

BEACON COMMERCE PARK

BUILDING A



FOR LEASE

CLASS A INDUSTRIAL | ±21,000 - 157,035 SF
WILMINGTON ROAD GARNER, NC 27529

 **BEACON
PARTNERS**

FOUNDRY
COMMERCIAL

BUILDING FEATURES

ADDRESS	Wilmington Road/Jones Sausage Road
CITY/STATE/ZIP CODE	Garner, North Carolina 27529
COUNTY	Wake
DATE AVAILABLE	3Q 2026
ZONING	Heavy Industrial (HI) ZONING INFO
TOTAL SF	±157,035 SF
AVAILABLE SF	±21,000 - 157,035 SF
BAY SIZE	±10,490 – 13,829 SF
AUTO PARKING	123 Spaces

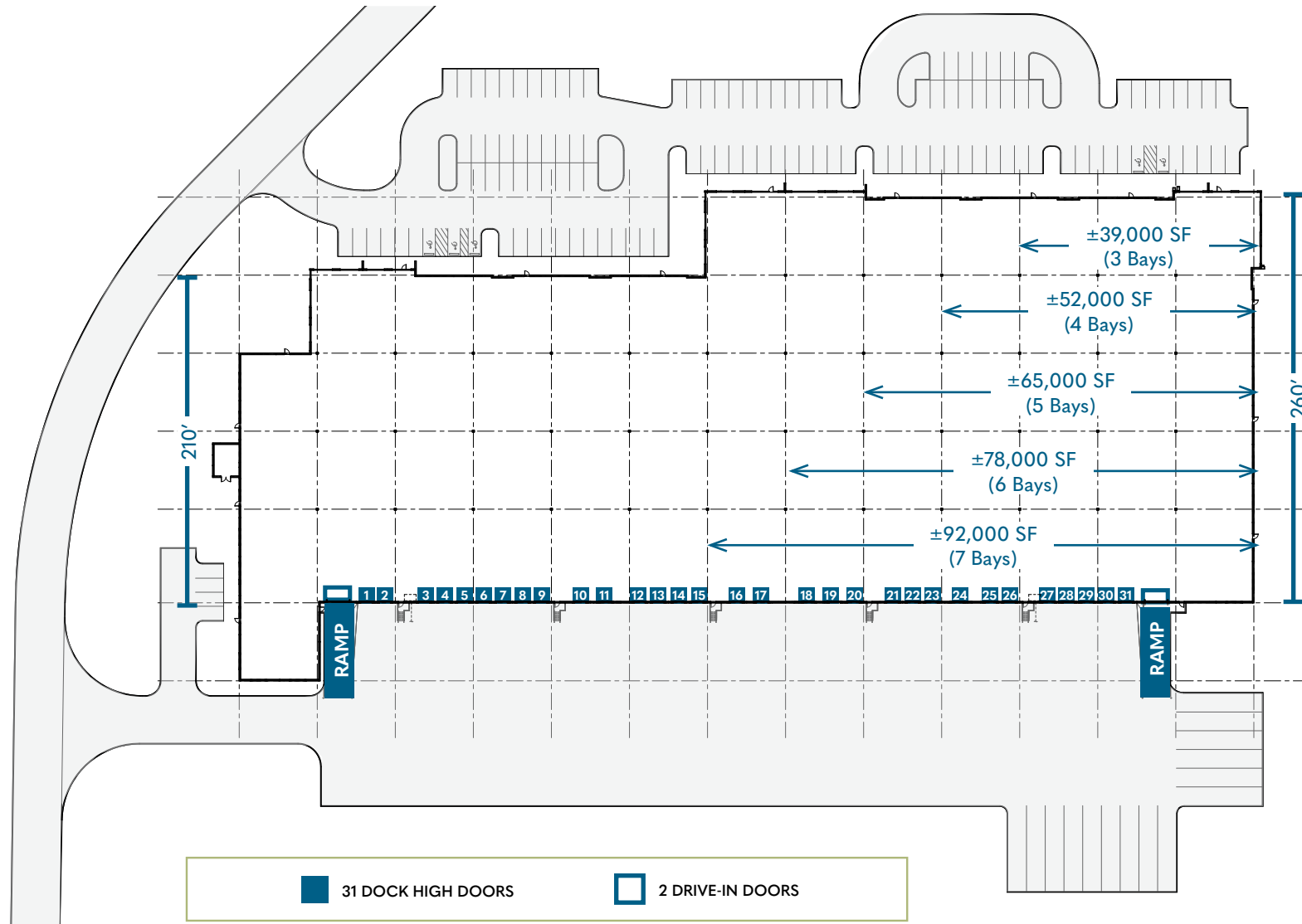
TRAILER PARKING	15 Spaces
NO. OF ACRES	11.46
TRUCK COURT DEPTH	130' - 180'
CEILING HEIGHT	32'
COLUMN SPACING	50'x50' Typical; 60' Speed Bay
FLOOR THICKNESS	6" unreinforced with speed bay reinforced with #3s at 18" O.C.
SPRINKLER SYSTEM	ESFR
DOCK HIGH DOORS	Thirty-one (31), 9' x 10'
DRIVE-IN DOORS	Two (2), 14' x 16'
EXTERIOR CONSTRUCTION	Concrete tilt-wall

FRONT ELEVATIONS

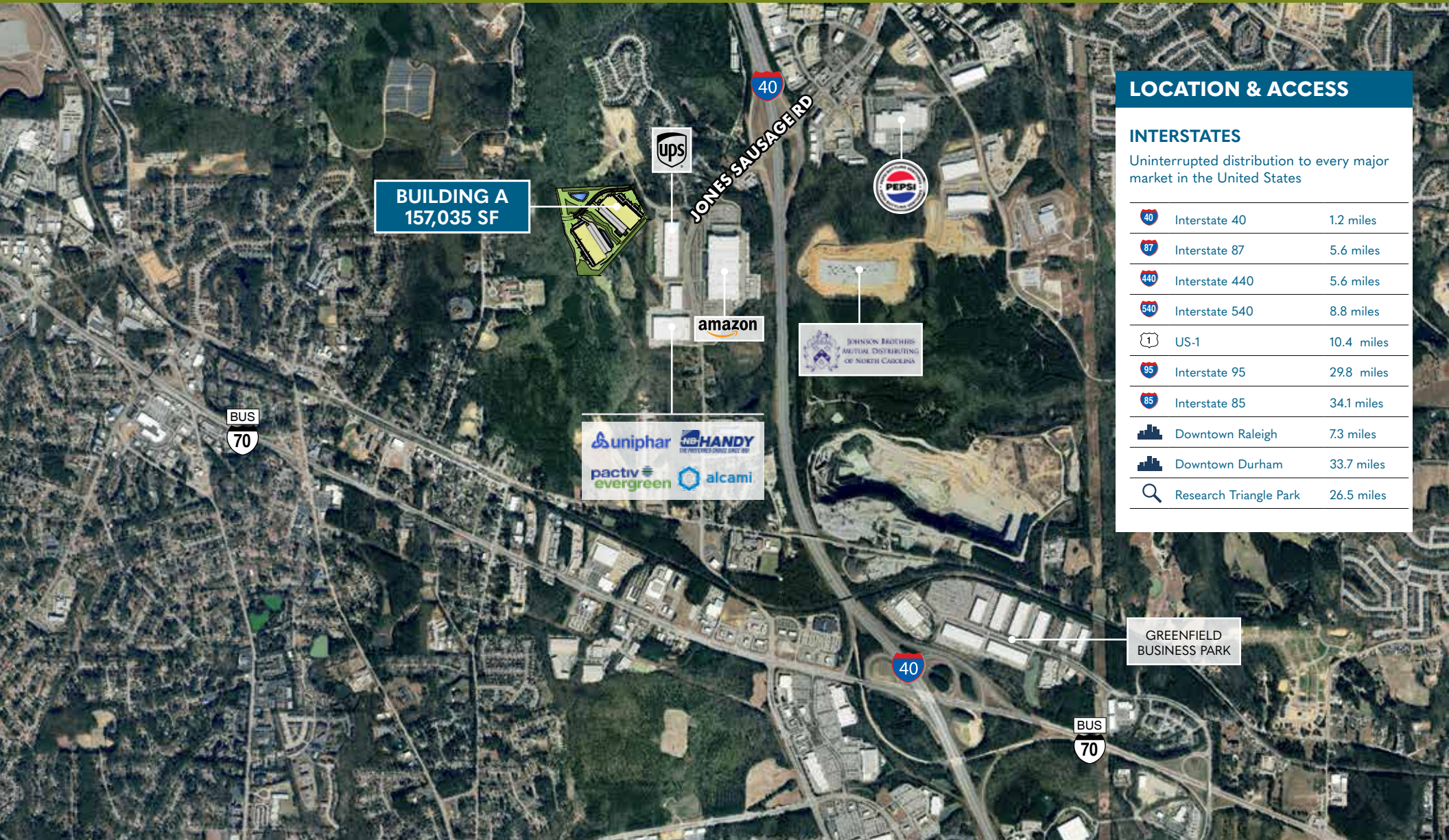


BACK ELEVATIONS









LOCATION & ACCESS

INTERSTATES

Uninterrupted distribution to every major market in the United States

	Interstate 40	1.2 miles
	Interstate 87	5.6 miles
	Interstate 440	5.6 miles
	Interstate 540	8.8 miles
	US-1	10.4 miles
	Interstate 95	29.8 miles
	Interstate 85	34.1 miles
	Downtown Raleigh	7.3 miles
	Downtown Durham	33.7 miles
	Research Triangle Park	26.5 miles

JEFF STEPHENS, SIOR

JEFF.STEPHENS@FOUNDRYCOMMERCIAL.COM

919.302.6985

JACKSON RIVES

JACKSON.RIVES@FOUNDRYCOMMERCIAL.COM

919.656.2816

JORDAN RIVES

JORDON.RIVES@FOUNDRYCOMMERCIAL.COM

336.688.4702

TIM ROBERTSON

TIM.ROBERTSON@BEACONDEVELOPMENT.COM

704.654.9880

JOSH MCARDLE

JOSH@BEACONDEVELOPMENT.COM

919.261.7565



FOUNDRYCOMMERCIAL.COM
2301 SUGAR BUSH ROAD SUITE 220
RALEIGH, NC 27612