

PARK FEATURES

- Pre-lease and build-to-suit opportunities within a ±48-acre master-planned distribution park off Jones Sausage Road, 0.5 miles from I-40 (Exit 303)
- Class A distribution and manufacturing park with buildings ranging from ±89,900 SF up to ±300,000 SF
- Phase I consists of ±370,000 SF and additional pad will be available to accommodate up to ±300,000 SF in Phase II
- Modern building features in a prime distribution location, with access to an established workforce and amenities
- 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



BEACON COMMERCE PARK

±670,000 SF MASTER-PLANNED INDUSTRIAL PARK
PRE-LEASE | BUILD-TO-SUIT
JONES SAUSAGE ROAD & WILMINGTON ROAD | GARNER, NC 27529

BUILDING HIGHLIGHTS

ADDRESS	Jones Sausage Road & Wilmington Road Garner, NC 27529
COUNTY	Wake County
ZONING	Industrial 2 (I-2); Town of Garner
TOTAL ACREAGE	±48 acres
AVAILABLE SF	±24,000 SF to ±300,000 SF
CLEAR HEIGHT	30' to 36'
LIGHTING & POWER	Per Tenant's Specifications
FIRE PROTECTION	ESFR
COLUMN SPACING	52.5' x 50' typical; 60' speed bay
TRUCK COURT	130' - 180'
CONSTRUCTION	Concrete tilt-wall
ON-SITE UTILITIES	Water: City of Raleigh Sewer: City of Raleigh Power: Duke Progress Energy Gas: PSNC Energy



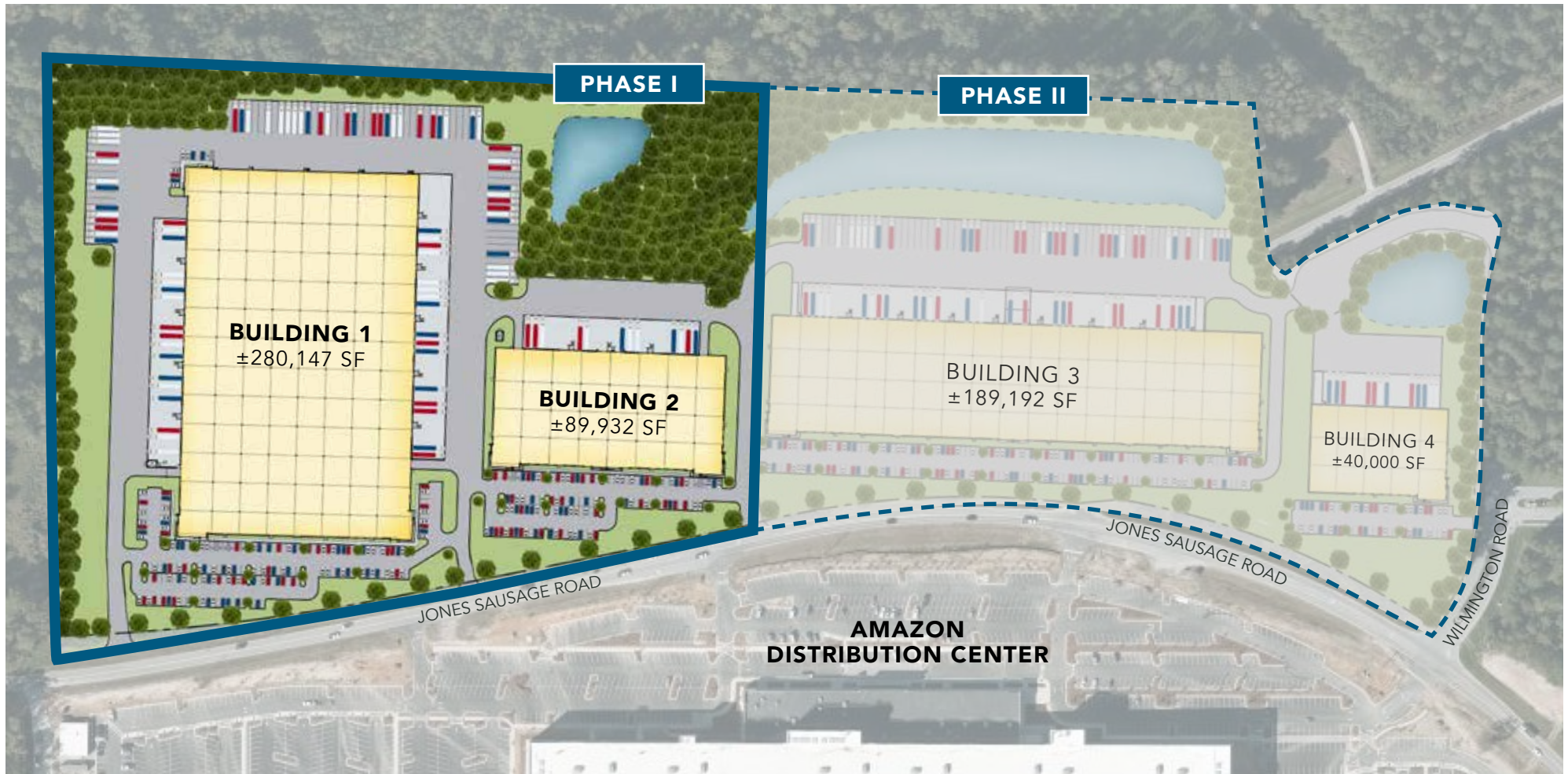
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MASTER SITE PLAN



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LOCATION & ACCESS

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



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