



# 3301 JONES SAUSAGE ROAD

Garner, NC 27529

**±7,581 - 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
- ▶ ±7,581 SF up to ±33,170 SF for lease
- ▶ Potential for outside storage
- ▶ Wet sprinkler
- ▶ Up to 22' clear heights
- ▶ 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



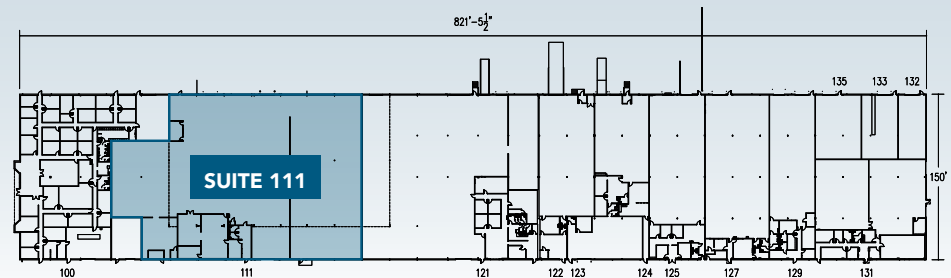
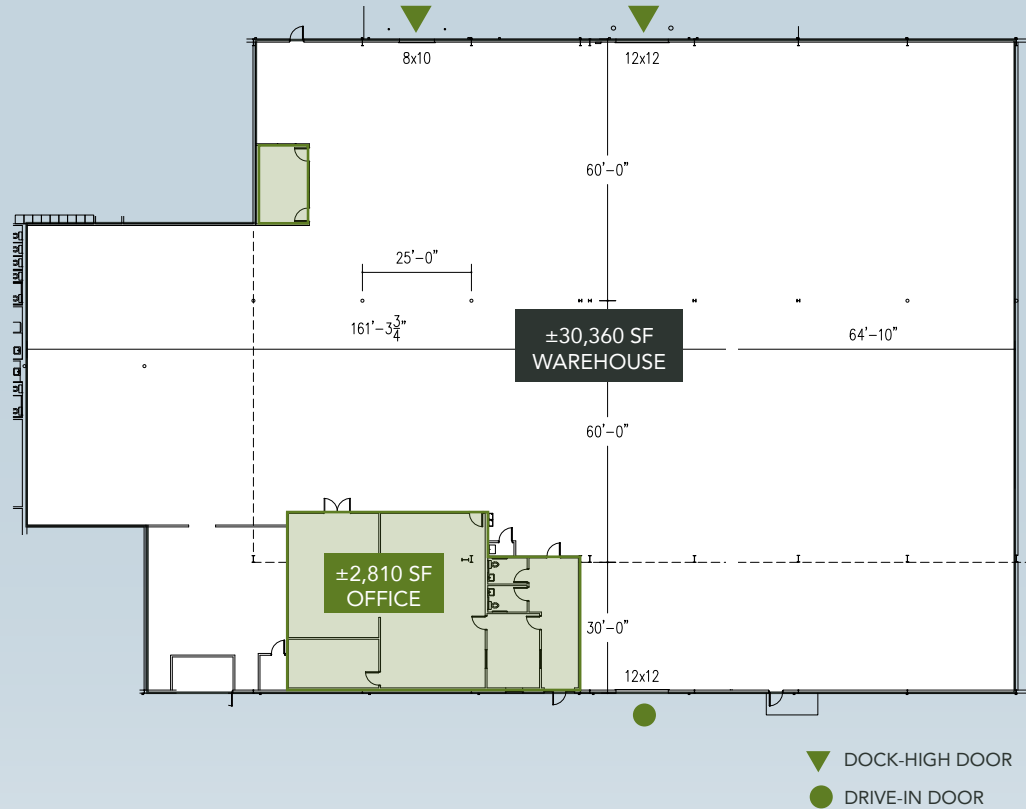
## DEMOGRAPHICS

|                          | 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')
- ▶ Up to 22' clear
- ▶ Wet sprinkler
- ▶ 25' x 60' column spacing
- ▶ Potential outside storage
- ▶ Available immediately



# SUITE 111



# SUITE 123, 125 & 127

## SUITE 123

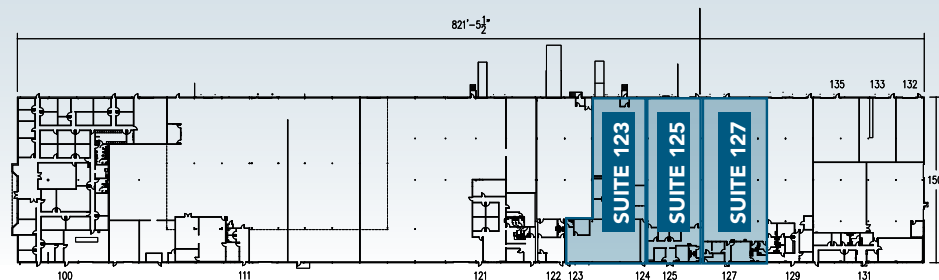
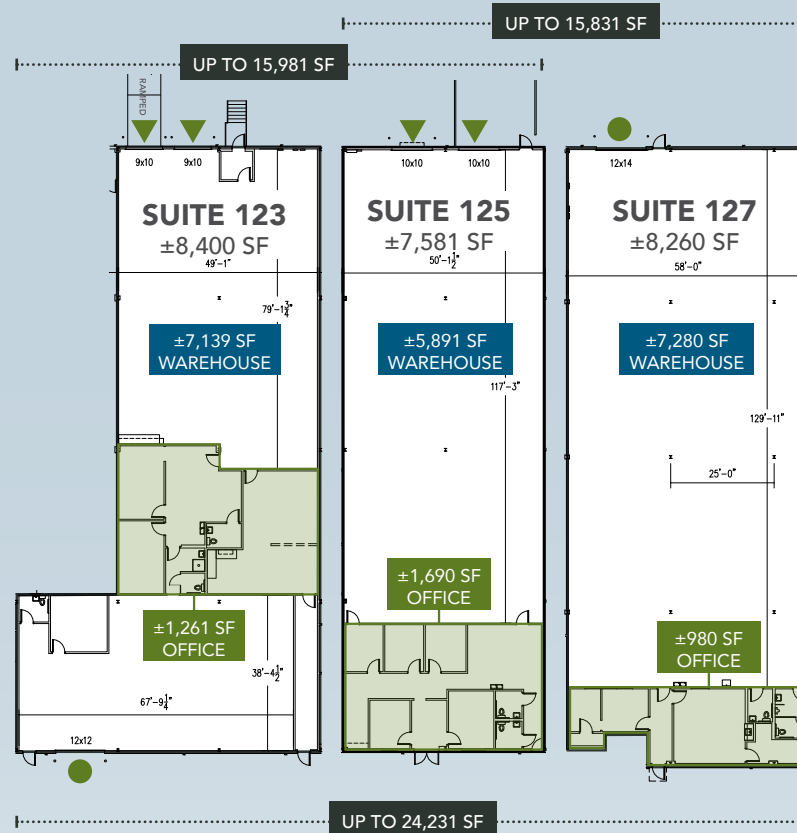
- ▶ ±8,400 SF available
- ▶ ±1,261 SF office space
- ▶ Two (2) dock-high doors (9' x 10')
- ▶ One (1) drive-in door (12' x 12')

## SUITE 125

- ▶ ±7,581 SF available
- ▶ ±1,690 SF office space
- ▶ Two (2) dock-high doors (10' x 10')

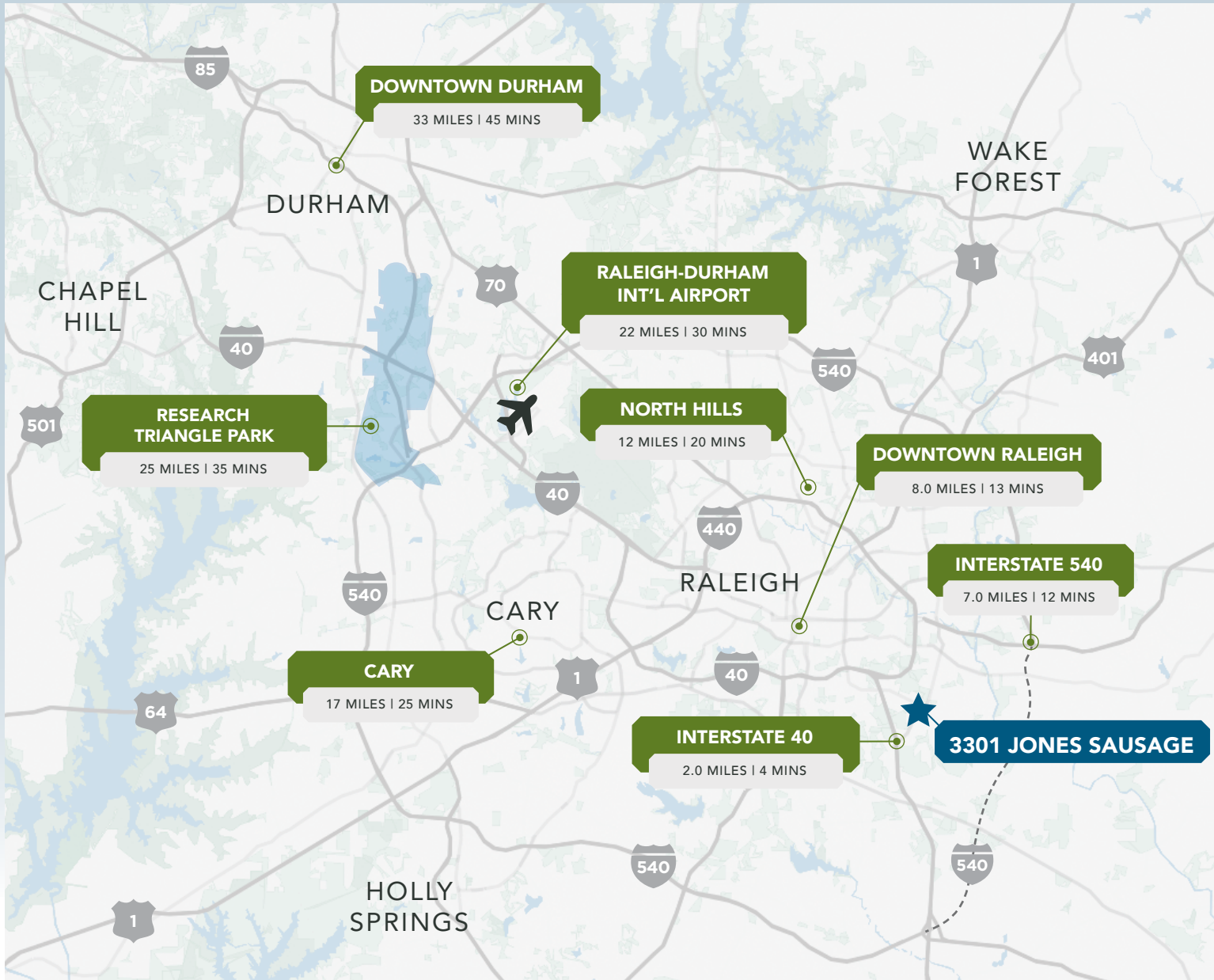
## SUITE 127

- ▶ ±8,260 SF available
- ▶ ±980 SF office space
- ▶ One (1) grade-level door (12' x 14')



- Multiple demising scenarios
- 16' clear height
- Wet sprinkler
- 25' x 38' column spacing
- Potential outside storage
- Available immediately

# LOCATION OVERVIEW



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