

FULLY CONDITIONED INDUSTRIAL FOR LEASE

540 DYNAMIC DRIVE
GARNER, NC 27529



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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

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: \$16.75/SF, NNN
TICAM: ~\$2.00/SF (Estimate)

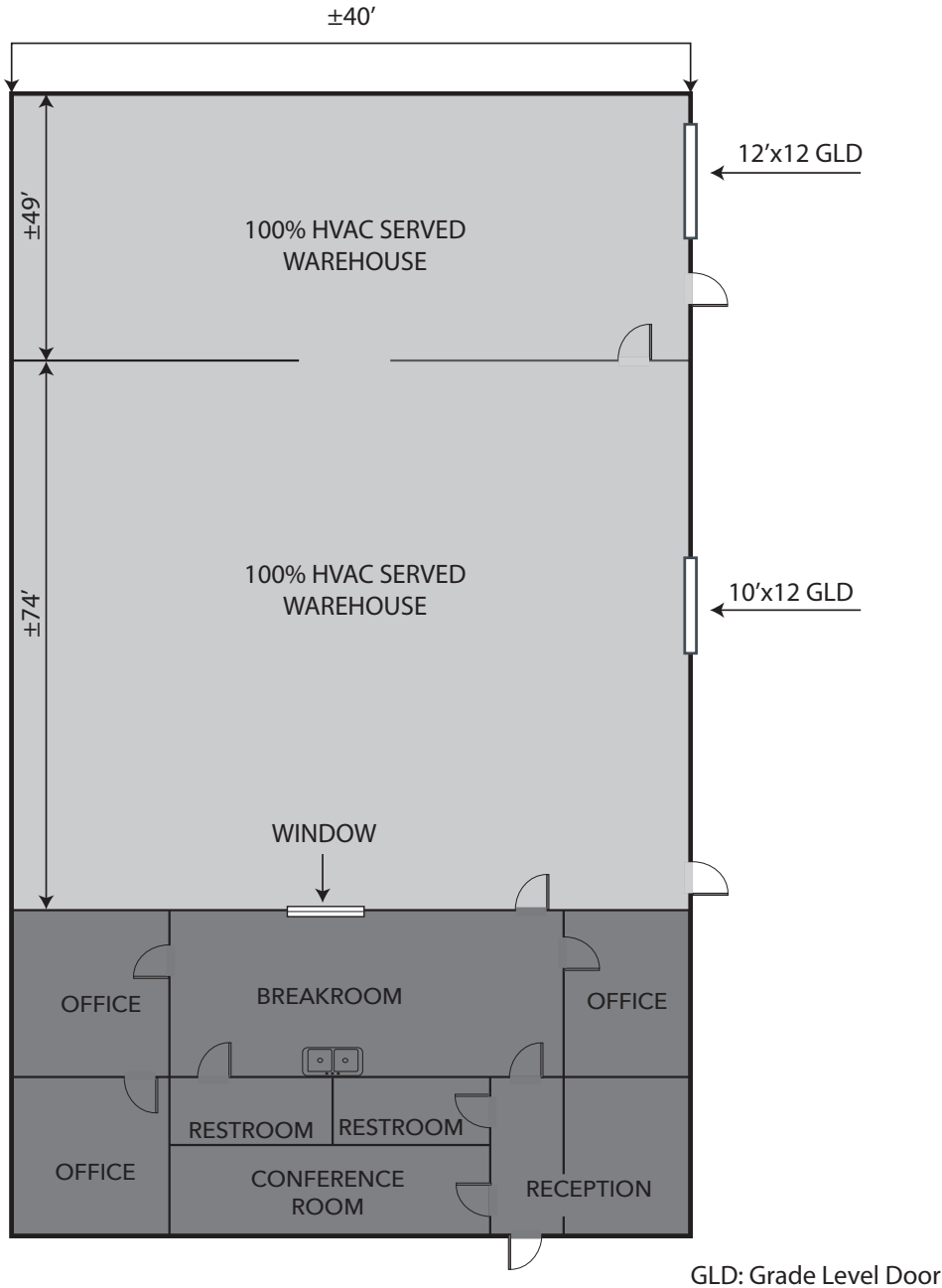
LOCATION DESCRIPTION

- 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



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FLOOR PLAN



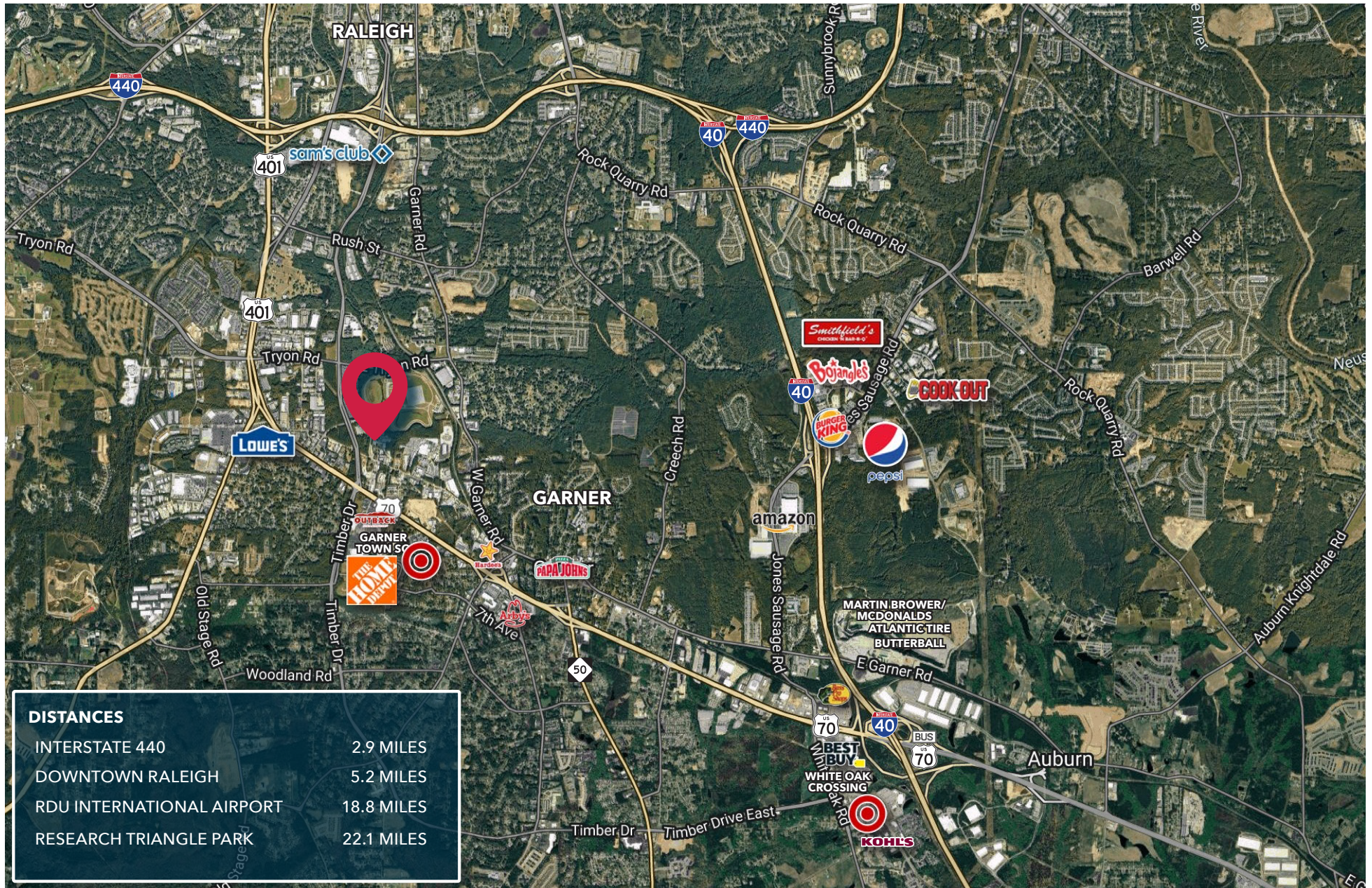
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IMMEDIATE AREA OVERVIEW



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AREA OVERVIEW



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