



BUILDING FEATURES

- ±280,147 SF warehouse facility available within a newly constructed, ±48-acre Class A distribution park
- ±75,255 SF to ±150,509 SF available
- ±2,123 spec office space
- 36' clear height
- Cross-dock facility
- ESFR sprinkler system
- 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

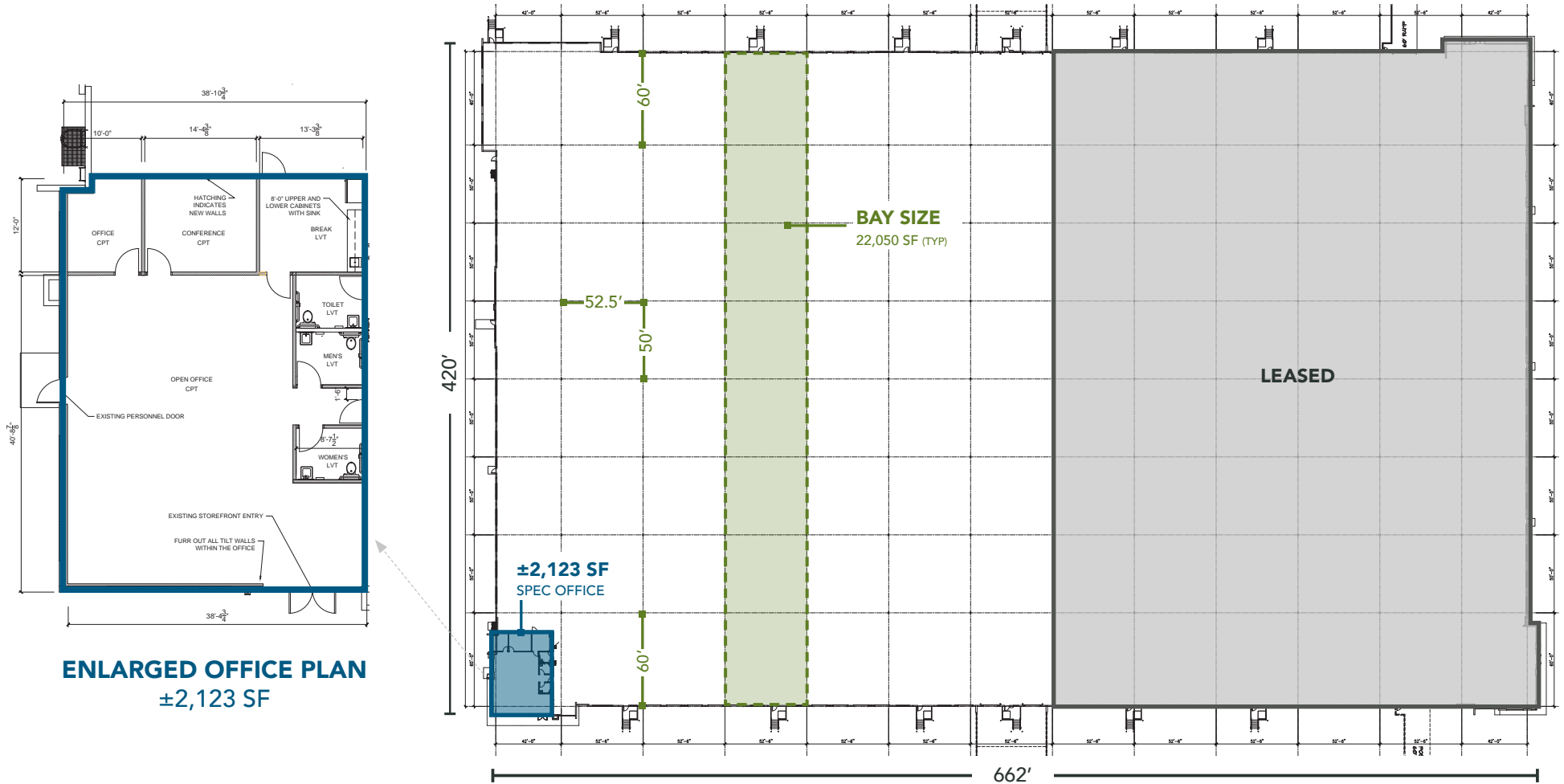


BUILDING SPECS & SITE PLAN

ADDRESS	5100 Jones Sausage Road Garner, NC 27529
BUILDING SIZE	±280,147 SF
AVAILABLE SF	±75,255 SF to ±150,509 SF
OFFICE SF	±2,123 SF spec office
BUILDING DIMENSIONS	420' X 662'
COLUMN SPACING	52.5' x 50' typical; 60' speed bay
CLEAR HEIGHT	36'
DOCK-HIGH DOORS	Twenty-Four (24); 9'x10' Twelve (12) knock-outs available
DRIVE-IN DOORS	Ramps available
FLOOR	7" Slab Thickness
PARKING	120 Spaces; Expandable to 173
TRUCK COURT	130' - 180' Concrete Truck Court
SPRINKLER SYSTEM	ESFR
LIGHTING & POWER	Per Tenant's Specifications
EXTERIOR CONSTRUCTION	Concrete tilt-wall
ON-SITE UTILITIES	Water: City of Raleigh Sewer: City of Raleigh Power: Duke Progress Energy Gas: PSNC Energy
TIMING	Shell Delivered Now



FLOOR PLAN | ±75,225 SF - ±150,509 SF AVAILABLE



ENLARGED OFFICE PLAN
±2,123 SF

BEACON COMMERCE PARK

±75,255 SF TO ±150,509 SF
AVAILABLE NOW FOR LEASE
5100 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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