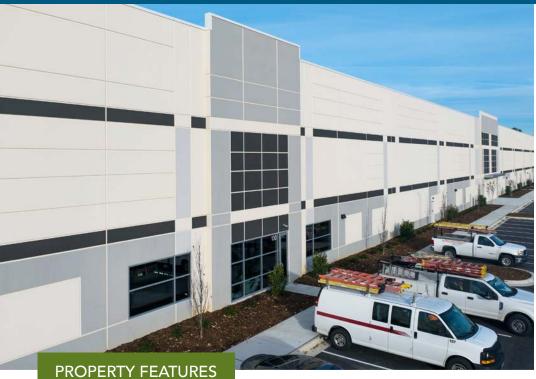


# ±27,298 SF CLASS A INDUSTRIAL AVAILABLE FOR LEASE

4900 JONES SAUSAGE ROAD | GARNER, NC 27529





### TROTERTT LATORES

- ±27,298 SF available and ready for Tenant up-fit
- Includes ±2,476 SF spec office space
- 32' clear height
- ESFR sprinkler system
- Four (4); 9' x 10' dock-high doors
- One (1); 14' x 16' drive-in ramp
- 7" concrete slab flooring

- Excellent location in Eastern Wake County, in close proximity to I-40, I-440, US-70, and 6.5 miles from Downtown Raleigh
- ±260,954 SF Class A warehouse facility within recently delivered, ±48-acre distribution park
- 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









4900 JONES SAUSAGE ROAD | GARNER, NC 27529



## **BUILDING SPECS & SITE PLAN**

ADDRESS	4900 Jones Sausage Road Garner, NC 27529
AVAILABLE SF	±27,298 SF
OFFICE SF	±2,476 SF spec office
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 Sewer: City of Raleigh Power: Duke Progress Energy Gas: PSNC Energy
TIMING	Available immediately







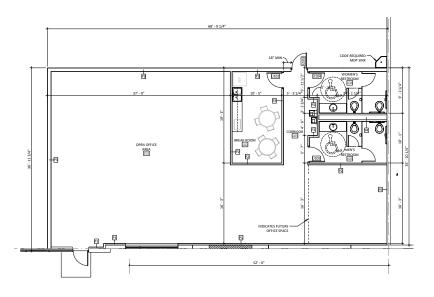




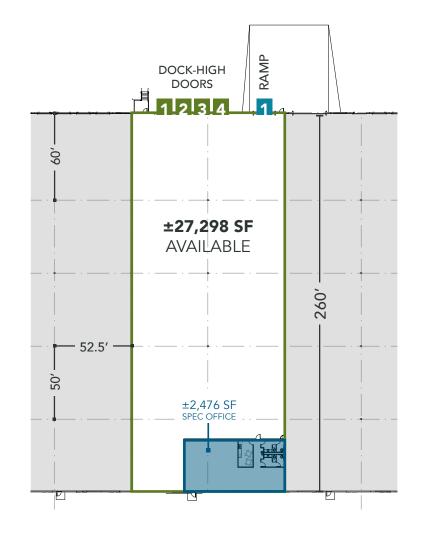
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## FLOOR PLAN | ±27,298 SF AVAILABLE



**ENLARGED OFFICE PLAN** ±2,476 SF











## ±27,298 SF CLASS A INDUSTRIAL AVAILABLE FOR LEASE

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### **INTERSTATES & MAJOR HIGHWAYS**

40	Interstate 40	0.5 Miles
70	Highway 70	1.5 Miles
440	Interstate 440	3.5 Miles
540	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

### **CONTACT US**



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