



PARK FEATURES

- Class A distribution and manufacturing park with buildings ranging from ±89,900 SF up to ±280,000 SF, located within a ±48-acre master-planned distribution park off Jones Sausage Road, 0.5 miles from I-40 (Exit 303)
- ±369,900 SF completed in Phase 1, with ±260,000 SF now under construction in Phase 2
- 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

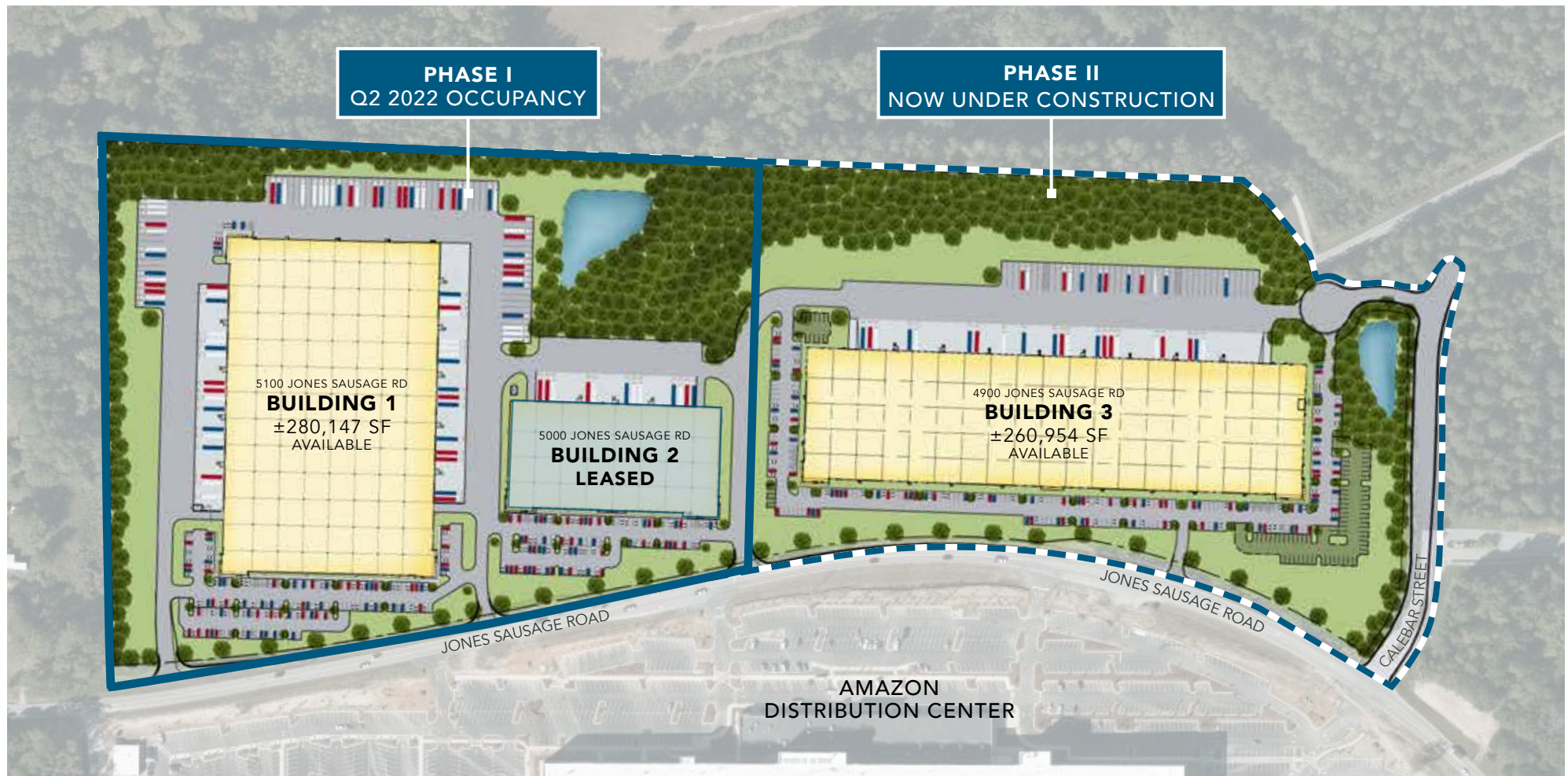
**±631,000 SF MASTER-PLANNED
INDUSTRIAL PARK | FOR LEASE**
4900 - 5100 JONES SAUSAGE ROAD | GARNER, NC 27529

BUILDING HIGHLIGHTS

ADDRESS	4900 - 5100 Jones Sausage Road Garner, NC 27529
COUNTY	Wake County
ZONING	Industrial 2 (I-2); Town of Garner
TOTAL ACREAGE	±48 acres
AVAILABLE SF	±55,000 SF to ±280,000 SF
CLEAR HEIGHT	30' to 36'
LIGHTING & POWER	Per Tenant's Specifications
FIRE PROTECTION	ESFR
TRUCK COURT	130' - 185'
CONSTRUCTION	Concrete tilt-wall
ON-SITE UTILITIES	Water: City of Raleigh Sewer: City of Raleigh Power: Duke Progress Energy Gas: PSNC Energy
TIMING	Building 1 - Shell Delivered Now Building 2 - Fully Leased Delivered Q1 2022 Building 3 - Q2 2023 Delivery



MASTER SITE PLAN



PROPERTY PHOTOS



**±631,000 SF MASTER-PLANNED
INDUSTRIAL PARK | FOR LEASE**
4900 - 5100 JONES SAUSAGE ROAD | GARNER, NC 27529



SEAPORTS

Wilmington, NC	129 Miles
Morehead City, NC	150 Miles
Norfolk, VA	188 Miles
Charleston, SC	272 Miles