

2004 CITATION DRIVE

±19,650 - 115,831 SF INDUSTRIAL FACILITY

GARNER, NC 27529

BUILDING FEATURES



- ±19,650 - 115,831 SF available near the intersection of I-40 and Jones Sausage Road
- Small bay infill distribution/city-counter space
- Centrally located between Raleigh, Durham, Chapel Hill and the South Wake County growth corridors
- 25 minutes to Research Triangle Park and RDU
- ESFR Sprinkler System



FOR MORE INFORMATION, CONTACT:

TIM ROBERTSON

704.926.1405 (d) | 704.654.9880 (m) | tim.robertson@beacondevelopment.com

500 E. Morehead Street, Suite 200 | Charlotte, NC 28202

www.beacondevelopment.com

WALKER GORHAM

505.350.1948 (d) | 984.200.3186 (o) | walker@beacondevelopment.com

702 Oberlin Road, Suite 350 | Raleigh, NC 27605

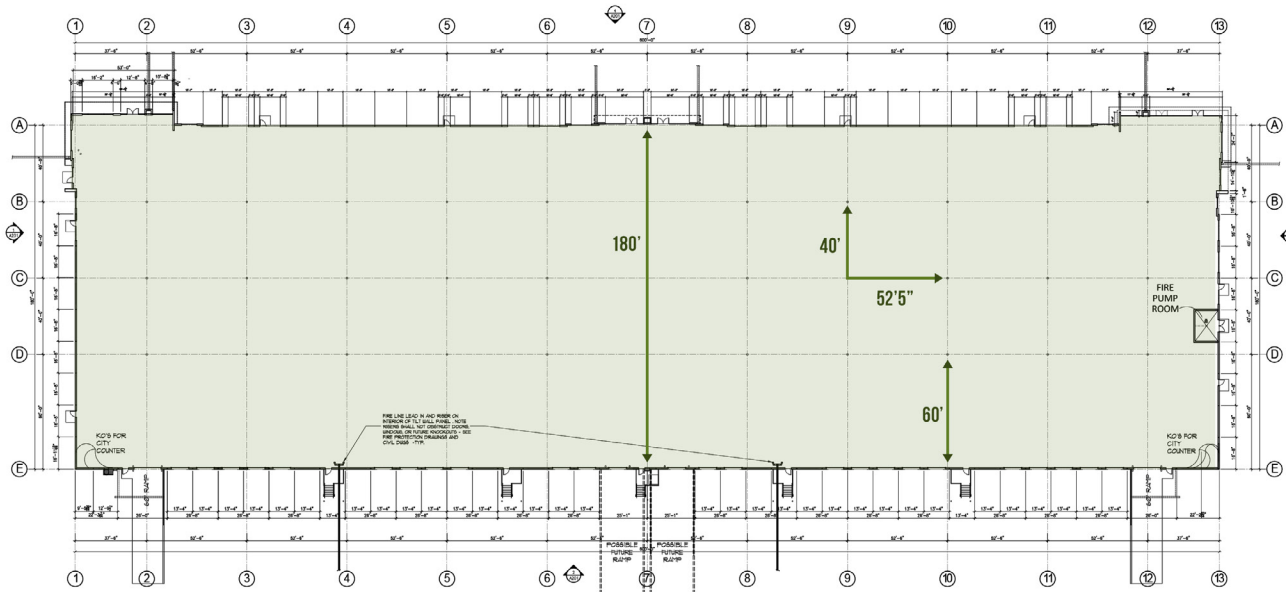
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BUILDING SPECS

LOCATION	I-40 via Exit 303 Raleigh, NC 27529
COUNTY	Wake
OFFICE SF	Build-to-Suit
CLEAR HEIGHT	30'
FIRE PROTECTION	ESFR
BUILDING SF	±19,650 - 115,831 SF
COLUMN SPACING	40' x 52'6" typical; 60' speed bay
BUILDING DEPTH	180'
TRUCK COURT	Full Concrete Truck Courts
CAR PARKING	137 Spaces
CONSTRUCTION	WALLS: Tilt concrete
UTILITIES	WATER: City of Raleigh SEWER: City of Raleigh POWER: Duke Progress Energy GAS: PSNC Energy

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