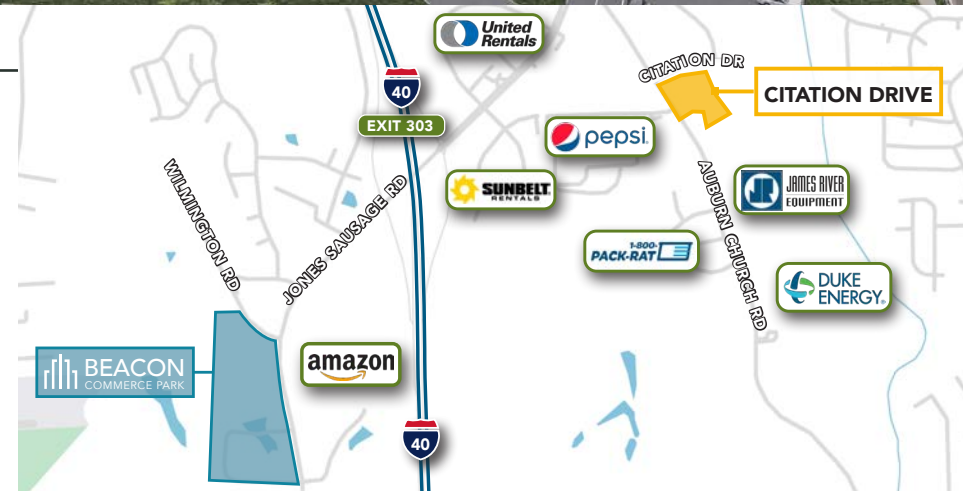




PROPERTY FEATURES

- ±19,650 - 115,831 SF available near the intersection of I-40 and Jones Sausage Road
- Small bay 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

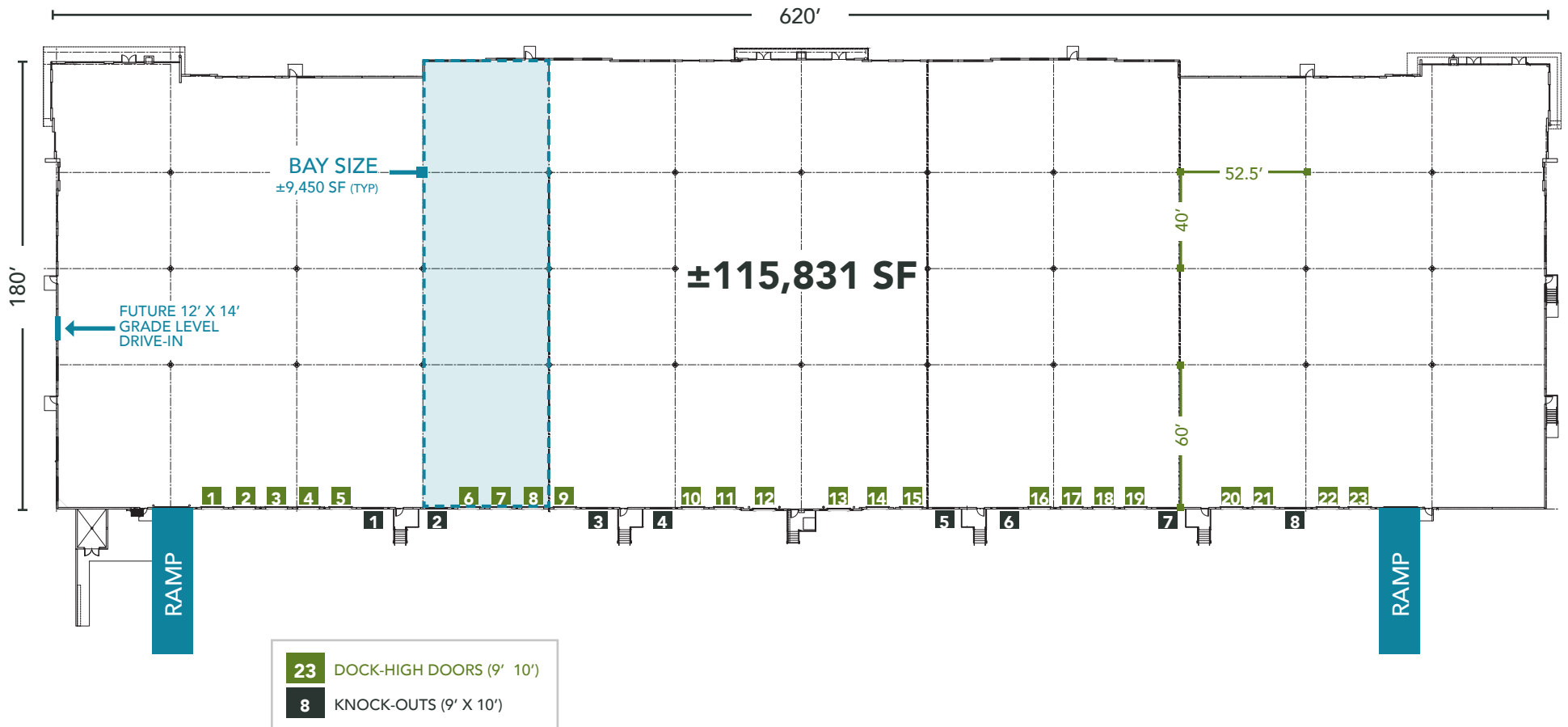


BUILDING HIGHLIGHTS

| | |
|---------------------|---|
| ADDRESS | 2004 Citation Drive Garner, NC 27529 |
| AVAILABLE SF | +19,650 - 115,831 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 | Twenty-Three (23) Doors 9' X 10' Eight (8) Knock-Outs 9' X 10' |
| DRIVE-IN DOORS | Two (2) Doors 14' X 16' |
| PARKING | 140 spaces |
| TRUCK COURT | Full 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 | Q4 2023 |

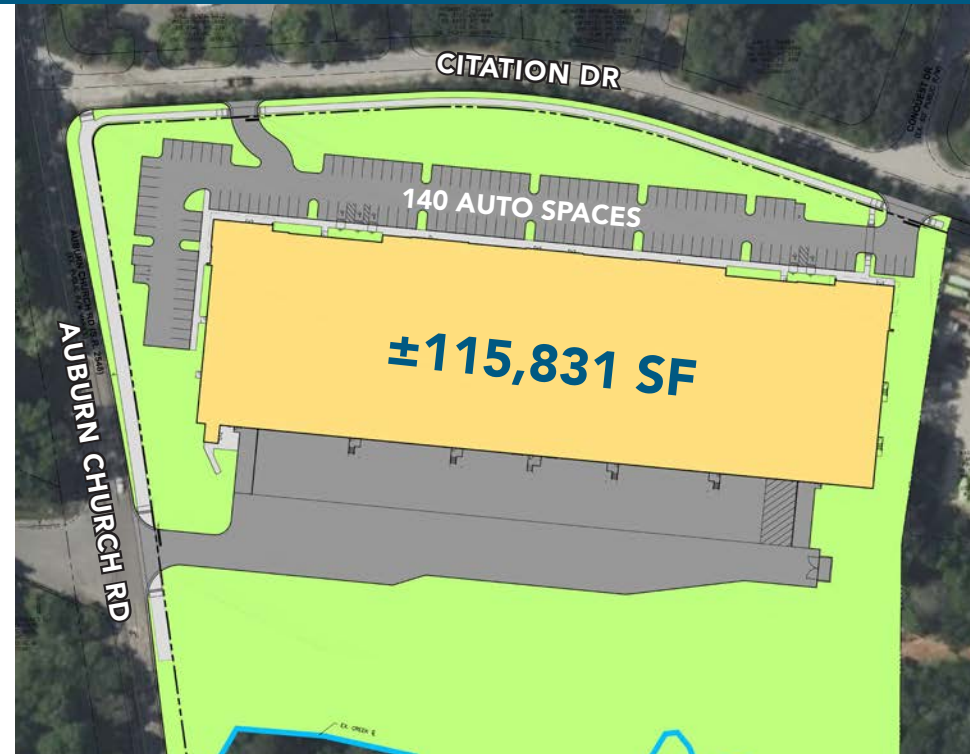


FLOOR PLAN | ±19,650 - 115,831 SF AVAILABLE



CITATION DRIVE

±19,650 - 115,831 SF FOR LEASE
CLASS A INDUSTRIAL FACILITY
 2004 CITATION DRIVE | GARNER, NC 27529



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 |



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