



PROPERTY FEATURES

- ±18,978 SF to ±37,957 SF available near the intersection of I-40 and Jones Sausage Road
- Infill distribution, city-counter space, and/or showroom opportunities
- 30' clear height
- Concrete truck court
- ESFR Sprinkler System
- Excellent location in Eastern wake county in close proximity to I-40, I-440, US-70 and 6 miles from Downtown Raleigh
- Developed by Beacon Partners, one of the largest, full-service commercial real estate firms in the Carolinas, providing maximum flexibility and service to customers and the community

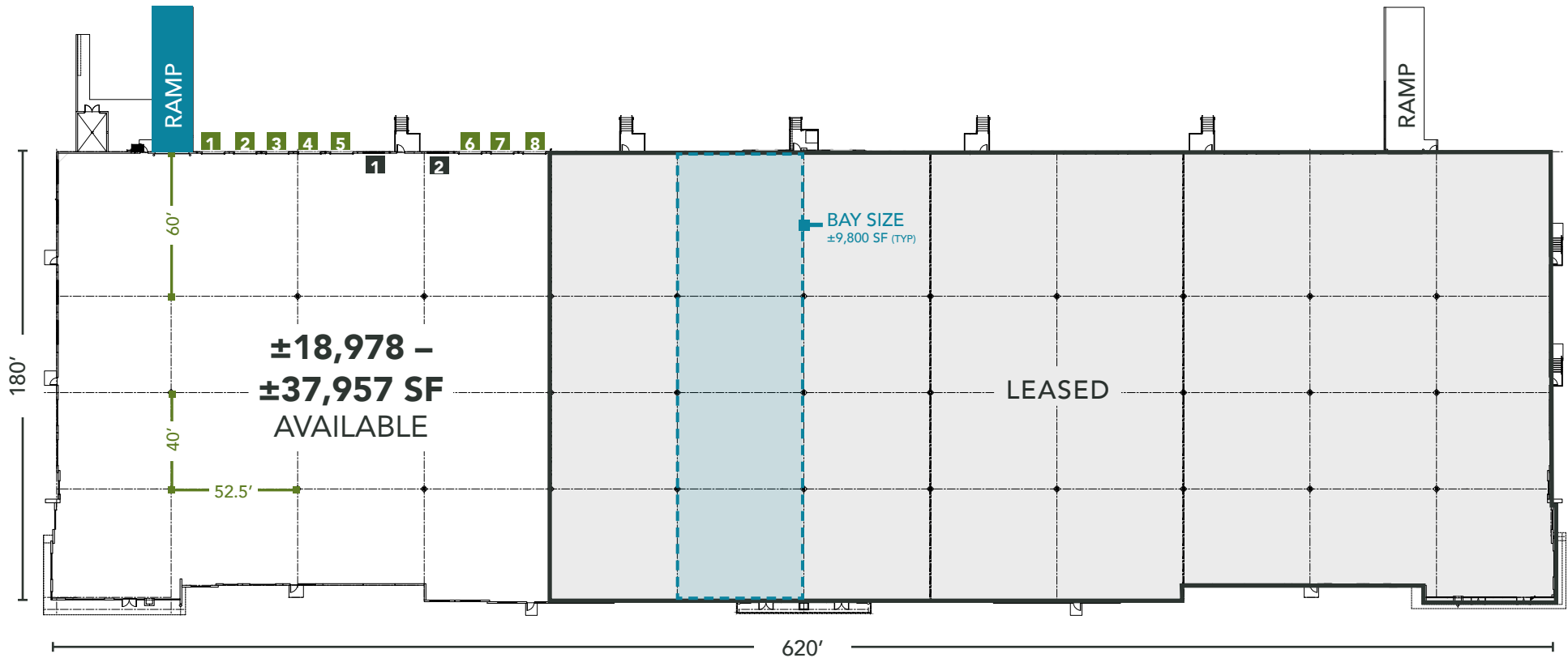


BUILDING HIGHLIGHTS

ADDRESS	2000 Citation Drive Garner, NC 27529
AVAILABLE SF	±18,978 - 37,957 SF
OFFICE SF	Build to suit
BUILDING SIZE	±115,831 SF
CLEAR HEIGHT	30'
SPRINKLER SYSTEM	ESFR
COLUMN SPACING	40' x 52'6" typical; 60' speed bay
BUILDING DIMENSIONS	180' x 620'
DOCK-HIGH DOORS	Eight (8) Doors 9' x 10' Two (2) knock-outs 9' x 10'
DRIVE-IN DOORS	One (1) drive-in ramp 14' x 16'
PARKING	140 spaces
TRUCK COURT	Concrete truck court
CONSTRUCTION	Concrete tilt-wall
LIGHTING & POWER	Per Tenant's specifications
ON-SITE UTILITIES	Water: City of Raleigh Sewer: City of Raleigh Power: Duke Progress Energy Gas: PSNC Energy
TIMING	Shell now delivered



FLOOR PLAN | ±18,978 - ±37,957 SF AVAILABLE



- 8** DOCK-HIGH DOORS (9' X 10')
- 2** KNOCK-OUTS (9' X 10')



LOCATION & ACCESS

INTERSTATES & MAJOR HIGHWAYS

	Interstate 40	1.0 Miles
	Highway 70	3.5 Miles
	Interstate 440	3.5 Miles
	Interstate 540	10 Miles

AIRPORTS

Raleigh-Durham International	24 Miles
Piedmont Triad International	98 Miles
Richmond International Airport	168 Miles
Charlotte Douglas International	179 Miles

CONTACT US



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