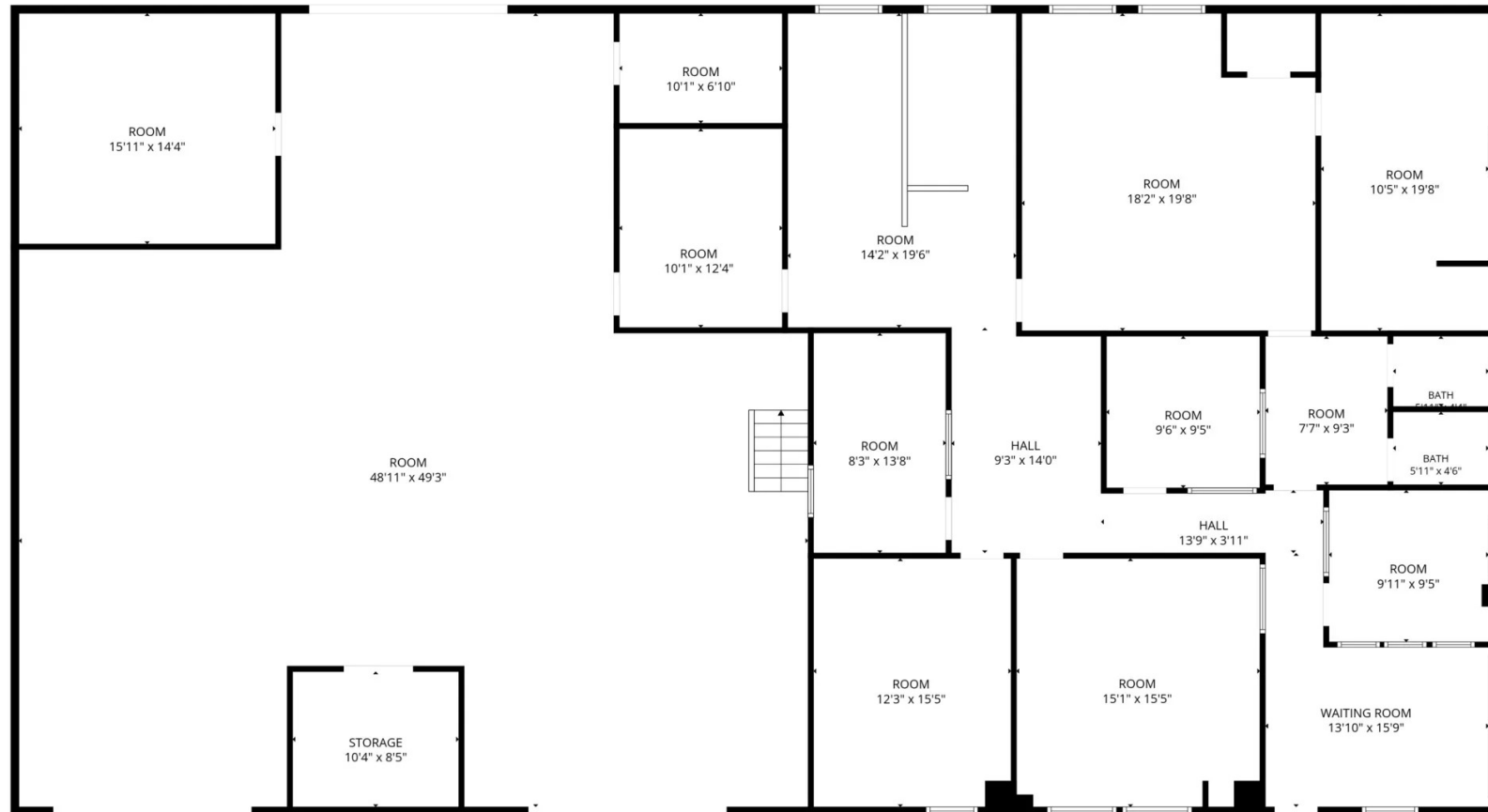
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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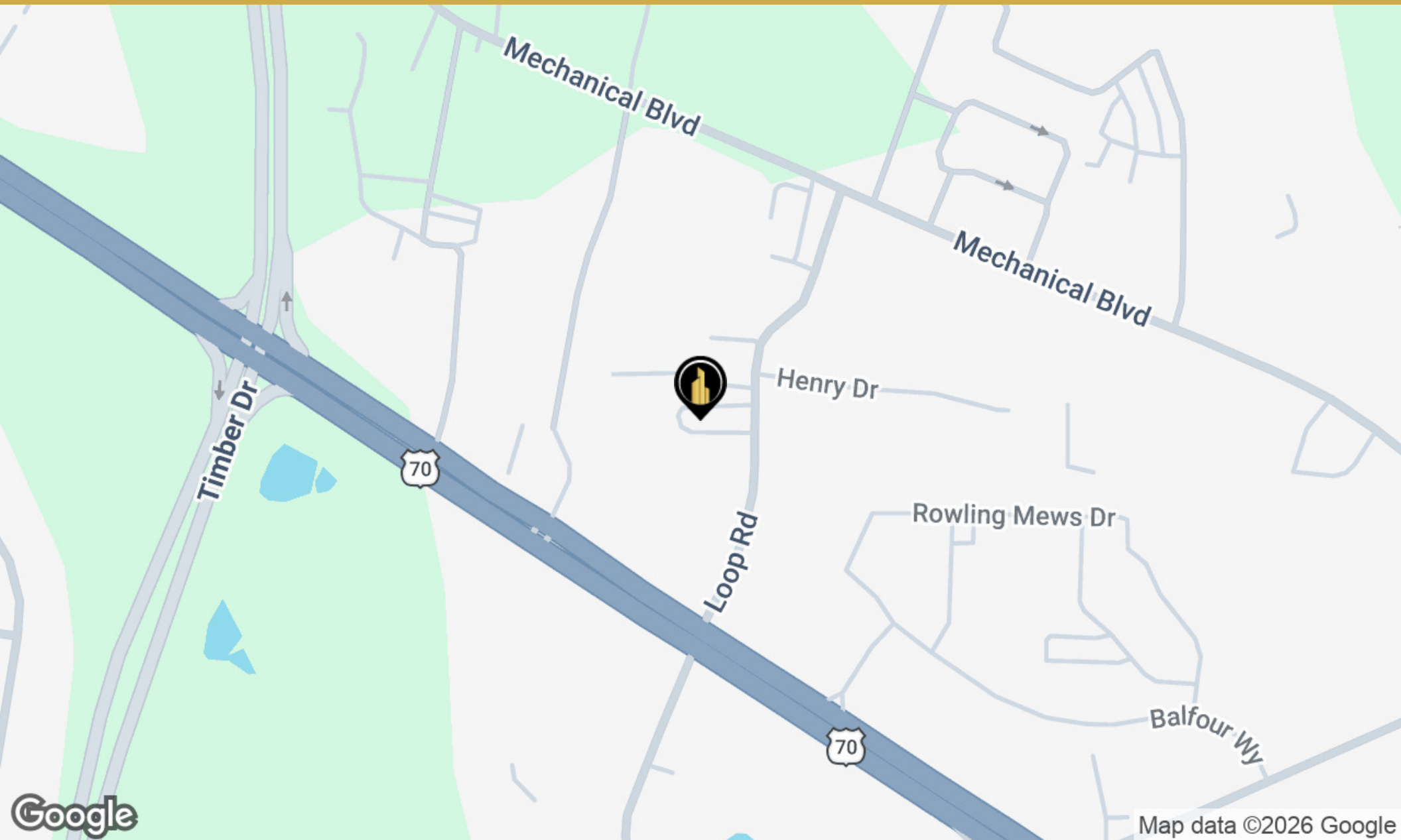
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Map data ©2026 Google

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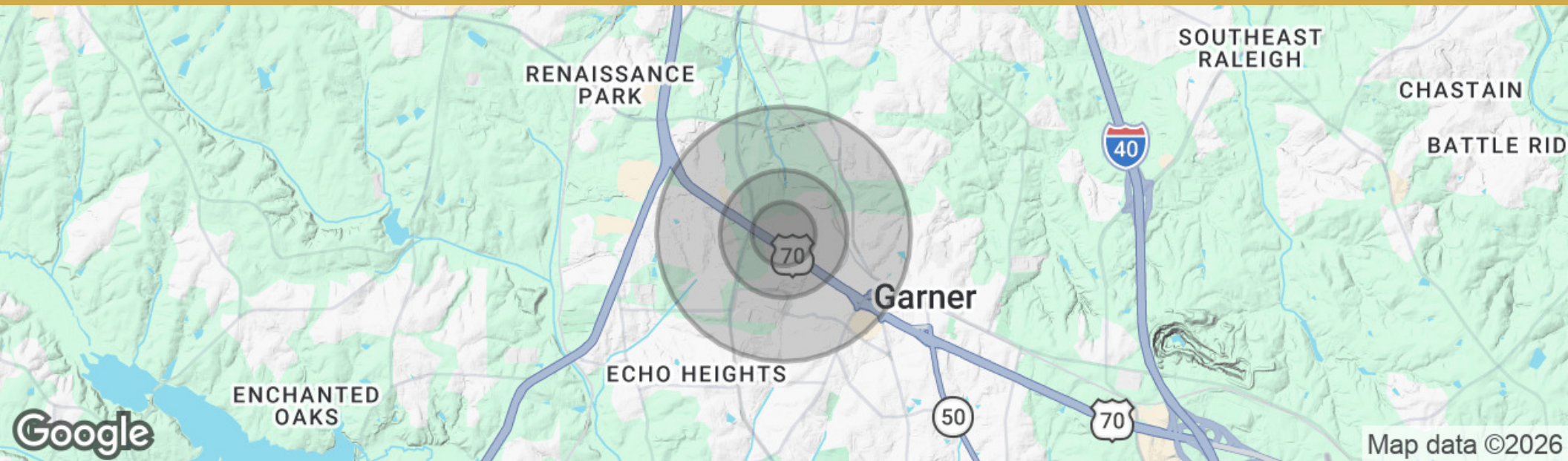
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	226	1,136	5,554
Average Age	33.0	32.7	33.4
Average Age (Male)	33.9	33.6	34.5
Average Age (Female)	30.3	30.7	31.8

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	65	371	2,037
# of Persons per HH	3.5	3.1	2.7
Average HH Income	\$88,310	\$85,427	\$85,460
Average House Value	\$276,583	\$262,752	\$275,447

2023 American Community Survey (ACS)

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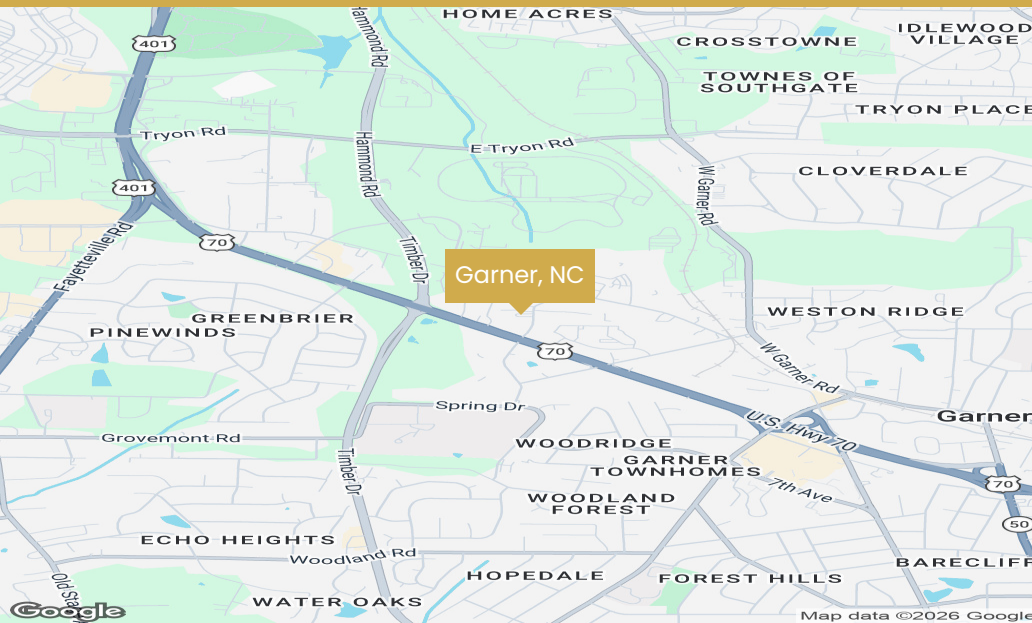
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LOCATION DESCRIPTION

417 Loop Road is strategically located in Garner, North Carolina, one of the Triangle's most established industrial submarkets. Positioned just minutes from US Highway 70, Interstate 40, Interstate 440, and the future I-42 corridor, the property offers exceptional connectivity throughout Wake County, Downtown Raleigh, Research Triangle Park, and the greater Triangle region.

The property's central location allows businesses to efficiently serve Raleigh, Cary, Apex, Fuquay-Varina, Clayton, Knightdale, and the surrounding markets while maintaining convenient access to Raleigh-Durham International Airport, Interstate 95, and the Port of Wilmington via US-70.

Surrounded by a well-established base of industrial, contractor, distribution, and service-oriented businesses, 417 Loop Road is ideally suited for companies seeking a functional headquarters with warehouse capabilities, office space, and outdoor operational area in one of North Carolina's strongest economic markets. With limited availability of small owner-user industrial properties in Wake County, the location offers a compelling opportunity for businesses looking to transition from leasing to ownership while benefiting from the continued growth of the Triangle.

LOCATION DETAILS

County	Wake
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