



BUILDING FEATURES

- ±280,147 SF warehouse facility available within a newly constructed, ±48-acre Class A distribution park
- 150,596 SF available, will subdivide
- 36' clear height
- Cross-dock facility
- ESFR sprinkler system
- 180' Concrete Truck Court
- 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

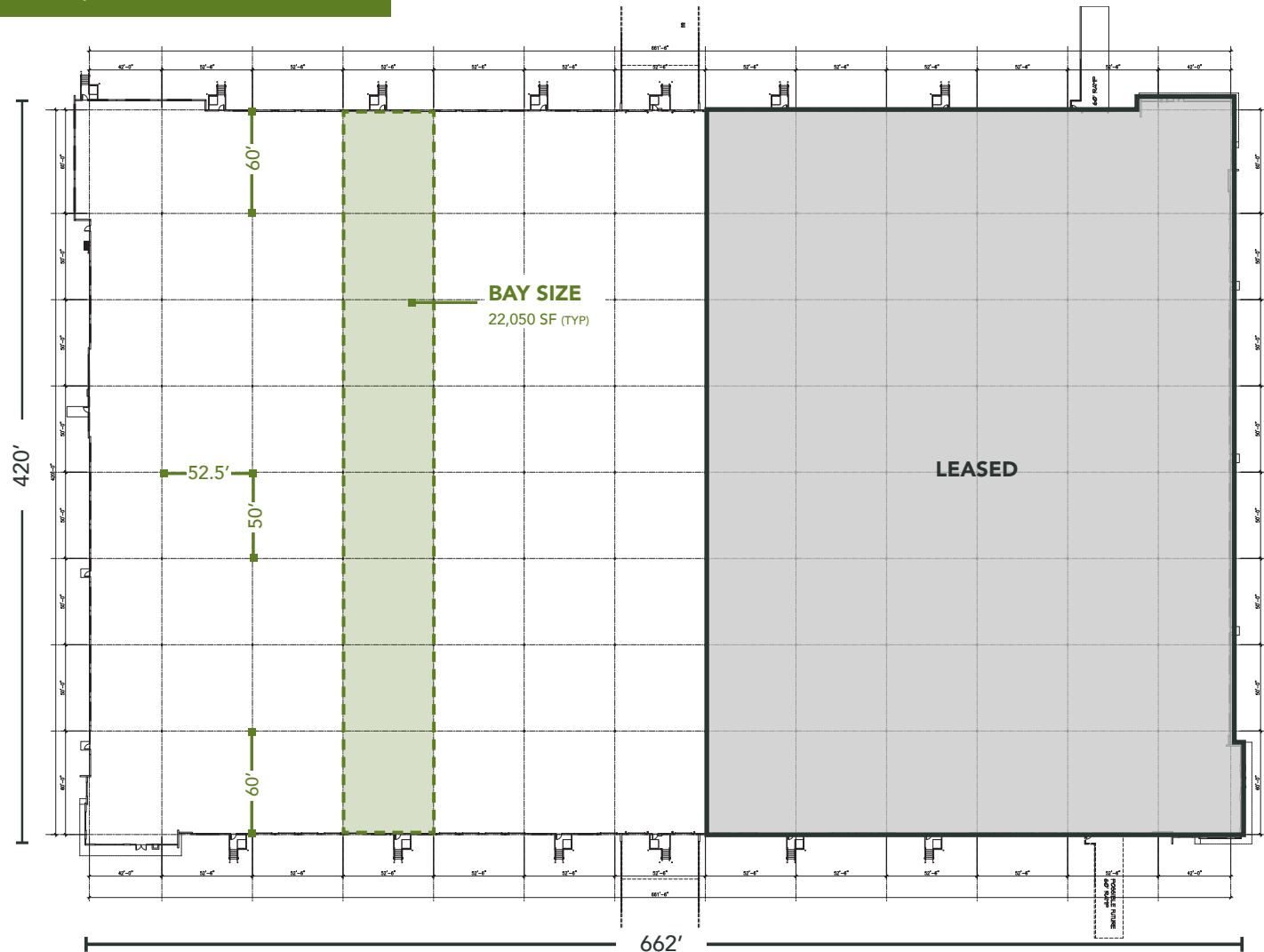


BUILDING SPECS & SITE PLAN

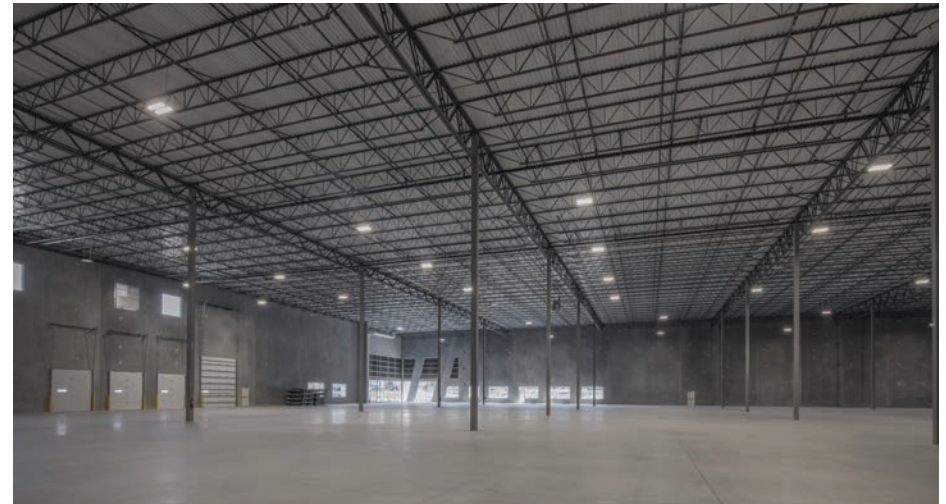
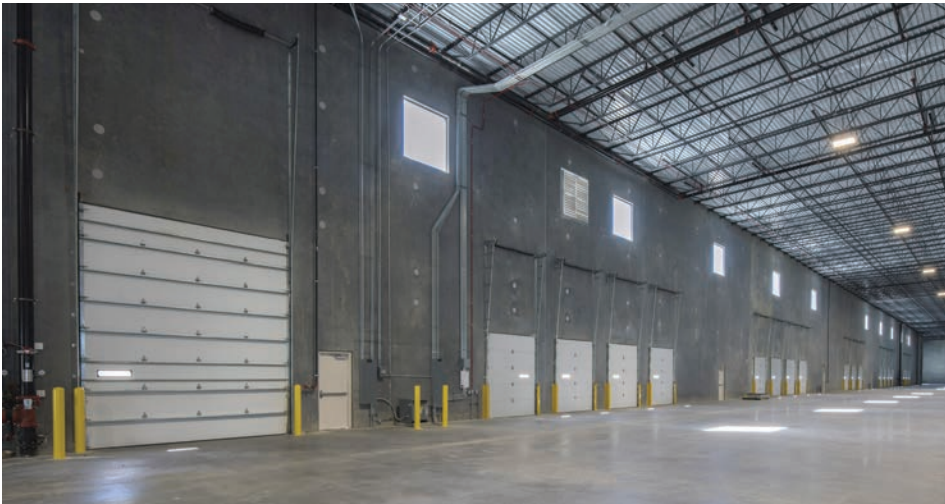
ADDRESS	5100 Jones Sausage Road Garner, NC 27529
BUILDING SIZE	±280,147 SF
AVAILABLE SF	150,596 SF, will subdivide
OFFICE SF	Per Tenant's Specification
BUILDING DIMENSIONS	420' X 662'
COLUMN SPACING	52.5' x 50' typical; 60' speed bay
CLEAR HEIGHT	36'
DOCK-HIGH DOORS	Twenty-Four (24); 9'x10' Additional doors 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 | 150,596 SF AVAILABLE

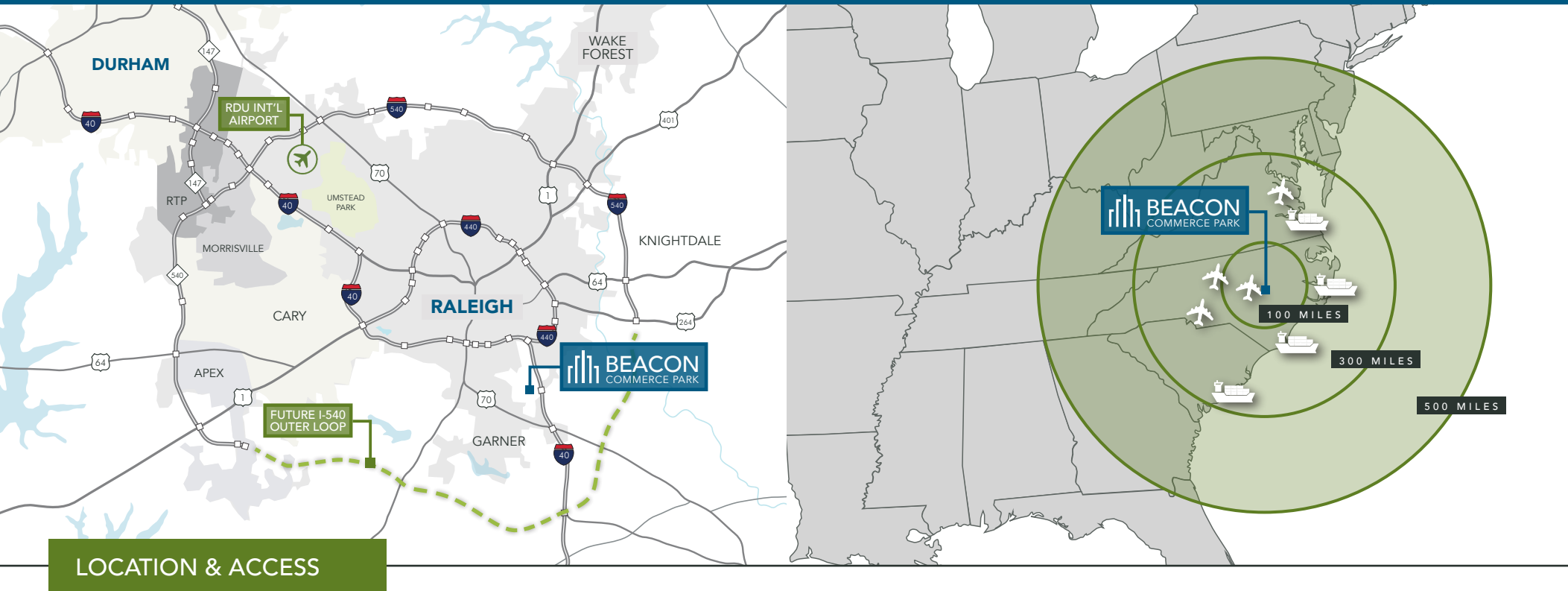


PROPERTY PHOTOS



BEACON COMMERCE PARK

150,596 SF AVAILABLE NOW
FOR LEASE | BUILDING 1
5100 JONES SAUSAGE ROAD | GARNER, NC 27529



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