

## 4,200 SF FLEX SPACE AVAILABLE FOR LEASE

### 280 Hein Drive Garner, NC 27529



#### 4,200 SF Flex Space for Immediate Lease

Rental Rate: \$8.25 SF NNN TICAM \$ 2.07 SF

- ◆ Brick and Metal Construction
- ◆ Security System.
- ◆ Fenced Storage Area Rear of Building.
- ◆ Warehouse has fan only for cooling.
- ◆ Built in 2000.
- ◆ Zoning: MXD -1 (Mixed Use District One)

#### 1,400 SF Office

Layout: Reception/Large Open Work Area, Conference Room, Two Offices, IT room, Break Room and Two Restrooms.

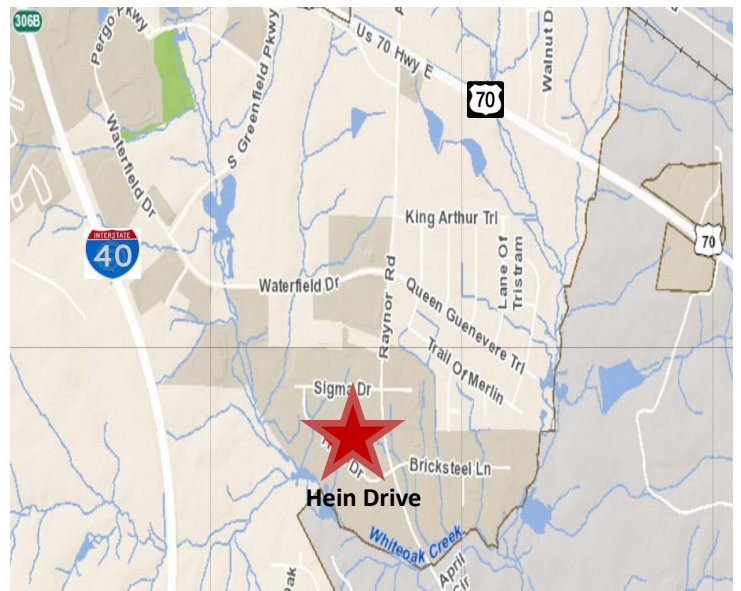
- ◆ Flexible layout.
- ◆ Built in work stations.
- ◆ New Paint. New Carpet.

#### 2,800 SF Warehouse

- ◆ 14'-9" Ft. Clear Height to Light Fixtures.
- ◆ One hour fire walls.
- ◆ Rear, 12' x 12' dock high door.
- ◆ Storage Area in Warehouse.

Located in Garner, NC.

From Raleigh I/40 E to US 70 E. Business Exit. Turn right on Raynor Road and then right on Hein Drive.



FOR MORE INFORMATION AND A TOUR CONTACT

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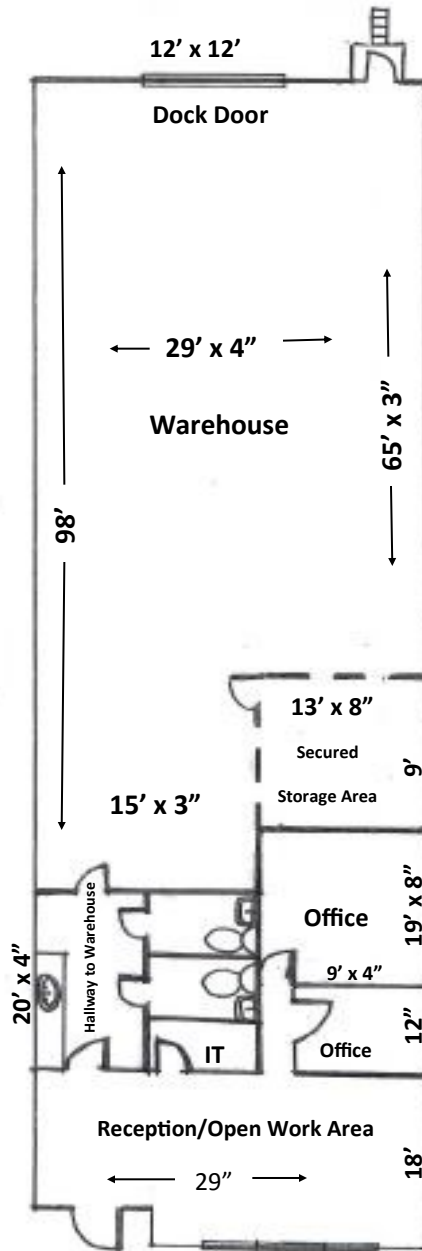
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 COMMERCIAL

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**280 Hein Drive**  
**Garner NC 27527**  
**4,200 SF**  
**\$8.25 SF NNN TICAM \$ 2.07 SF**

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.



**Fenced Yard / Dock Door**



**Enclosed Storage in Warehouse**



**Warehouse**

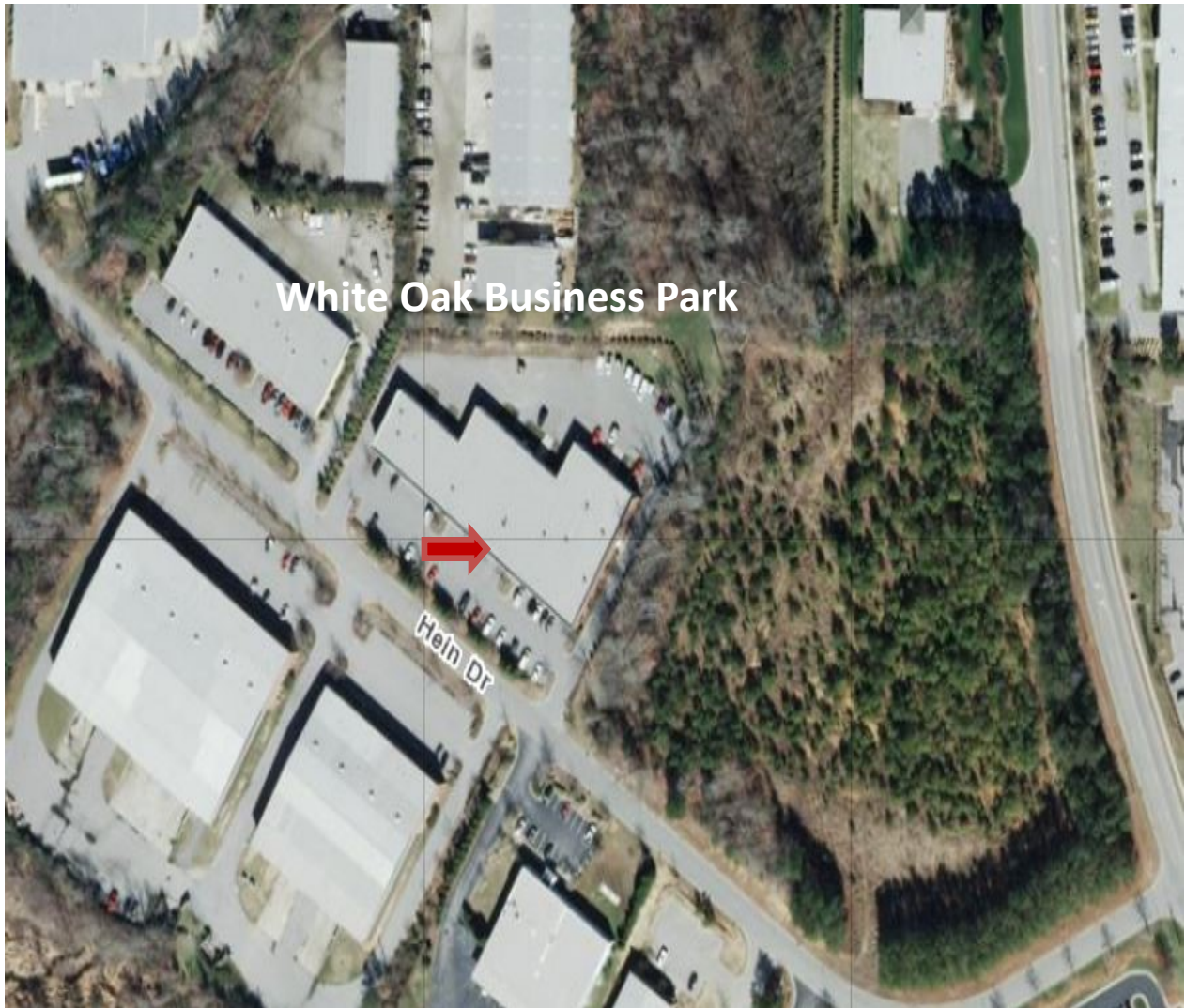


**Reception**



**Office with Work Station**





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