



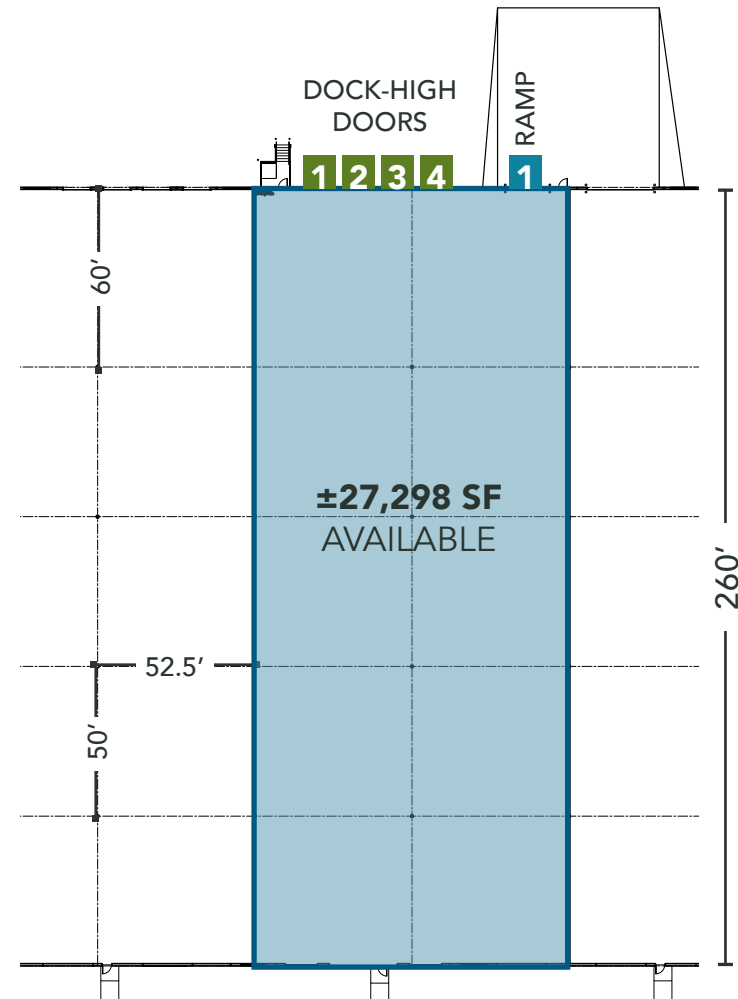
### BUILDING FEATURES

- ±27,298 SF available for lease within 260,954 SF Class A warehouse facility
- 32' minimum clear height
- ESFR sprinkler system
- 7" concrete slab
- Excellent location in Eastern Wake County, in close proximity to I-40, I-440, US-70, and 6.5 miles from Downtown Raleigh
- Developed in partnership between HM Partners and 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 SPECS & FLOOR PLAN

|                       |                                                                                                     |
|-----------------------|-----------------------------------------------------------------------------------------------------|
| ADDRESS               | 4900 Jones Sausage Road<br>Garner, NC 27529                                                         |
| AVAILABLE SF          | ±27,298 SF                                                                                          |
| OFFICE SF             | Per Tenant's Specification                                                                          |
| BUILDING SIZE         | 260,954 SF                                                                                          |
| COLUMN SPACING        | 52.5' x 50' typical; 60' speed bay                                                                  |
| CLEAR HEIGHT          | 32'                                                                                                 |
| DOCK-HIGH DOORS       | Four (4); 9'x10'                                                                                    |
| DRIVE-IN DOORS        | One (1); 14' x 16'                                                                                  |
| FLOORING              | 7" concrete slab                                                                                    |
| TRUCK COURT           | 135' - 185' Concrete Truck Court                                                                    |
| SPRINKLER SYSTEM      | ESFR                                                                                                |
| LIGHTING & POWER      | Per Tenant's Specifications                                                                         |
| EXTERIOR CONSTRUCTION | Concrete tilt-wall                                                                                  |
| ON-SITE UTILITIES     | Water: City of Raleigh<br>Sewer: City of Raleigh<br>Power: Duke Progress Energy<br>Gas: PSNC Energy |
| TIMING                | Q3 2023 Delivery                                                                                    |



SITE PLAN





# BEACON COMMERCE PARK

±27,298 SF INDUSTRIAL FOR LEASE  
4900 JONES SAUSAGE ROAD | GARNER, NC 27529



## LOCATION & ACCESS

### INTERSTATES & MAJOR HIGHWAYS

|  |                |           |
|--|----------------|-----------|
|  | Interstate 40  | 0.5 Miles |
|  | Highway 70     | 1.5 Miles |
|  | Interstate 440 | 3.5 Miles |
|  | Interstate 540 | 10 Miles  |

### AIRPORTS

|                                 |           |
|---------------------------------|-----------|
| Raleigh-Durham International    | 23 Miles  |
| Piedmont Triad International    | 98 Miles  |
| Richmond International Airport  | 170 Miles |
| Charlotte Douglas International | 178 Miles |

### SEAPORTS

|                   |           |
|-------------------|-----------|
| Wilmington, NC    | 129 Miles |
| Morehead City, NC | 150 Miles |
| Norfolk, VA       | 188 Miles |
| Charleston, SC    | 272 Miles |



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