

±18,500 - 128,362 SF INFILL WAREHOUSE IDEAL CITY COUNTER WITH OUTDOOR STORAGE

3001 JONES SAUSAGE ROAD | GARNER, NC 27603



- Located on 18 acres near the intersection of I-40 and Jones Sausage Road
- Small bay infill distribution, city-counter space, and/or showroom opportunities
- ±0.85 acres of outdoor storage/laydown yard available
- 32' clear height
- Concrete truck court
- ESFR Sprinkler System
- Excellent location in Eastern Wake County in close proximity to I-40, I-440, US-70 and 6 miles from Downtown Raleigh
- Developed by 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



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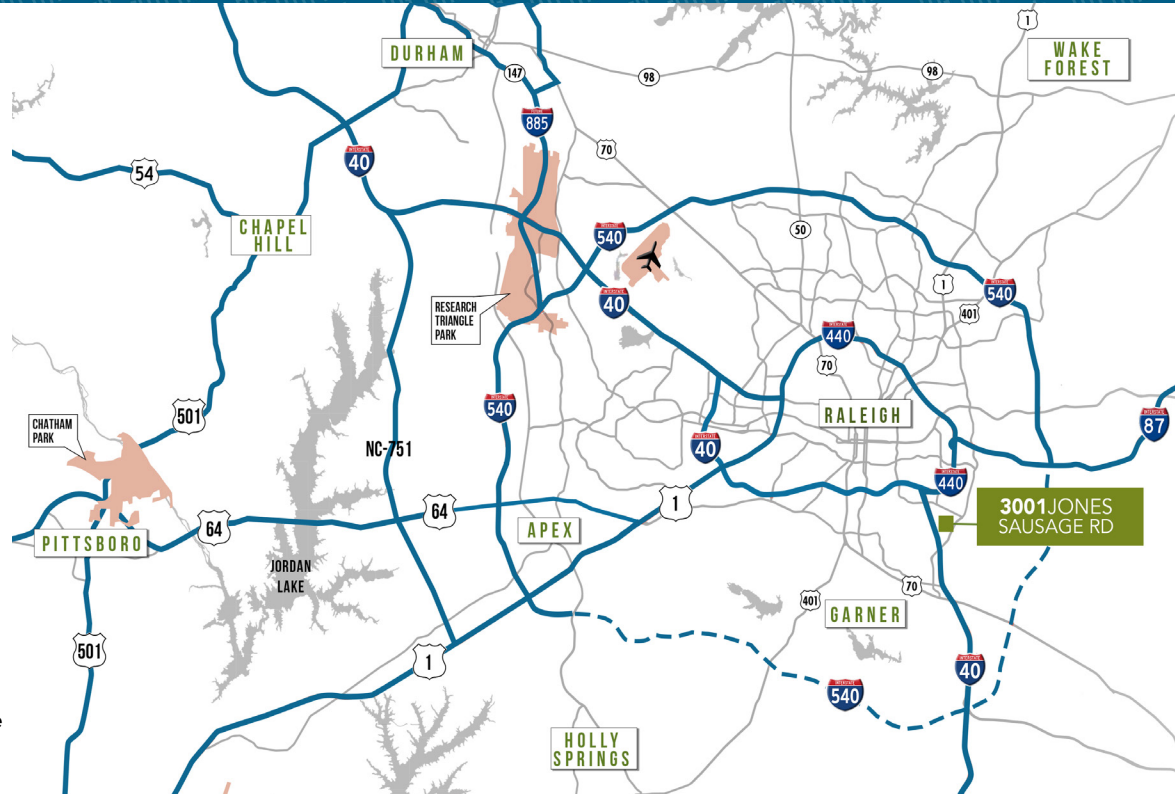
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BUILDING FEATURES

ADDRESS	3001 Jones Sausage Rd Garner, NC 27603
AVAILABLE	±18,500 - 128,362
OFFICE SF	Build-to-Suit
BUILDING SIZE	±128,362 SF
CLEAR HEIGHT	32'
SPRINKLER SYSTEM	ESFR
COLUMN SPACING	40' x 55' typical with 60' speed bay
TYPICAL BAY SIZE	255' X 40' (Two bays at 210') ±9,250 per bay
DOCK HIGH DOORS	22 (9'x10') doors 12 (14'x 16') knockout panels
DRIVE-IN DOORS	1 (14' x 16') door
PARKING	118 spaces
TRUCK COURT	130' with additional ±.85 acres of outdoor storage
CONSTRUCTION	Concrete tilt wall
ON-SITE UTILITIES	Water: City of Raleigh Sewer: City of Raleigh Power: Duke Progress Energy Gas: PSNC Energy
LIGHTING & POWER	Per tenant's specifications
DELIVERING	3Q 2026



MAJOR THOROUGHFARES

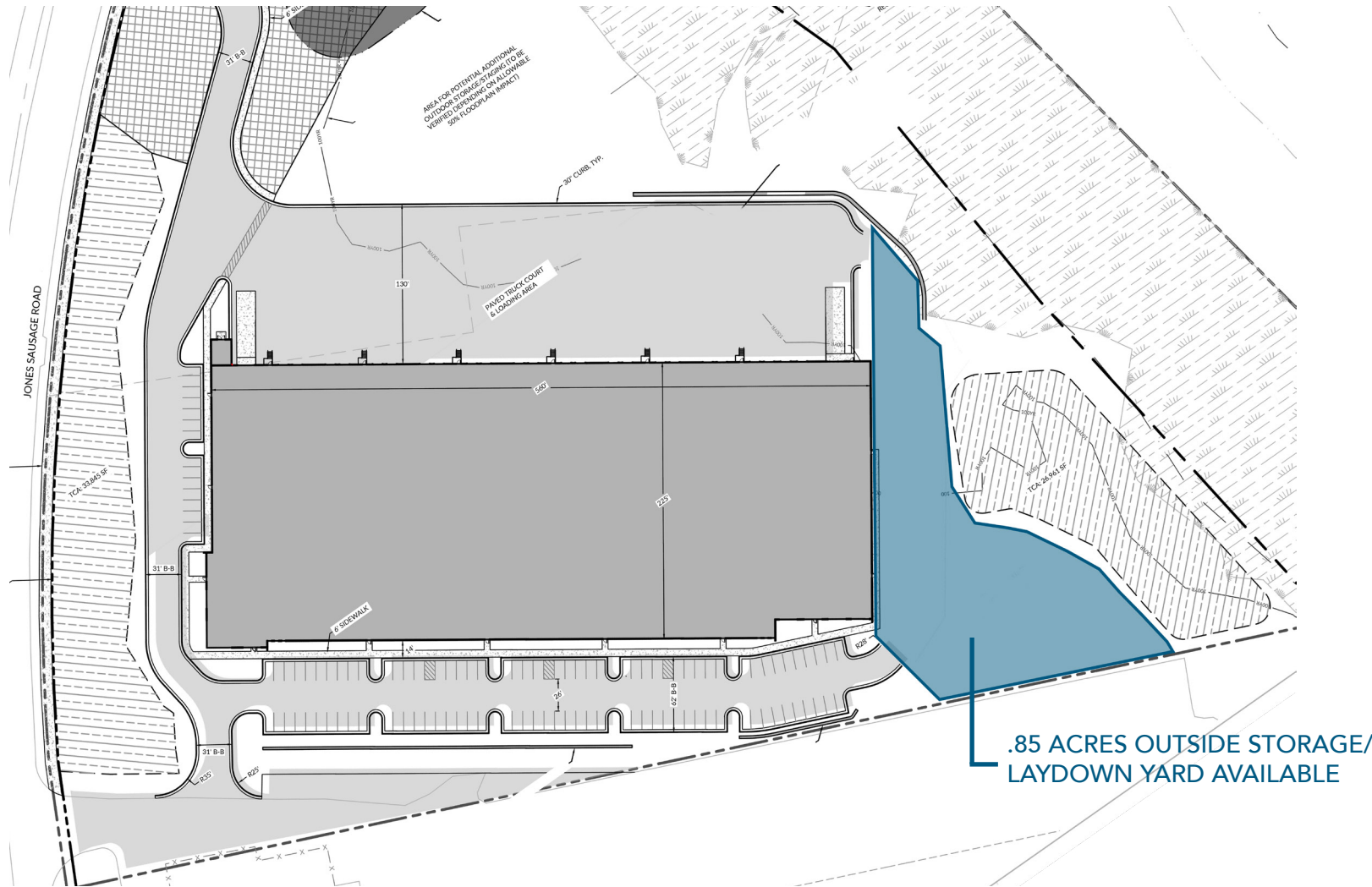
	±1.0 Miles
	±3.5 Miles
	±4.0 Miles
	±12.0 Miles

AIRPORTS

Raleigh-Durham International	±22 Miles
Piedmont Triad International	±98 Miles
Richmond International	±167 Miles
Charlotte Douglas International	±170 Miles

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.85 ACRES OUTSIDE STORAGE/
LAYDOWN YARD AVAILABLE