

# TRADEHOUSE GARNER

12700 Cleveland Road  
Garner, NC 27529

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



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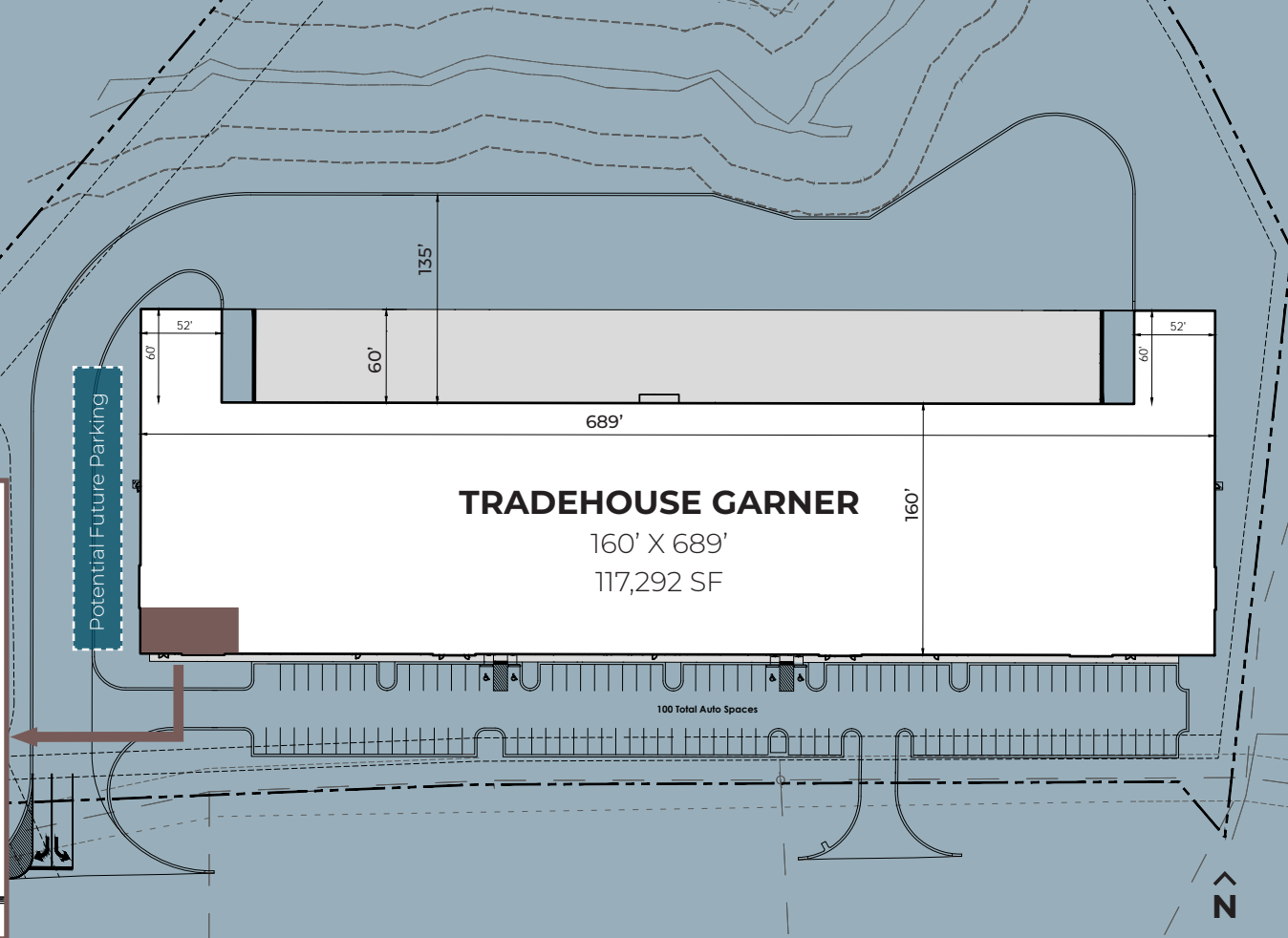
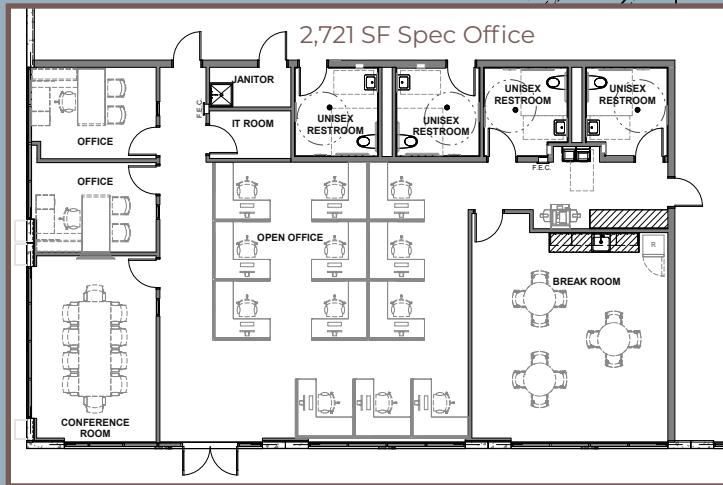
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# OVERVIEW



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

TRADEHOUSE  
GARNER

40

Veterans Pkwy

Cleveland Road

40

EXIT  
312

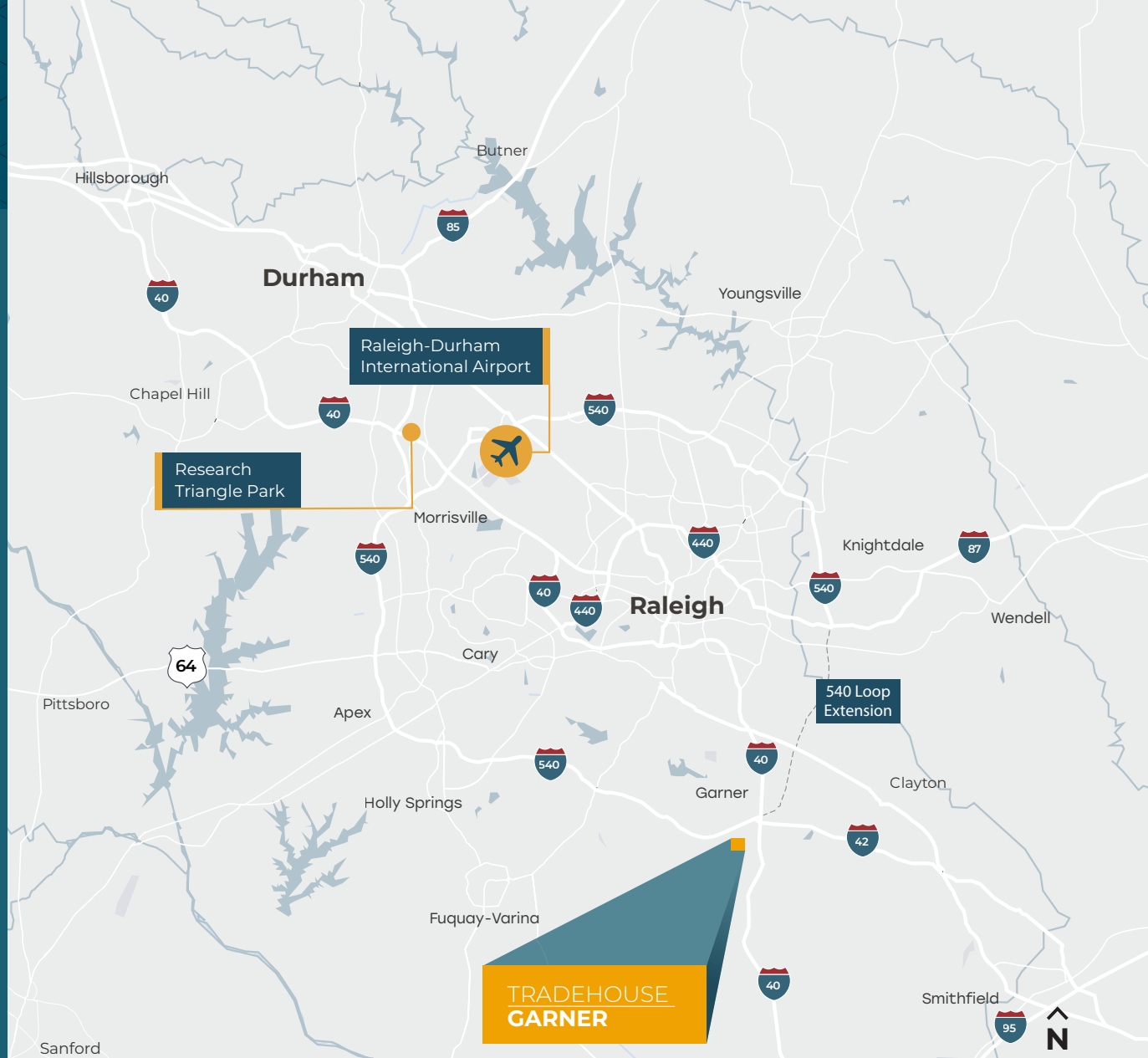
- Southbound Ingress Route
- Northbound Egress Route
- Northbound Ingress Route
- Southbound Egress Route
- Eastbound Egress Route



# REGIONAL MAP

## DRIVE TIME

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



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