



TRADEMARK
PROPERTIES

13,564 SF
INDUSTRIAL SPACE FOR LEASE

1340

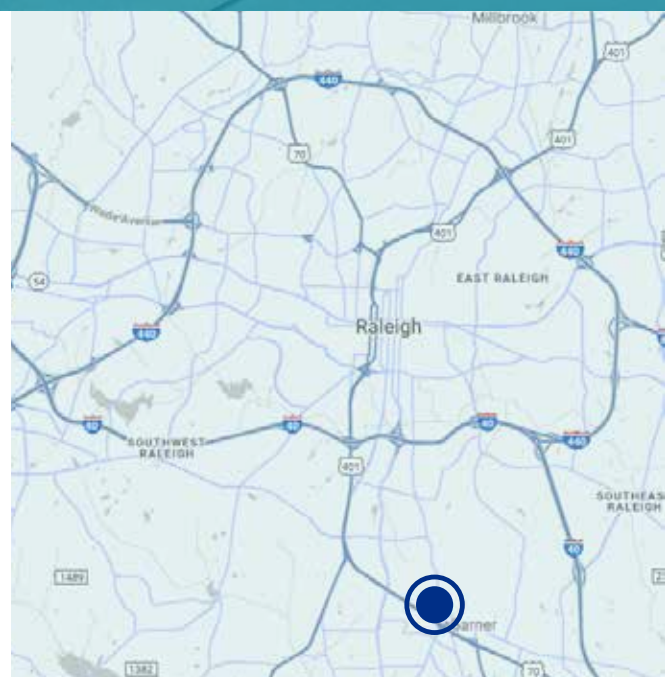
**BOBBITT DRIVE
GARNER, NC 27529**



OVERVIEW OF THE SPACE

- Located just off US-70 Hwy. in Garner
- Three miles from I-40
- 13,564 SF of industrial space available
- 12,000 SF of warehouse space
- 1,564 SF of office space
- Approximately 1/3 acre fenced yard
- Single-tenant use only
- Zoned I-1
- 240v, three-phase power

**ASKING RATE:
\$9.00/SF
MODIFIED GROSS**

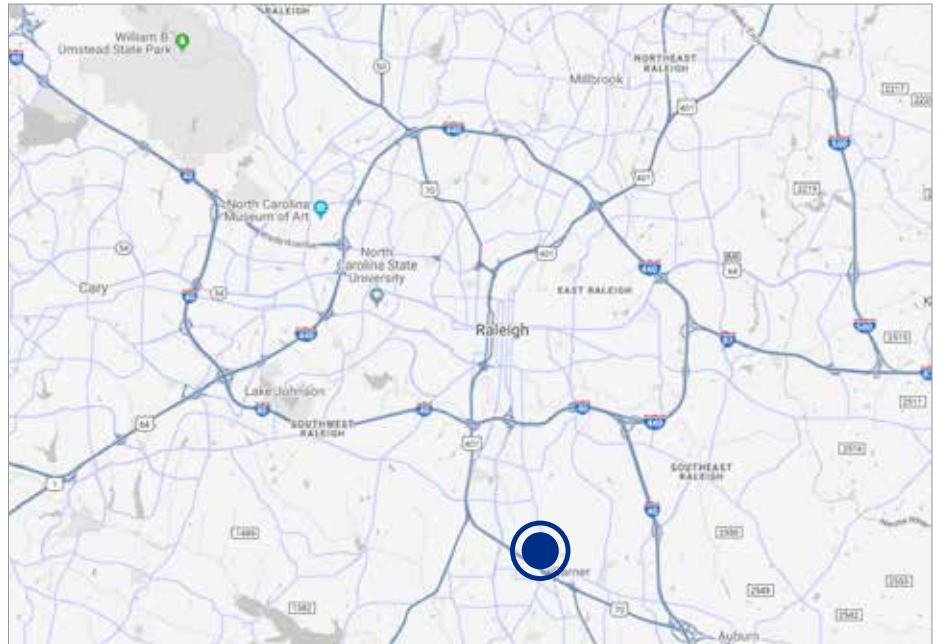


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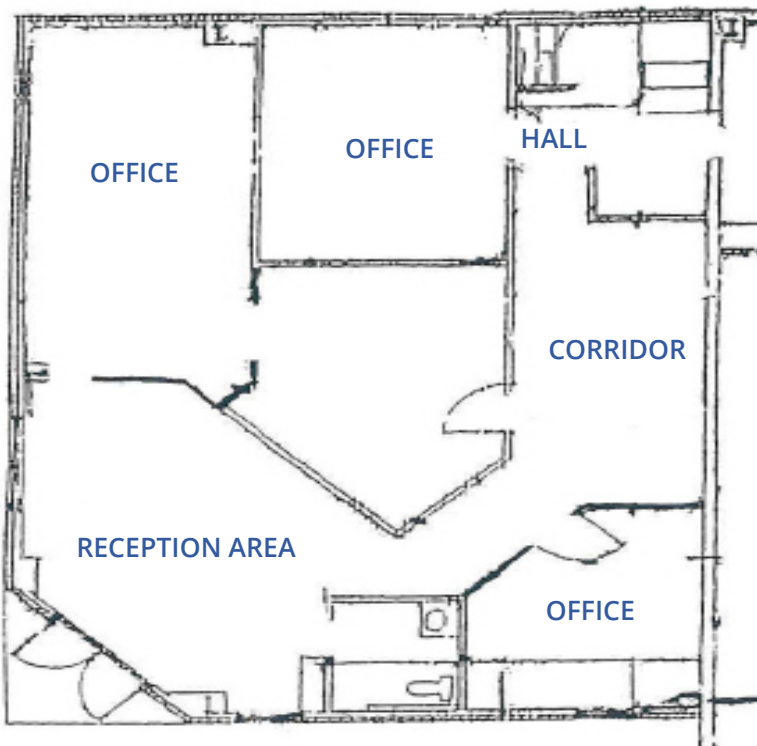
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SPACE INFO

- 3:1,000 SF parking ratio
- 18' clear ceiling height
- Four (4) drive-in doors
- One (1) exterior sloped dock door
- Skylights throughout warehouse
- Flat, fenced outside storage area
- Ventilation fans
- Situated on 1.24 acres



OFFICE FLOOR PLAN



12,000 SF
WAREHOUSE

1,564 SF
OFFICE

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