



# 3301 JONES SAUSAGE ROAD

Garner, NC 27529

**±8,250 - 33,170 SF AVAILABLE**

INDUSTRIAL / WAREHOUSE SPACE FOR LEASE IN EAST WAKE SUBMARKET

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# PROPERTY FEATURES

Positioned in the heart of Eastern Wake submarket with easy access to I-40, I-440 and Raleigh's CBD, 3301 Jones Sausage Road serves as a convenient hub for warehouse, distribution, and city counter operations, and offers a unique blend of accessibility, visibility, and proximity to nearby amenities.

- ▶ Prime location for industrial, warehouse & city counter users
- ▶ ±8,250 SF up to ±33,170 SF for lease
- ▶ Potential for outside storage
- ▶ Wet sprinkler
- ▶ 16' - 18' clear height
- ▶ Dock high and drive in loading available
- ▶ Direct access to I-40 via Jones Sausage Road (Exit 303)
- ▶ Infill Raleigh/Garner location with dense rooftop proximity and interstate access



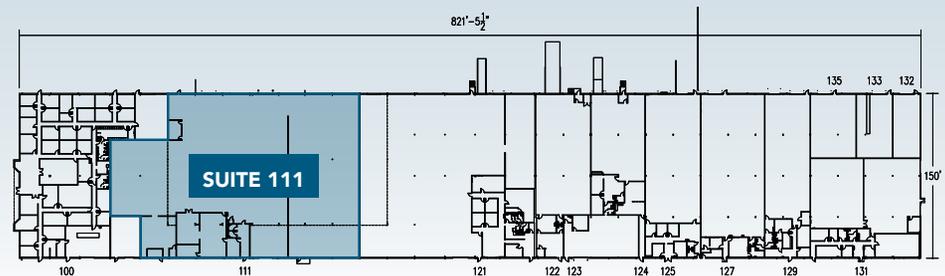
## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population (2025)	9,760	56,411	145,388
Households	2,959	19,902	55,698
Average Household Income	\$90,899	\$94,425	\$103,554
Daytime Population	7,891	46,552	179,362

# SUITE 111

AVAILABLE: ±33,170 SF

- ▶ ±2,810 SF office space
- ▶ Two (2) dock-high doors
  - One (1) 8' x 10'
  - One (1) 12' x 12'
- ▶ One (1) grade-level door (12' x 12')
- ▶ 16' 8" clear height
- ▶ Wet sprinkler
- ▶ 25' x 60' column spacing
- ▶ Potential outside storage
- ▶ Available immediately



# SUITE 111



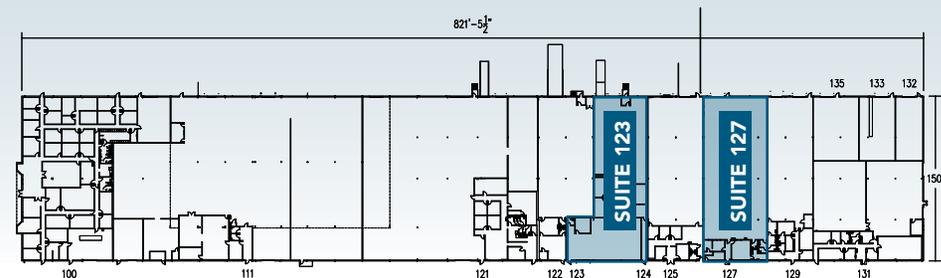
# SUITE 123 & 127

## SUITE 123

- ▶ ±8,400 SF available
- ▶ ±1,263 SF office space
- ▶ Two (2) dock-high doors (9' x 10')
- ▶ One (1) drive-in door (12' x 12')
- ▶ 16' clear height
- ▶ Wet sprinkler
- ▶ 25' x 38' column spacing
- ▶ Potential outside storage
- ▶ Available immediately

## SUITE 127

- ▶ ±8,250 SF available
- ▶ ±980 SF office space
- ▶ One (1) grade-level door (12' x 14')
- ▶ 16' clear height
- ▶ Wet sprinkler
- ▶ 25' x 38' column spacing
- ▶ Potential outside storage
- ▶ Available immediately



# LOCATION OVERVIEW



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