



BUILDING HIGHLIGHTS

- ±58,500 SF to 150,596 SF available now for lease
- Multiple demising scenarios including ±58,500 SF, ±75,298 SF or ±92,096 SF
- ±2,123 spec office space
- 36' clear height
- Cross-dock facility
- ESFR sprinkler system
- ±280,147 SF Class A warehouse facility available within recently delivered, ±48-acre Class A distribution park
- Excellent location in Eastern Wake County, in close proximity to I-40, I-440, US-70, and 6.5 miles from Downtown Raleigh

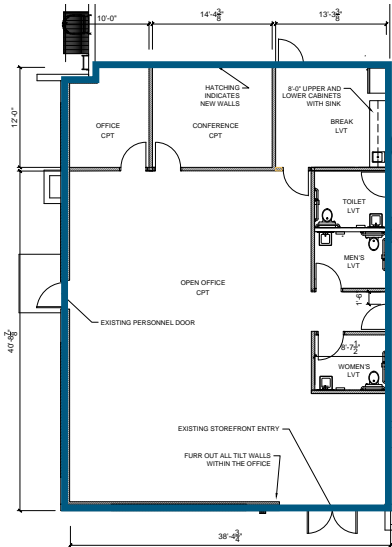


BUILDING SPECS & SITE PLAN

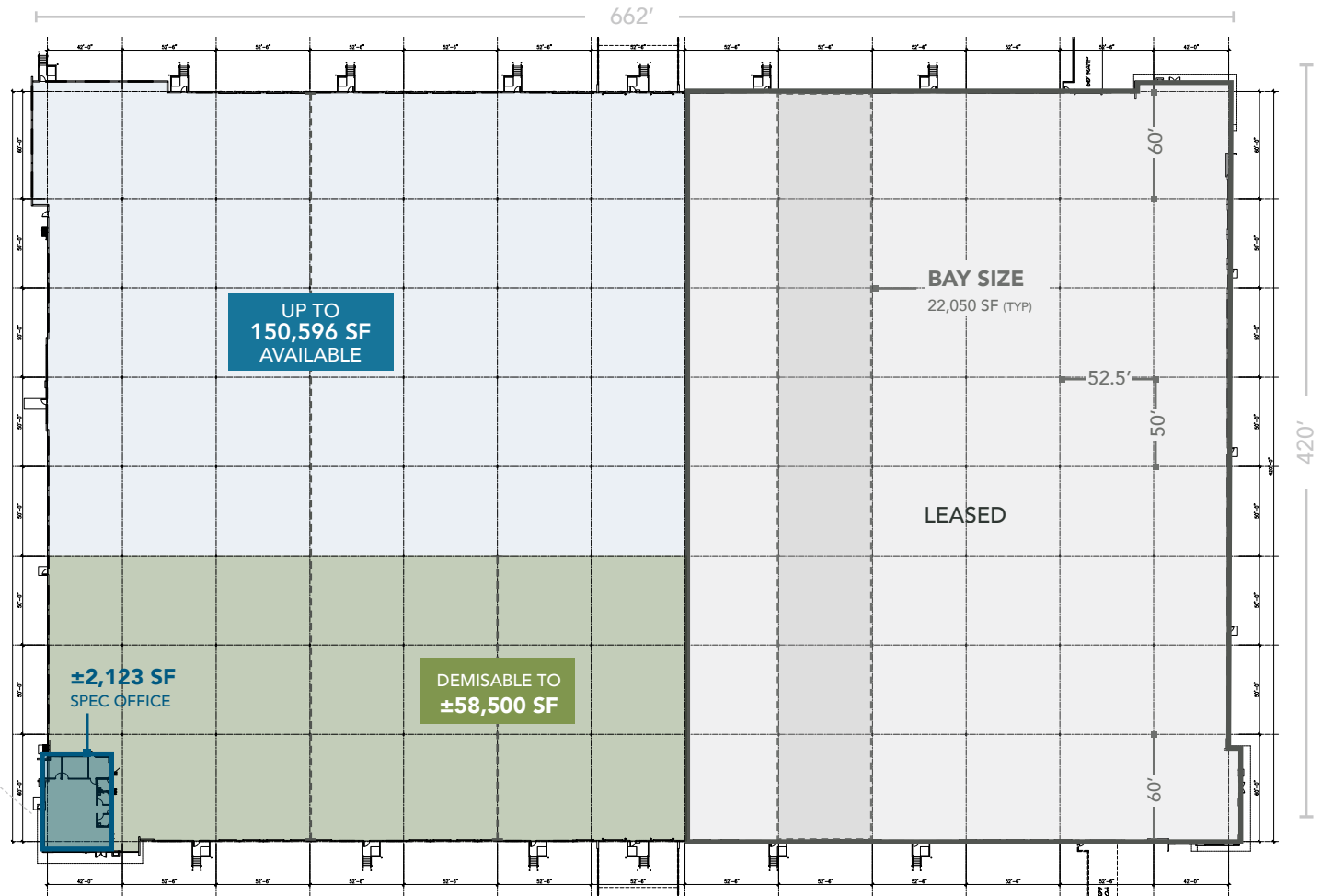
ADDRESS	5100 Jones Sausage Road Garner, NC 27529
AVAILABLE SF	±58,500 SF to 150,596 SF
OFFICE SF	±2,123 SF spec office
DEMISING SCENARIOS	±58,500 SF, ±75,298 SF and/or ±92,096 SF
BUILDING SIZE	±280,147 SF
BUILDING DIMENSIONS	420' X 662'
COLUMN SPACING	52.5' x 50' typical; 60' speed bay
CLEAR HEIGHT	36'
DOCK-HIGH DOORS	Up to Twenty-Four (24) 9' x 10'
DRIVE-IN DOORS	Up to Twelve (12) knock-outs available
DRIVE-IN DOORS	One (1) ramp with 14' x 16' knock-out
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	Available immediately



FLOOR PLAN | ±58,500 SF - 150,596 SF AVAILABLE



ENLARGED OFFICE PLAN
±2,123 SF



BEACON COMMERCE PARK

±58,500 SF TO 150,596 SF
AVAILABLE NOW FOR LEASE
5100 JONES SAUSAGE ROAD | GARNER, NC 27529



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



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