



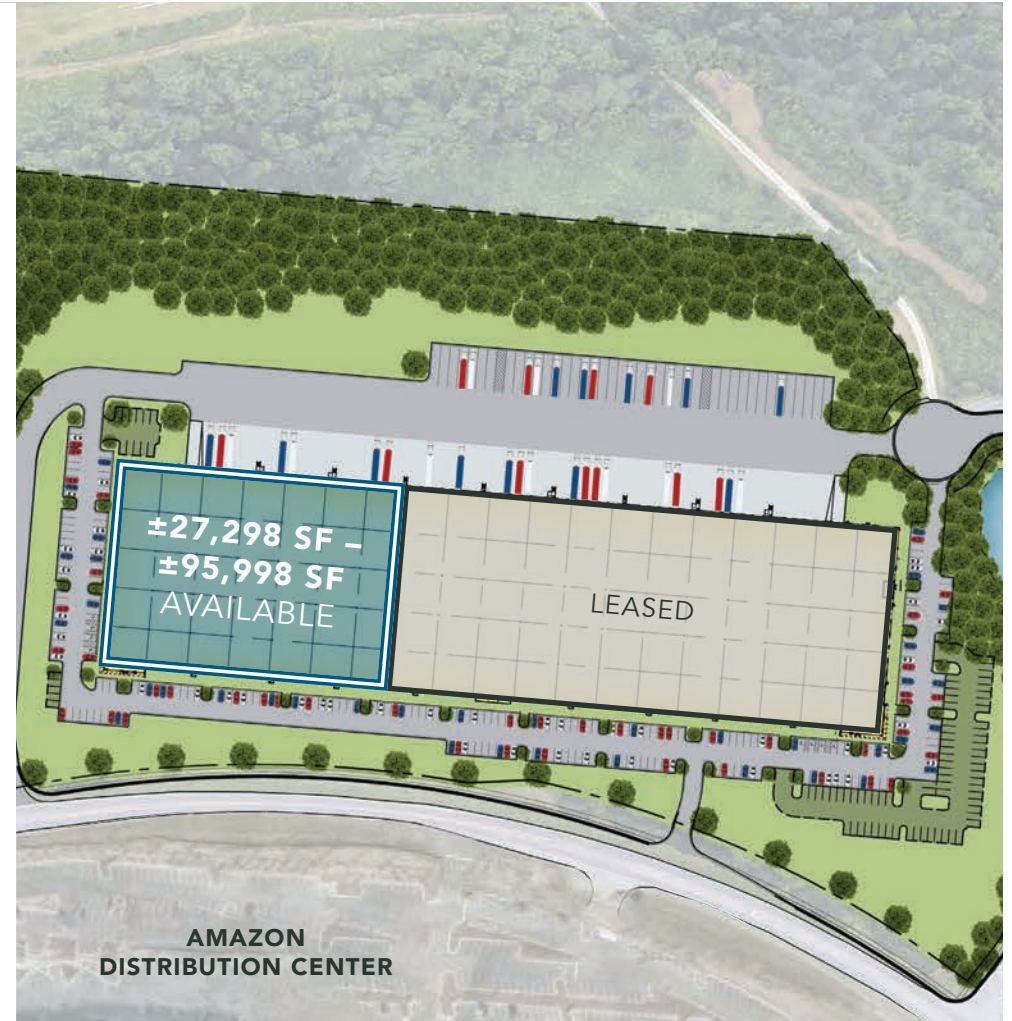
BUILDING FEATURES

- 260,954 SF warehouse facility available within newly constructed, ±48-acre Class A distribution park
- ±27,298 SF – ±95,998 SF available for lease
- 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

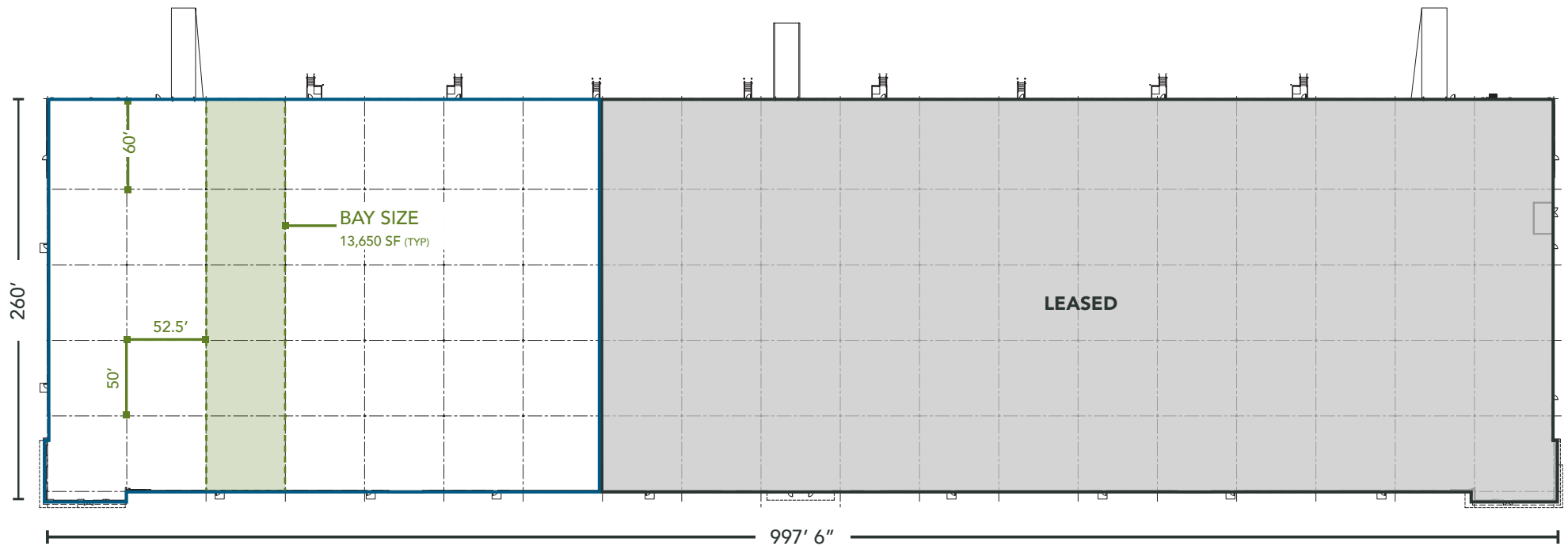


BUILDING SPECS & SITE PLAN

ADDRESS	4900 Jones Sausage Road Garner, NC 27529
AVAILABLE SF	±27,298 SF to ±95,998 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	Twelve (12), 9'x10' Additional 9'x10' Knock-Out Panels Available
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 Sewer: City of Raleigh Power: Duke Progress Energy Gas: PSNC Energy
TIMING	Q3 2023 Delivery

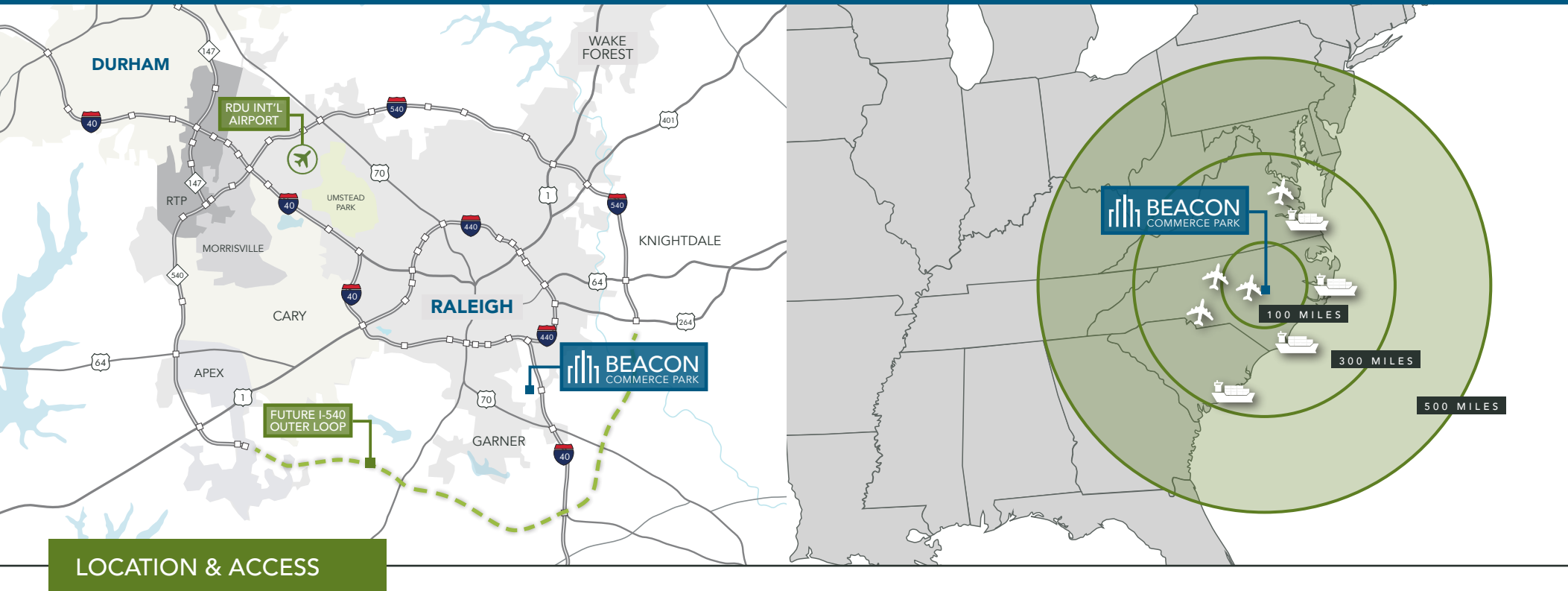


FLOOR PLAN | ±27,298 – ±95,998 SF AVAILABLE



BEACON COMMERCE PARK

±27,298 SF – ±95,998 SF FOR LEASE
4900 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