

# TRADEHOUSE GARNER

12700 Cleveland Road  
Garner, NC 27529

**+/- 117,292 SF**  
Class A Shallow - Bay  
Industrial Development



**JUSTIN BOOTH**  
+1 919 424 8464  
[justin.booth@jll.com](mailto:justin.booth@jll.com)

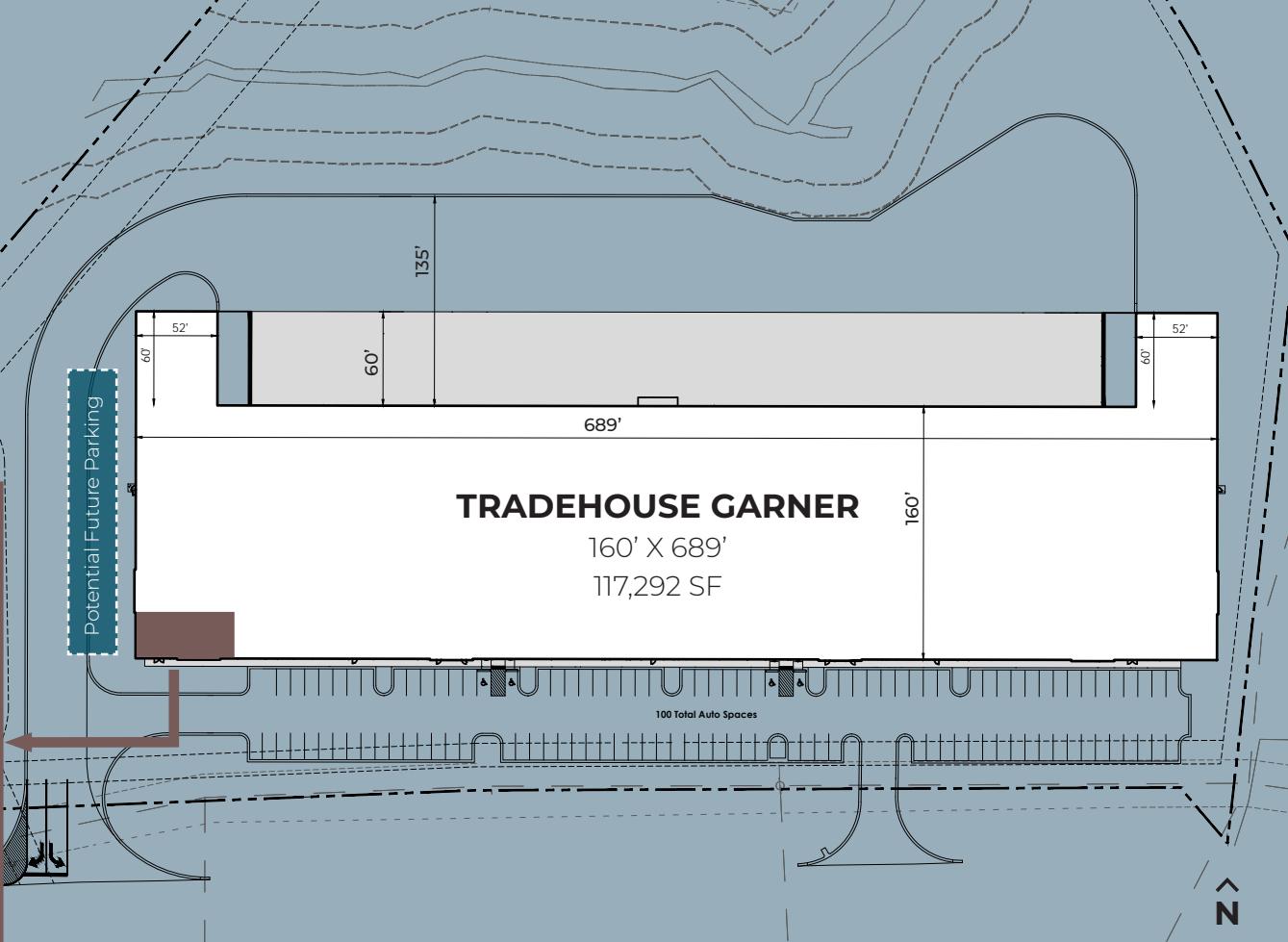
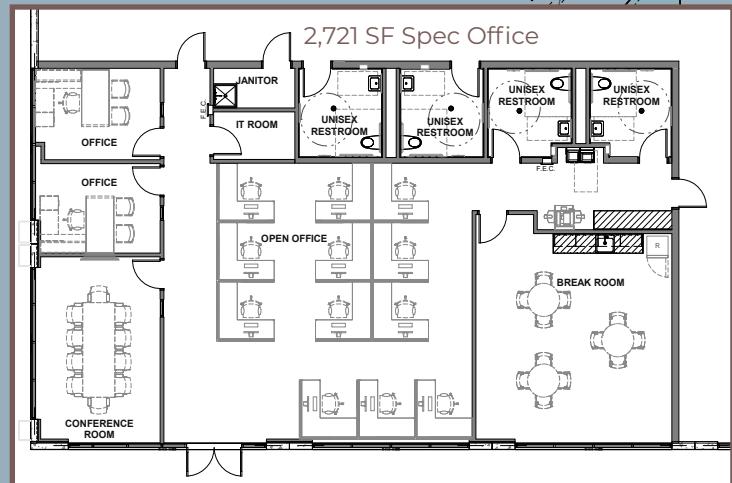
**AL WILLIAMS**  
+1 919 424 8154  
[al.williams@jll.com](mailto:al.williams@jll.com)

**AUSTIN JACKSON**  
+1 919 424 8456  
[austinp.jackson@jll.com](mailto:austinp.jackson@jll.com)

  
**FOXFIELD**

 **JLL**

# OVERVIEW



## AVAILABILITY DATE

Q3 2026

## BUILDING SIZE

+/- 117,292 SF

## AVAILABLE SPACE

+/- 27,440 SF - 117,292 SF

## CLEAR HEIGHT

32' CLEAR

## OFFICE SF

2,721 SF OF SPEC OFFICE

## DOCK DOORS

32 DOCK DOORS (12 DOCK DOORS TO INCLUDE MECHANICAL LEVELERS AND DOCK SEALS)

## DRIVE-IN DOORS

2 DRIVE-IN DOORS

## AUTO PARKING

116 SPACES (+/- 10 POTENTIAL ADDITIONAL AUTO PARKING SPACES)

## COLUMN SPACING

52' X 50'

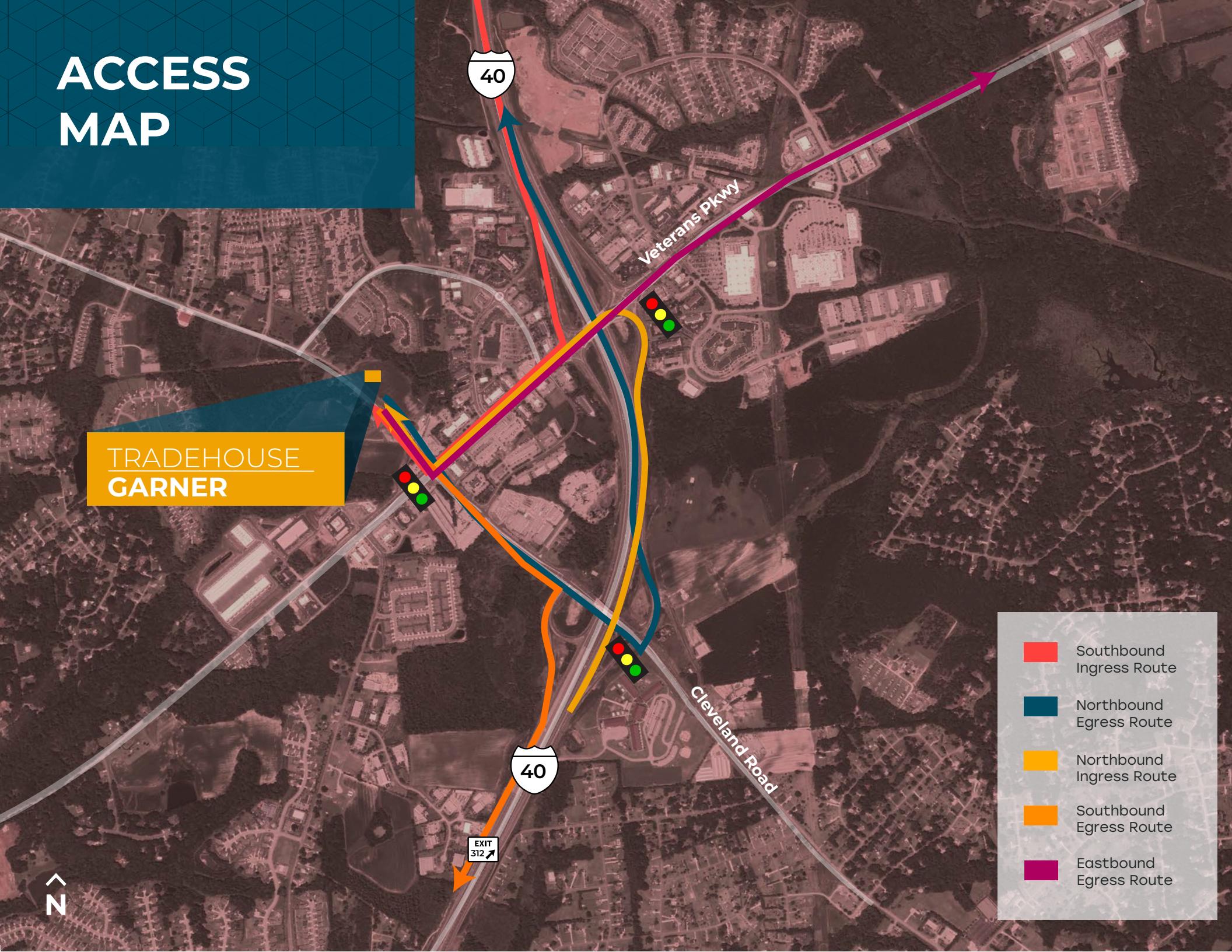
## TYPICAL BAY SIZE

+/- 8,320 SF

## BASE BUILDING POWER

2,000 AMPS 480/277V 3-PHASE

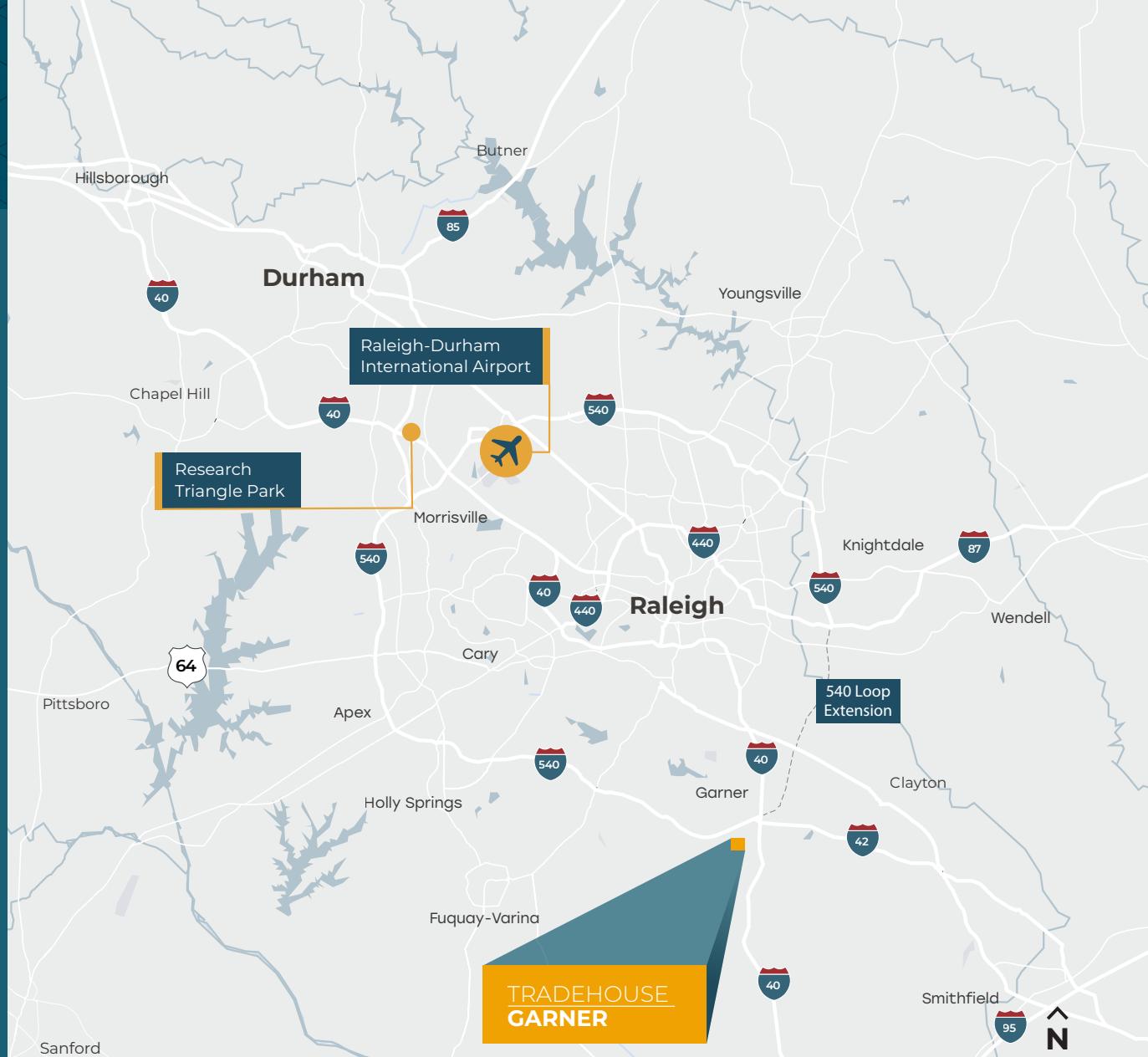
# ACCESS MAP



# REGIONAL MAP

## DRIVE TIME

RALEIGH-DURHAM INTL. AIRPORT	30 min   29 miles
RESEARCH TRIANGLE PARK	31 min   32 miles
Raleigh	10 min   9 miles
I - 40	<1 min   <1 mile
I - 540	3 min   3 miles
I - 95	16 min   16 miles



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