



PROPERTY FEATURES

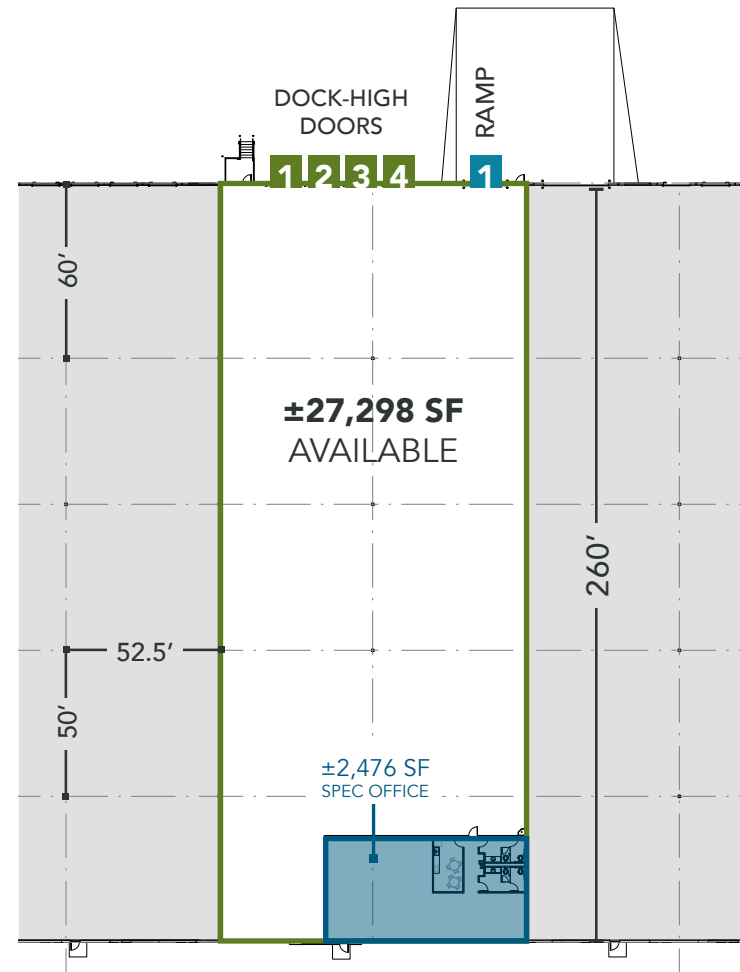
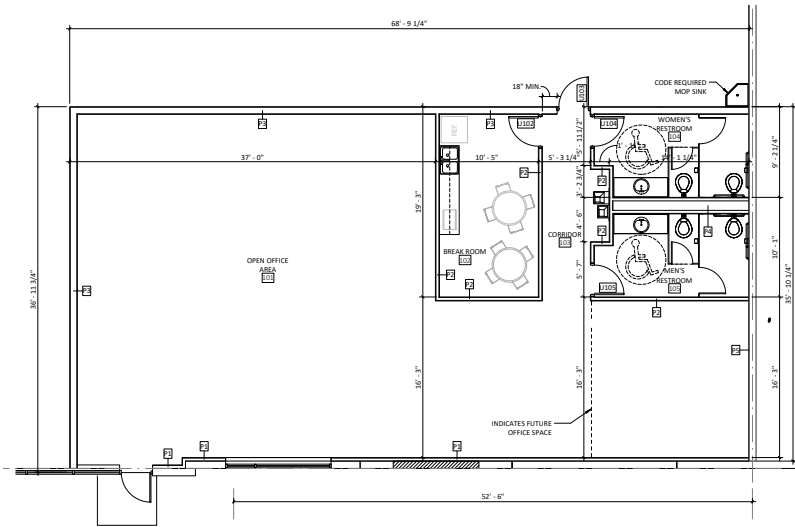
- ±27,298 SF available and ready for Tenant up-fit
- Includes ±2,476 SF spec office space
- 32' clear height
- ESFR sprinkler system
- Four (4); 9' x 10' dock-high doors
- One (1); 14' x 16' drive-in ramp
- 7" concrete slab flooring
- Excellent location in Eastern Wake County, in close proximity to I-40, 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

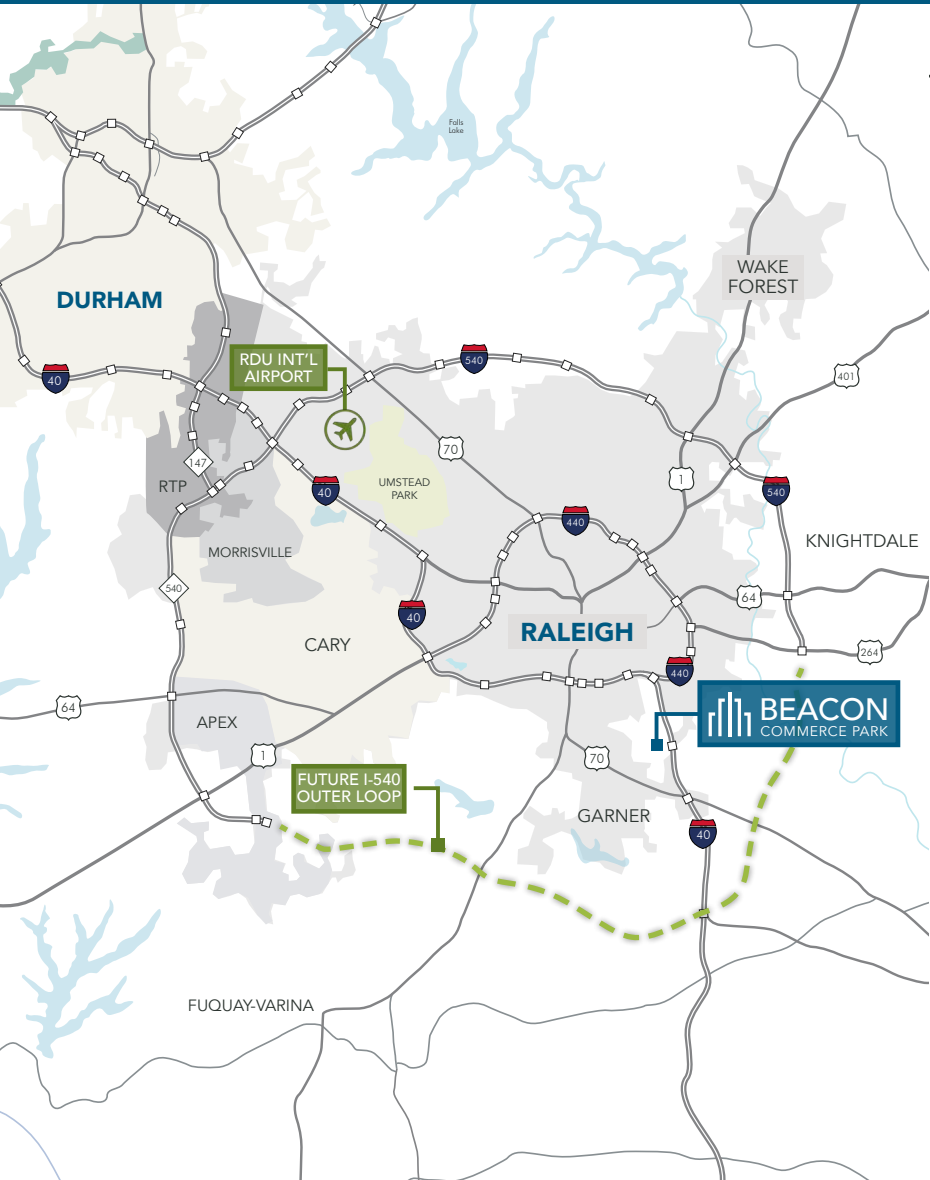
BUILDING SPECS & SITE PLAN

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	December 2023 shell delivery



FLOOR PLAN | ±27,298 SF AVAILABLE





AREA DRIVE TIMES

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

