



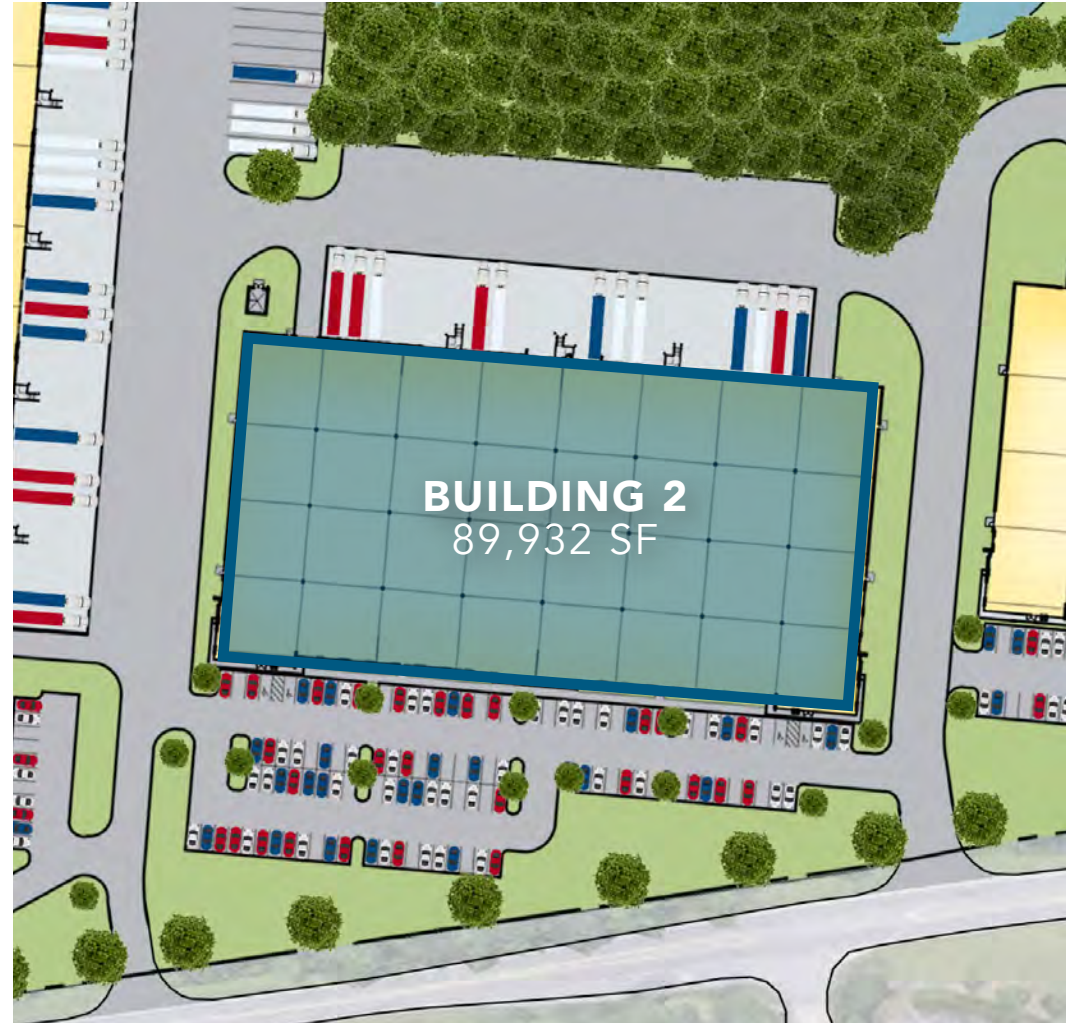
### BUILDING FEATURES

- 89,932 SF warehouse facility available within a new, master-planned, ±51-acre Class A distribution park
- Divisible to ±22,656 SF
- 30' minimum clear height
- ESFR sprinkler system
- 130' Concrete Truck Court
- 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

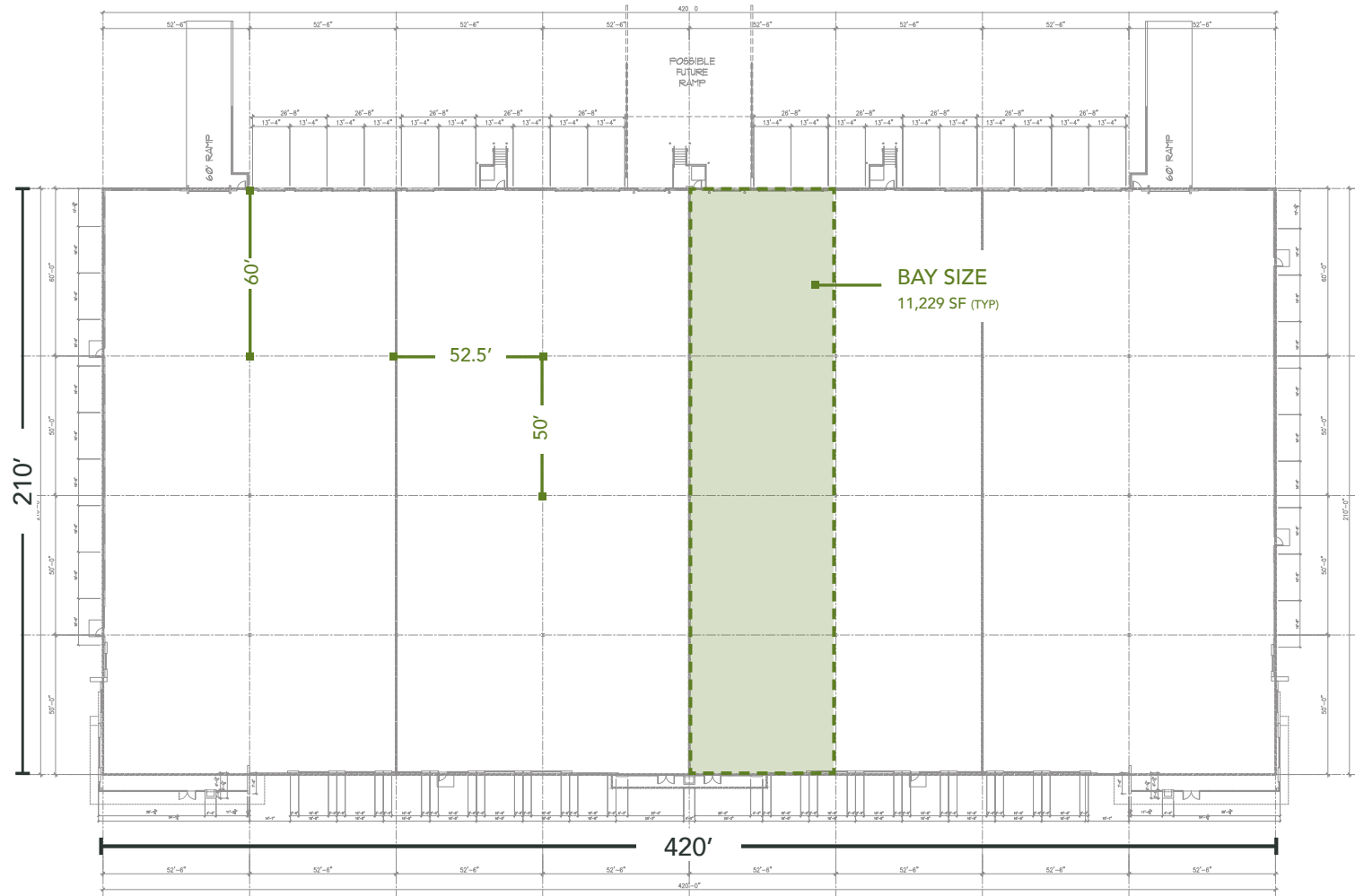


### BUILDING SPECS & SITE PLAN

ADDRESS	Jones Sausage Road & Wilmington Road Garner, NC 27529
BUILDING SIZE	89,932 SF
AVAILABLE SF	±22,656 SF to 89,932 SF
OFFICE SF	Per Tenant's Specification
BUILDING DIMENSIONS	210' x 420'
COLUMN SPACING	52.5' x 50' typical; 60' speed bay
CLEAR HEIGHT	30'
DOCK-HIGH DOORS	Eighteen (18), 9'x10' Expandable to Twenty (20), 9' x 10'
DRIVE-IN DOORS	Two (2); 12' x 14'
PARKING	115 Spaces
TRUCK COURT	130' 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



FLOOR PLAN | 89,932 SF AVAILABLE





## 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