



**GREENFIELD
BUSINESS PARK**

25,000 SF NEW CONSTRUCTION FLEX SPACE FOR LEASE

GARNER, NC

[VISIT THE WEBSITE](#)

[VIEW DRONE FOOTAGE](#)



DON'T MISS OUT!

**RATE REDUCTION:
\$12.50/SF FOR Q1 2021
(Special Conditions Apply)**

1001 Wade Avenue, Suite 300, Raleigh, NC 27605
trademarkproperties.com • 919.782.5552



525 N. GREENFIELD PARKWAY GARNER, NC 27529

25,000 SF NEW CONSTRUCTION
FLEX SPACE FOR LEASE

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Class A Flex Space
ASKING RATE	\$15.00/SF \$12.50/SF, NNN FOR Q1
SIZE	25,000 SF
MINIMUM SF	4,000 SF
DRIVE-IN DOORS	Four 14x12 drive-in doors
DOCK DOORS	One loading dock door
CLEAR HEIGHT	22'
ELECTRICAL	Three phase, 120/208 V
LIFE SAFETY	Fully sprinklered
ZONING	Mixed-use (MXD-1)
EXTERIOR	Masonry, brick exterior walls
TENANT IMPROVEMENTS	Turn-key delivery available
AMENITIES	12-acre campus with beautiful grounds and walking trail



SARAH WARREN

swarren@trademarkproperties.com
919.573.1755 direct 919.323.2331 mobile

The information contained herein was obtained from sources believed reliable; however, TradeMark Properties makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.



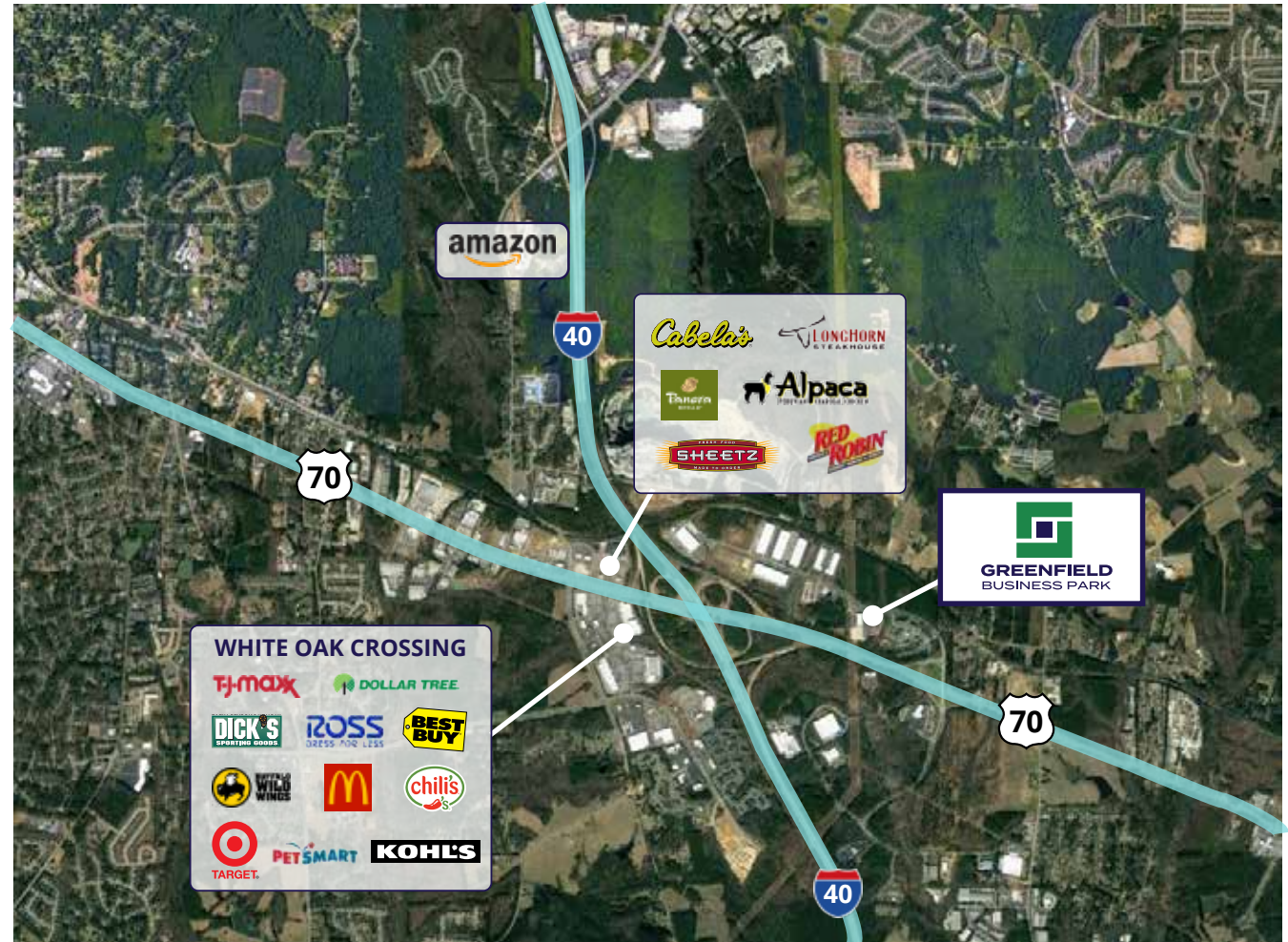
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AREA HIGHLIGHTS

- Located in Greenfield Business Park, which includes amenities such as walking trails, outdoor seating, and minutes away from White Oak Shopping Center
- Direct access to I-40 and US-70
- Proposed I-540 Interchange less than one mile away



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SITE RENDERING AERIAL



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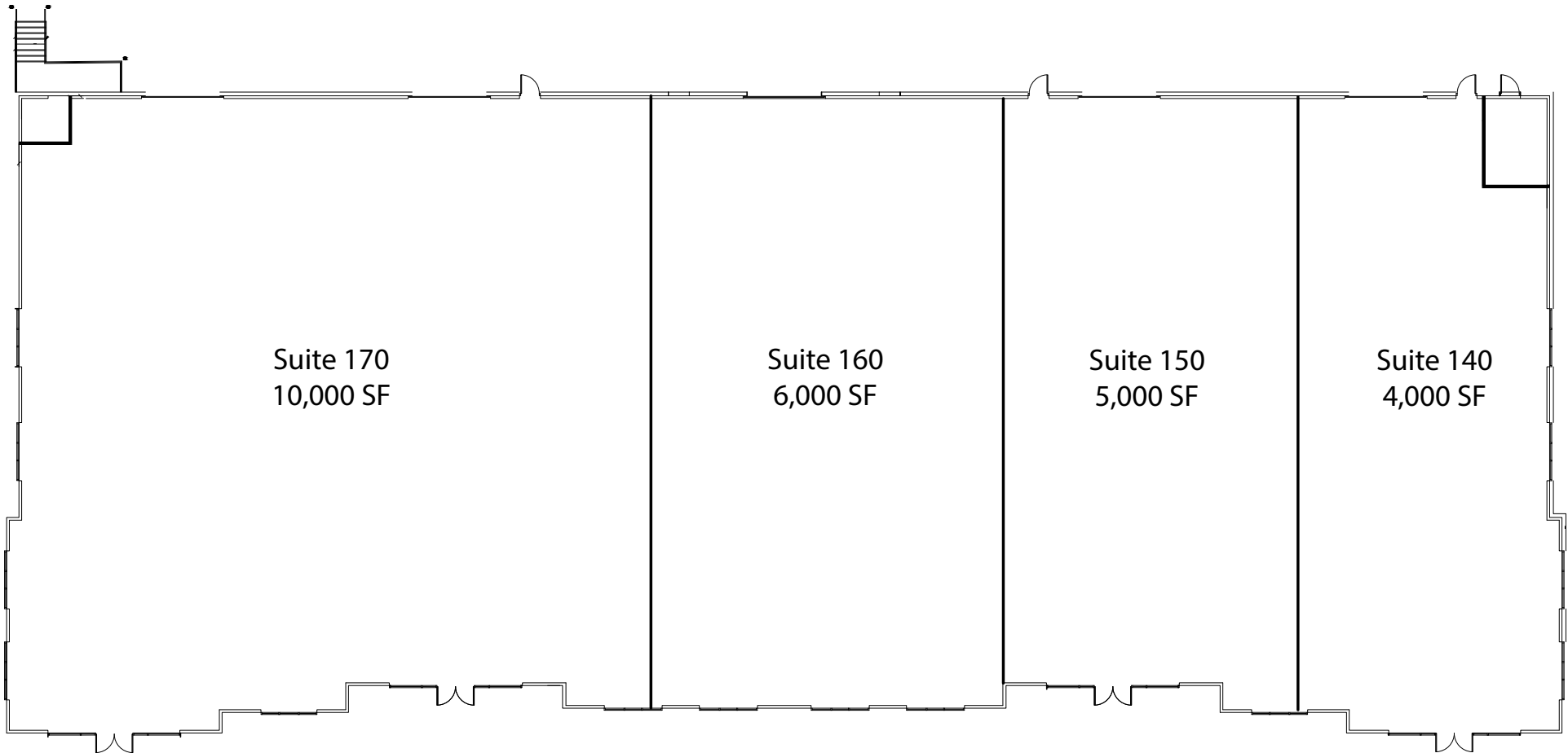
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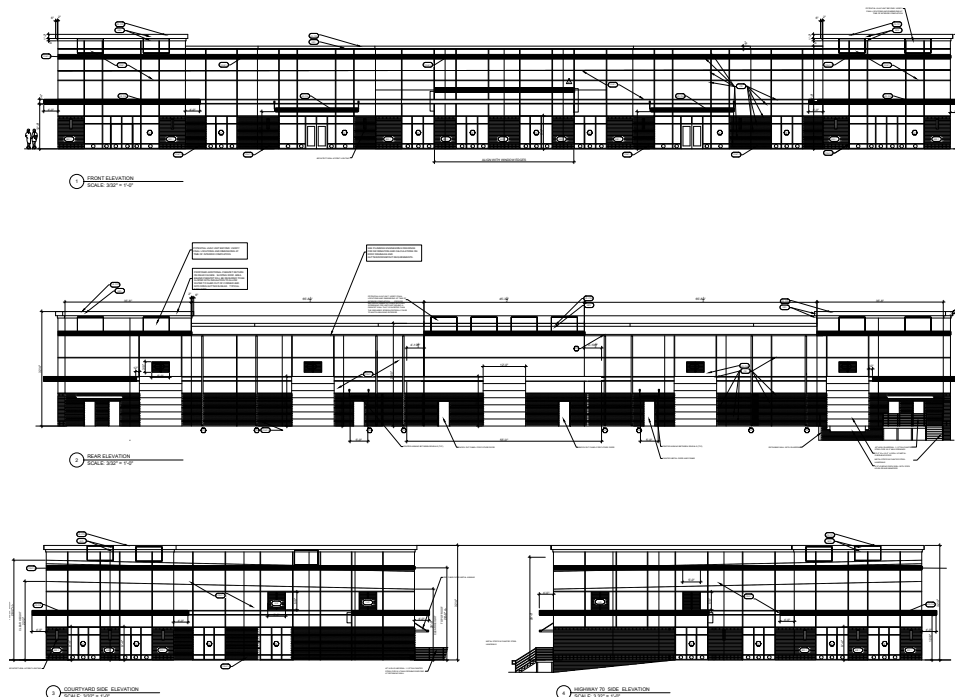
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