

FOR LEASE

540 DYNAMIC DRIVE
GARNER, NC 27529

FULLY CONDITIONED
INDUSTRIAL BUILDING
SECURE YARD STORAGE

Ryan Lawler
rlawler@lee-associates.com
O 919.576.2511
M 949.291.3896



100 WALNUT STREET • CARY, NC 27511
LEERALEIGH.COM



PROPERTY OVERVIEW

AVAILABILITY

- 6,000 SF Stand-alone industrial building offering rare fully conditioned warehouse, secure parking and yard storage

PROPERTY OVERVIEW

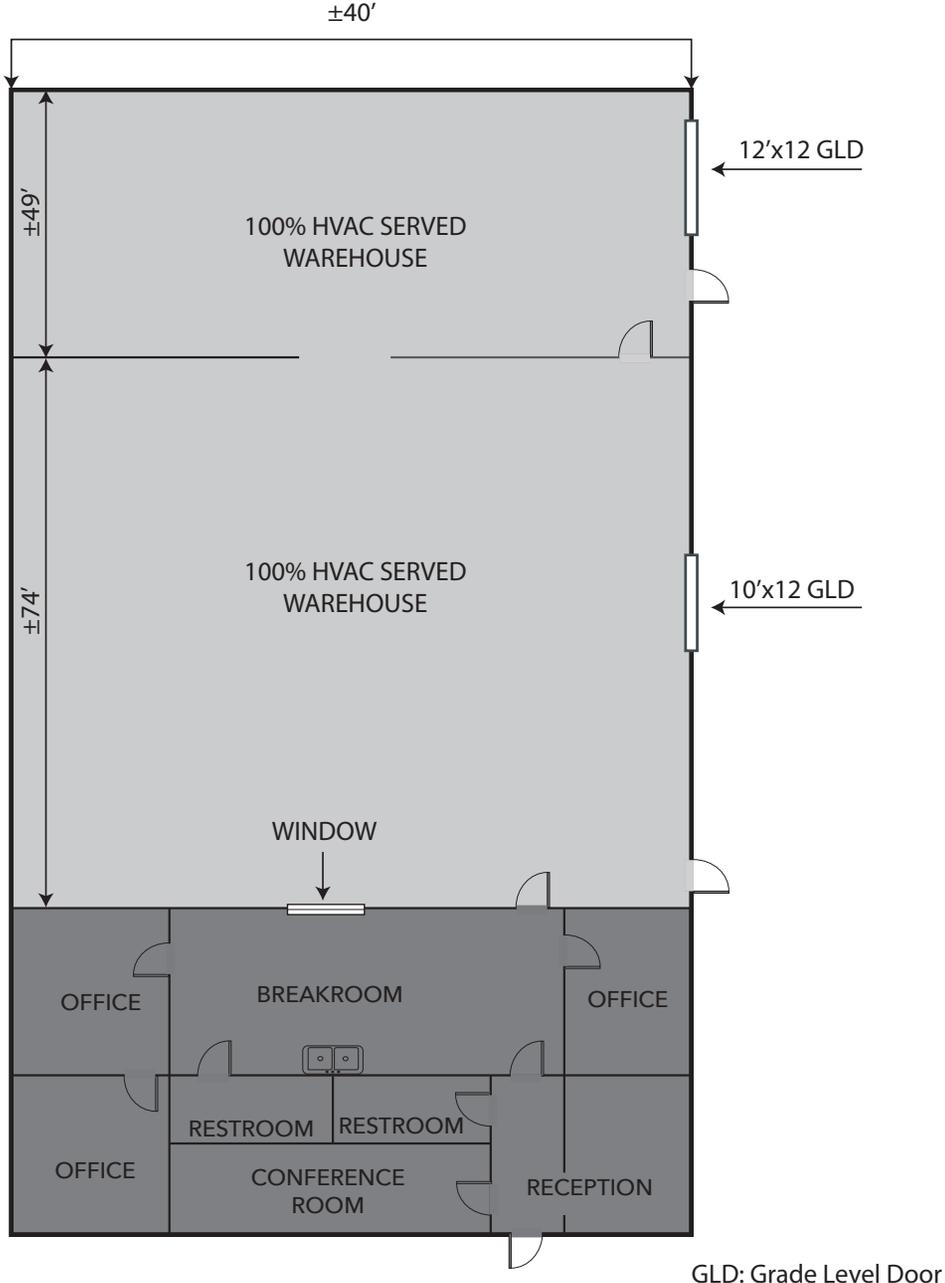
- *Fully conditioned warehouse*
- ±880 SF office with 2 restrooms, 4 dedicated offices, kitchenette, and conference room
- Available February 2026
- ±13' Clear height
- (2) Drive-in doors
- Secure yard storage
- 7 Parking spaces
- Zoned LI (Light Industrial)
- Lot size: 0.43 acres
- Lease rate: \$15.08/SF, NNN
TICAM: ~\$2.00/SF (Estimate)

LOCATION DESCRIPTION

- Located on Dynamic Drive near the intersection of Mechanical Drive, Hammond Road, and Timber Drive
- Easy access to major thoroughfares: I-440, I-40, US 70 & Hwy 401
- Convenient to Downtown Raleigh, Garner Towne Square and minutes from Target/Cabella's, and Starbucks



FLOOR PLAN



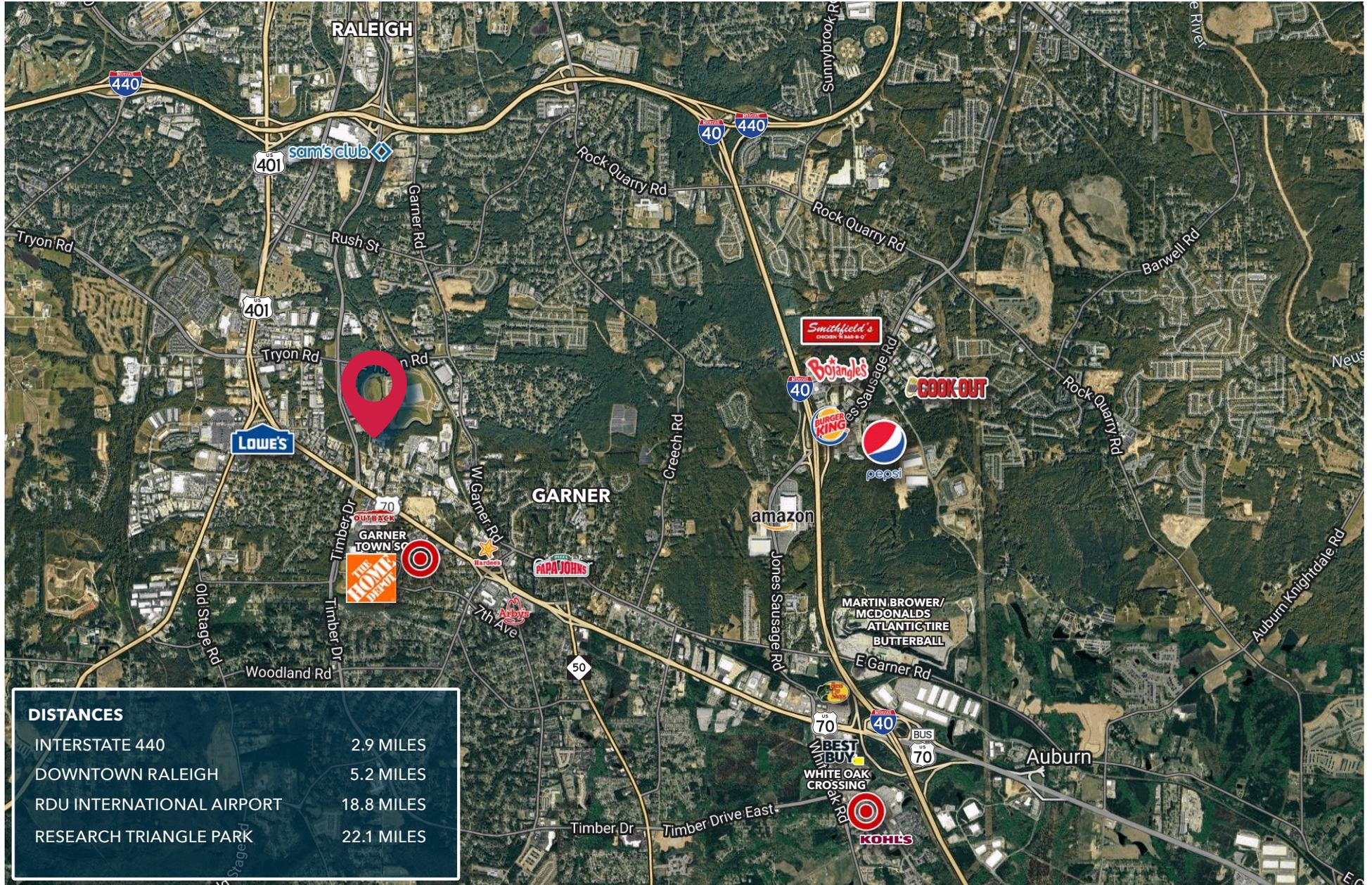
540 DYNAMIC DRIVE • GARNER, NC 27529

IMMEDIATE AREA OVERVIEW



540 DYNAMIC DRIVE • GARNER, NC 27529

AREA OVERVIEW



540 DYNAMIC DRIVE • GARNER, NC 27529

Presented by:

Ryan Lawler

Senior Director

rlawler@lee-associates.com

D: 919.576.2511

M: 949.291.3896



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

100 Walnut Street | Cary, NC 27511 | 919-576-2500 | lee-associates.com/raleigh