

AVAILABLE FOR LEASE



FLEX/WAREHOUSE

110 Sigma Drive, Garner, NC 27529

ALL IN REALTY, LLC



AVAILABLE: 15,400 SF

ZONING: LI (Light Industrial)

LEASE RATE:
\$ 13.50/ F NNN

TICAM ESTIMATE:
\$ 2.50/SF

LOCATION:

White Oak Business Park Is Located Off Raynor Road & Hwy 70 In Garner. It Is Approximately 2 Miles From the I-40 & Hwy 70 Interchange.

SUMMARY:

This 15,480 SF Stand Alone Building. Approximately 3,780 sf Office (25%) & 11,700 sf Warehouse (75%). It has Two Dock Doors Along With Two Drive-In Doors;

EXPECTED AVAILABILITY IS NOVEMBER 1, 2023



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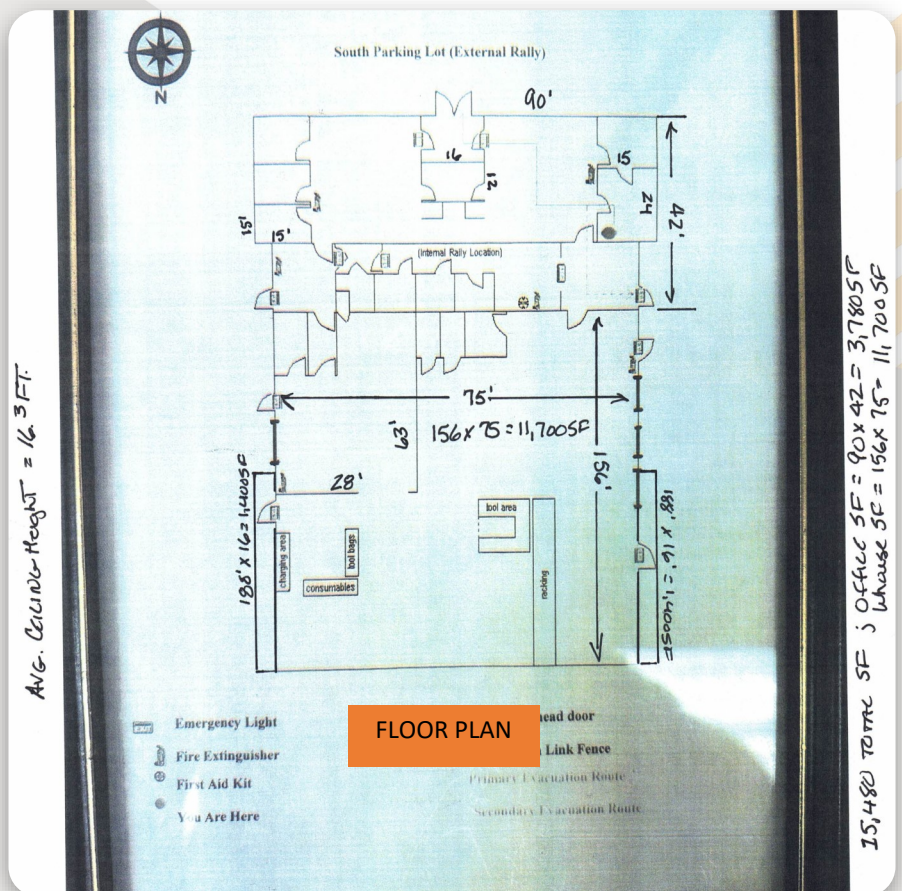
We know that in all things God works for good with those who love him, those whom he has called according to his purpose." Romans 8:28

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SITE INFORMATION

**PROPERTY INFORMATION:**

- **YEAR BUILT: 2000**
- **OFFICE SF: 3,780 SF**
- **WAREHOUSE SF: 11,700 SF**
- **Three(3) Drive-In Doors**
- **Two (2) Dock Doors**
- **Two (2) Drive –In Doors**
- **Average Ceiling Height 16'**
- **6 Private Offices**
- **Two (2) Break Rooms**
- **Three (3) Bathrooms**
- **Training Area**



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PROPERTY PHOTOS



FRONT VIEW



OFFICE VIEW 1



OFFICE VIEW 2



SIDE VIEW WITH DOCK & DRIVE-IN DOORS



SIDE VIEW WITH COVERED STORAGE



WAREHOUSE PIC



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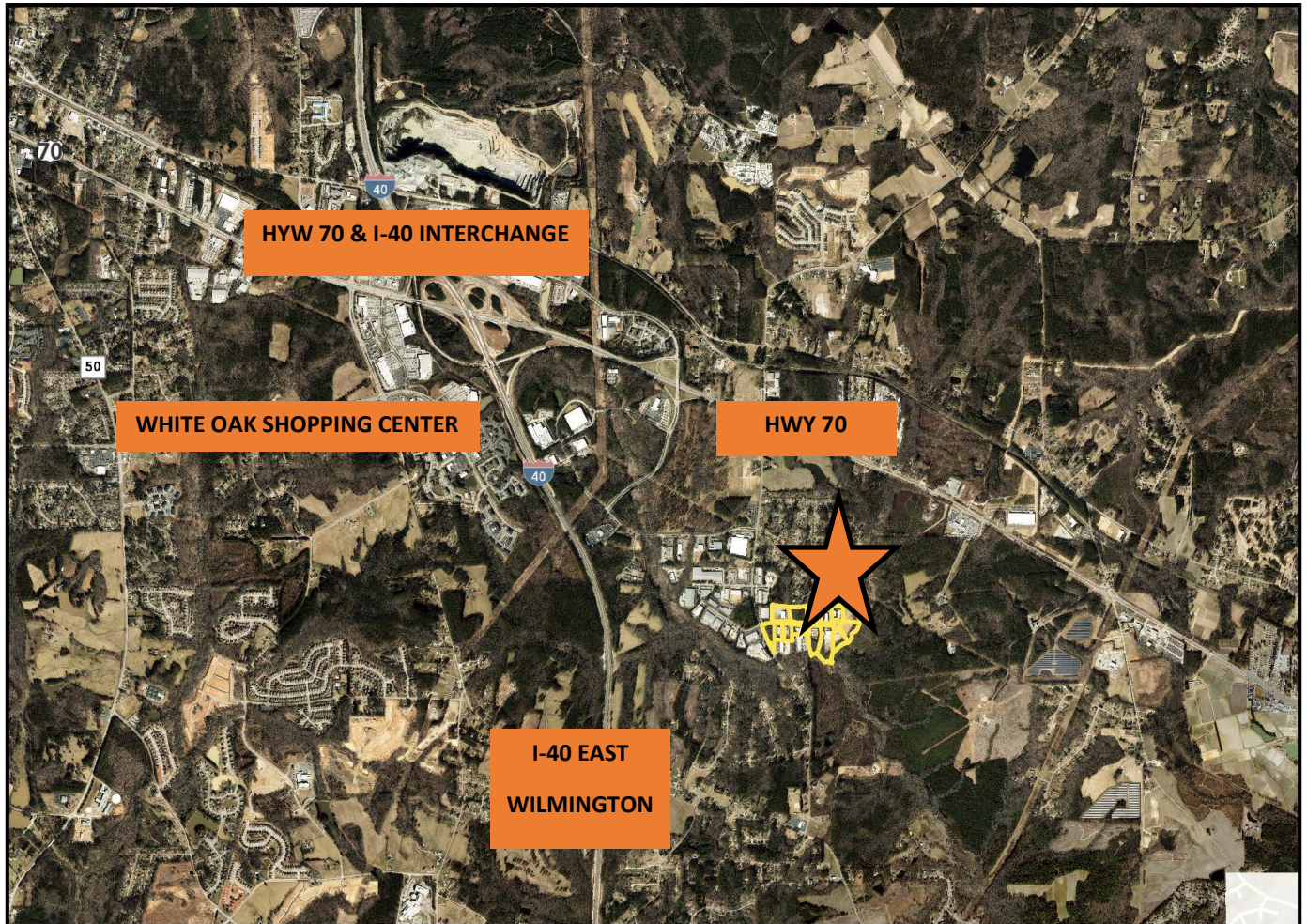
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AIREL VIEW



WHITE OAK BUSINESS PARK



0 1600 3200 6400 ft
1 inch equals 3,200 feet

Disclaimer
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TOWN OF GARNER OVERVIEW

GARNER, NC

MUNICIPAL PROFILE

Situated just a few miles south of downtown Raleigh, **Garner is one of Wake County's largest communities**—both in terms of population and land mass. And its location near the intersection of Interstate 40 and U.S. Highway 70 makes accessing the rest of the Research Triangle Region a breeze.

COMMUNITY DEMOGRAPHICS

-  **Population growth:** 30,071 (2017). 69% growth since 2000.
-  **Educational attainment:** 49% received their bachelor's degree or higher.¹ (Wake County)
-  **Average household income:** \$71,761
-  **Median home price:** \$183,000
-  **Unemployment rate:** 4% (Wake County)

Source: US Census Bureau, US Department of Labor.
1) 25+ years of age.

ACCESS TO THE RESEARCH TRIANGLE REGION



Town of Garner | 900 7th Avenue, Garner, NC 27529 | 919-773-4431 | garnernc.gov



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