

**FOR  
LEASE**

New  
Construction  
Industrial  
±386,264 SF  
Available  
In Garner, NC



**WHITE OAK**  
**INDUSTRIAL PARK**

AT GREENFIELD NORTH

500 N Greenfield Parkway  
Garner, NC

LONGLEAF  
INDUSTRIAL



# LOCATION OVERVIEW

## Major Distributors In The Neighborhood

- ① **Beacon Commerce Park**
- UPS
  - Uniphar Logistics
- Amazon Distribution Center

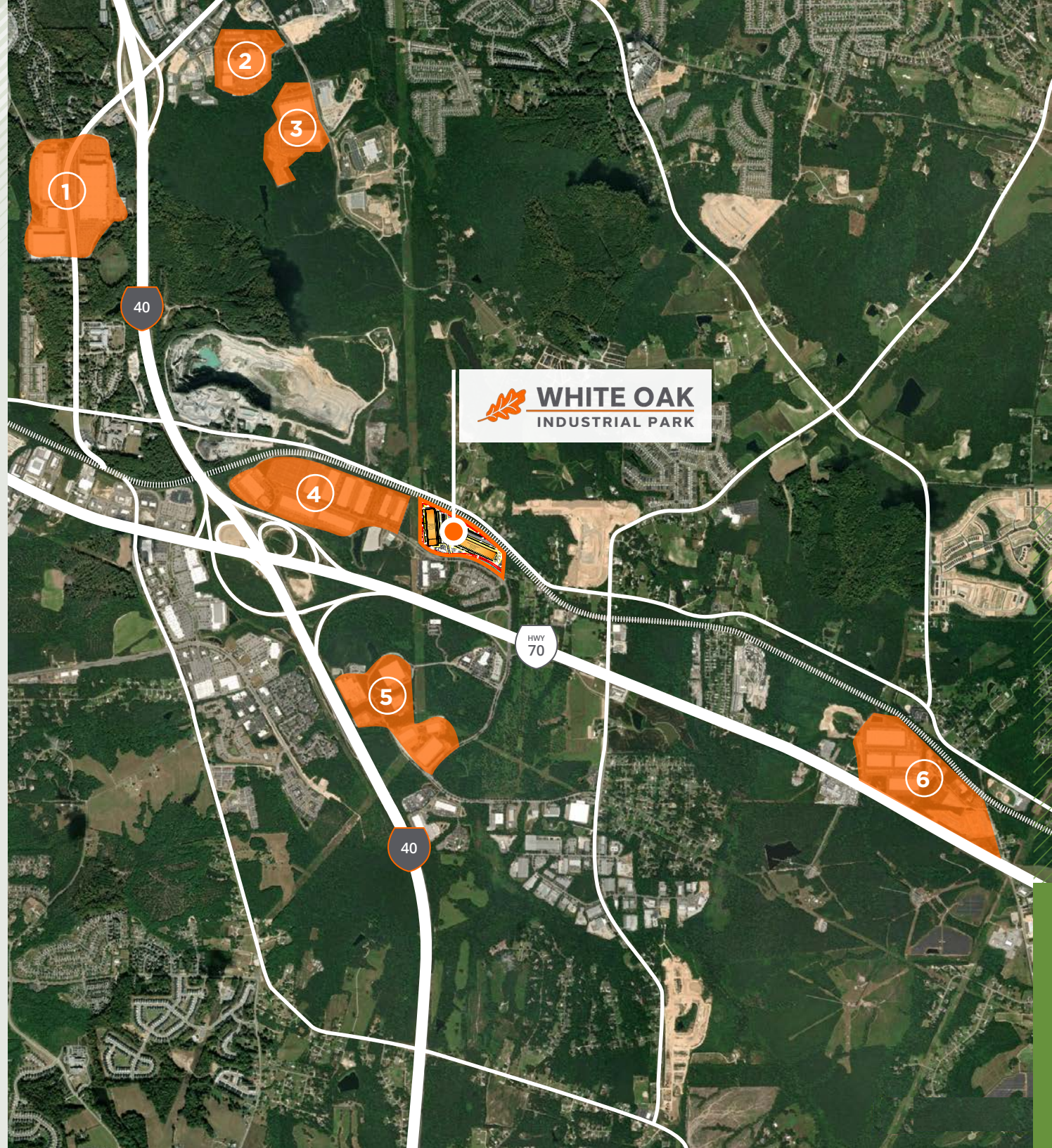
- ② **Pepsi Bottling Company**

- ③ **Eagle Crest Industrial Park**
- Packrat
  - Border States Industries

- ④ **Greenfield North Industrial Park**
- Amazon
  - Mattress Firm

- ⑤ **Greenfield South Business Park**
- Lansing Building Products
  - Canteen Vending Services

- ⑥ **Garner Business Park**
- Ferguson
  - MD Logistics



# SITE PLAN

Total SF | **386,264 SF**

**BLDG**

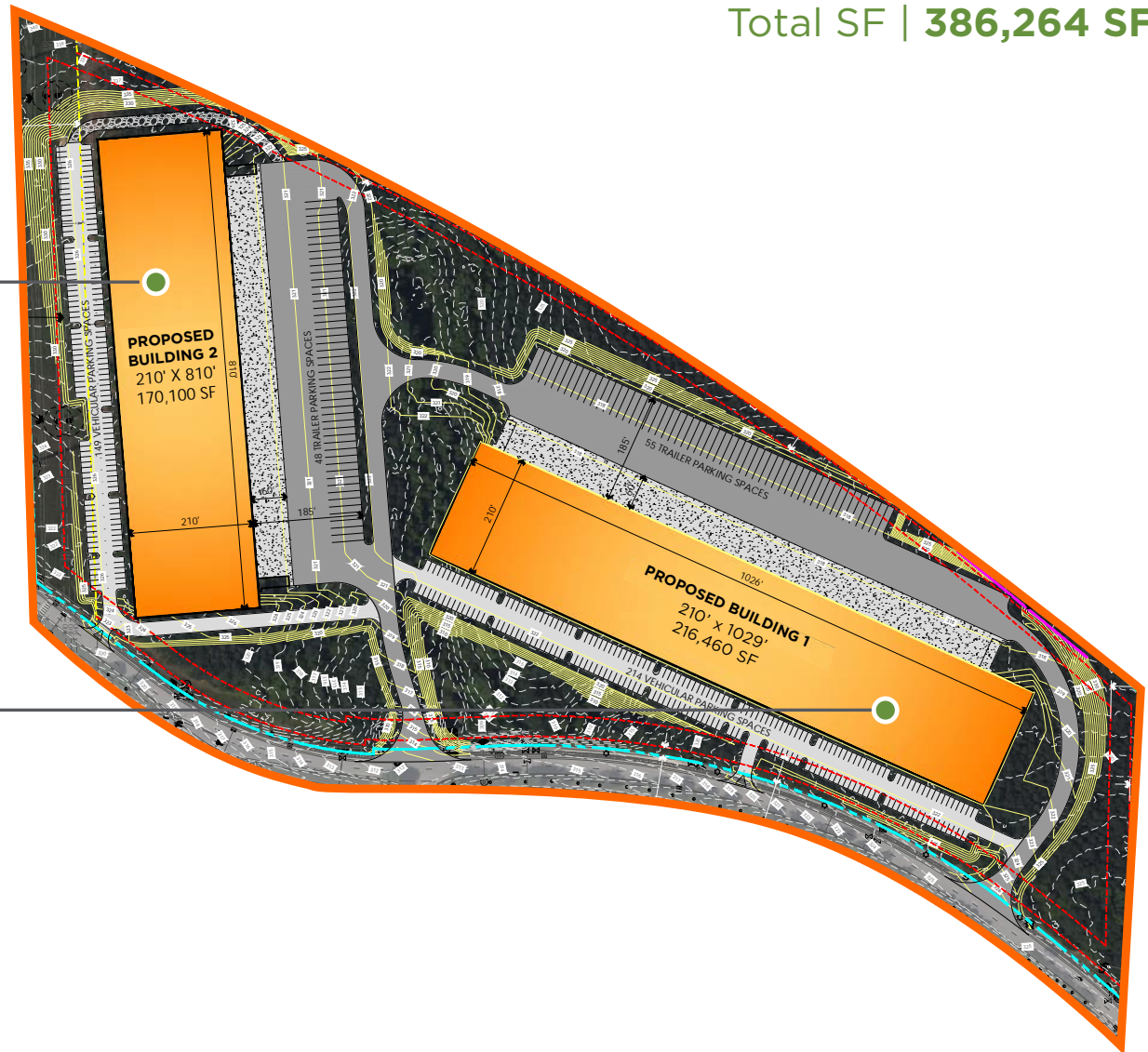
**2**

±170,100 SF  
210' x 810'

**BLDG**

**1**

±216,460 SF  
210' x 1029'

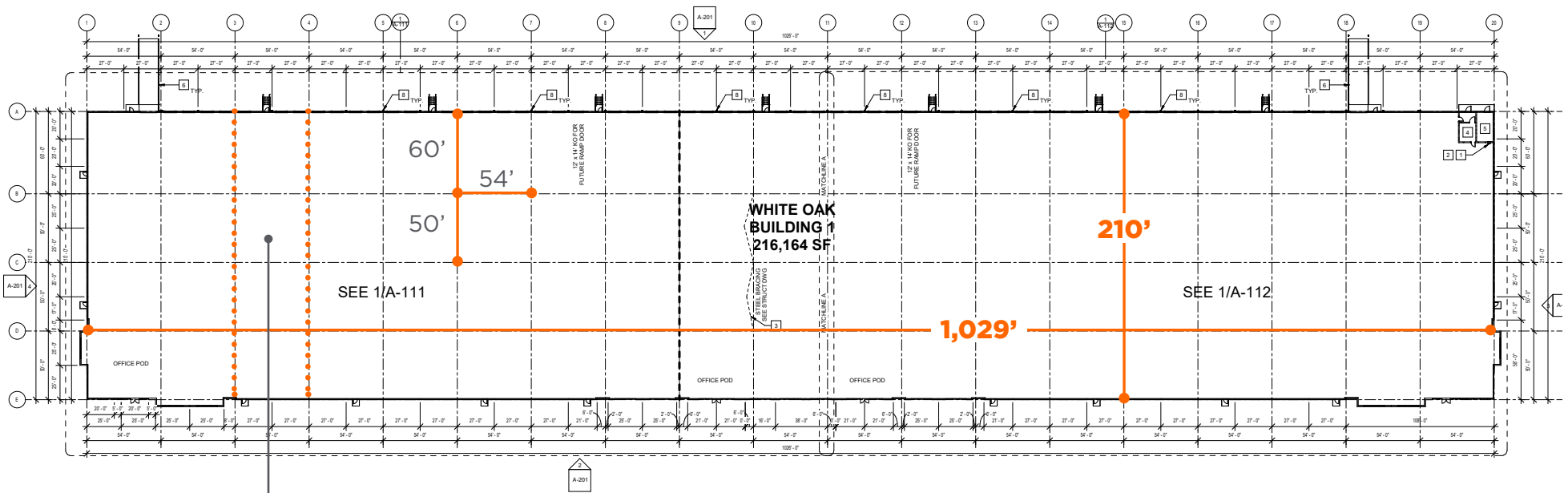




# BUILDING 1

## BUILDING SUMMARY

Total SF | **±216,164 SF**



Bay size  
11,340 SF



# BUILDING 1

## BUILDING SUMMARY

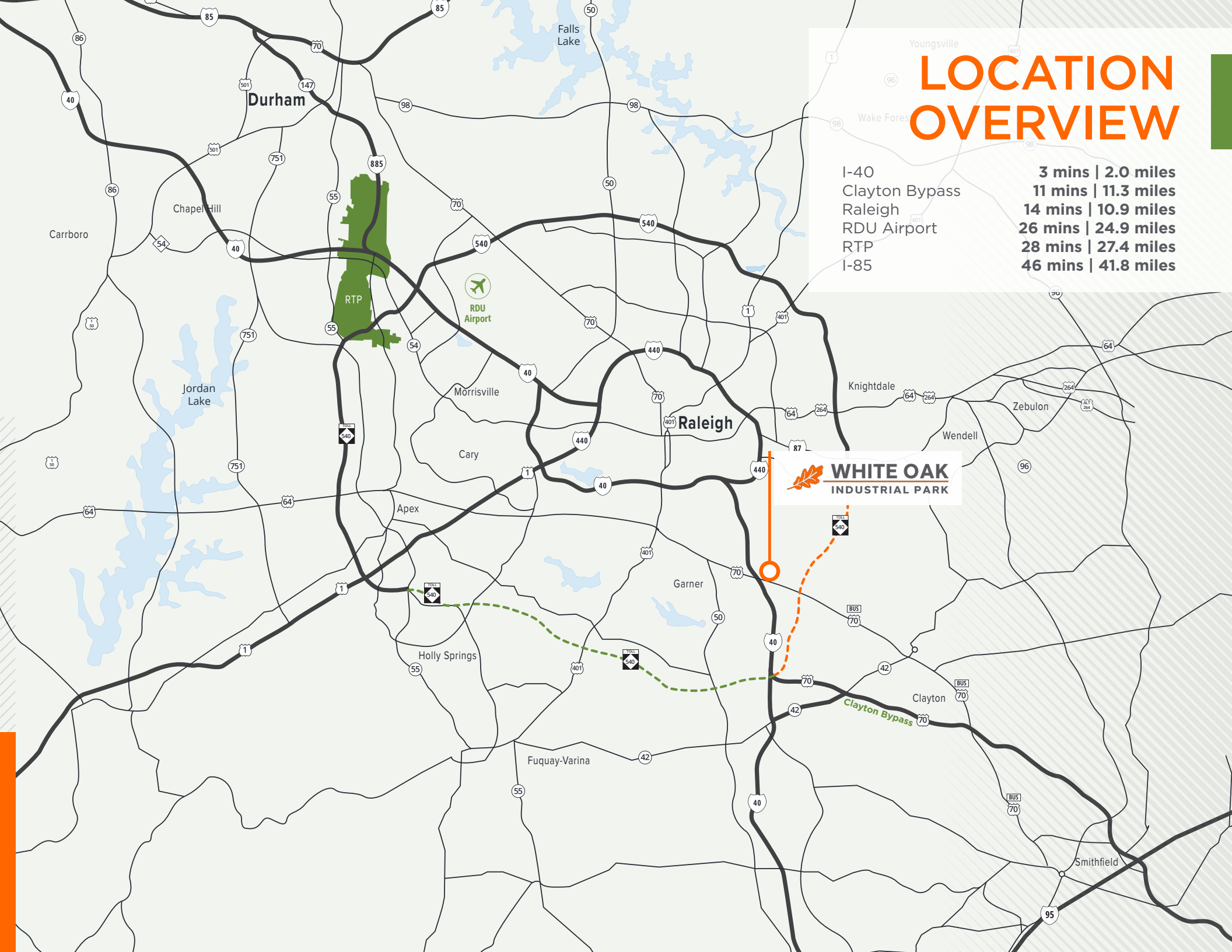
<b>BUILDING SIZE</b>	±216,164 SF	<b>ASSOCIATE PARKING</b>	214
<b>DIMENSIONS</b>	210' x 1,029'	<b>SPRINKLER SYSTEM</b>	ESFR Fire Protection system with electric fire pump
<b>DATE AVAILABLE</b>	± 14 months from lease execution	<b>EXTERIOR WALL MATERIAL</b>	Tilt Up
<b>OFFICE</b>	2,500 SF	<b>ROOFING</b>	R20 insulation, 60 mil white TPO with a 20-NDL warranty
<b>COLUMN SPACING</b>	54' x 50' with a 60' speed bay	<b>FLOOR/SLAB</b>	7" reinforced w/ floor joint caulking over 4" of Stone Base
<b>BAY SIZE</b>	11,340 SF (54' W x 210' D )	<b>TRUCK COURT DEPTH</b>	185'
<b>DOORS</b>	(55) 9'x10' dock doors (2) 12' x 14' drive-ins	<b>ZONING</b>	Light Industrial
<b>LIGHTING</b>	25 foot candles	<b>NATURAL GAS SERVICE PROVIDER</b>	Dominion
<b>CLEAR HEIGHT</b>	36'	<b>WATER AND SEWER PROVIDER</b>	Town of Garner
<b>ELECTRICAL</b>	2,000A	<b>ELECTRICAL PROVIDER</b>	Duke Energy

# LOCATION OVERVIEW

I-40  
Clayton Bypass  
Raleigh  
RDU Airport  
RTP  
I-85

**3 mins | 2.0 miles**  
**11 mins | 11.3 miles**  
**14 mins | 10.9 miles**  
**26 mins | 24.9 miles**  
**28 mins | 27.4 miles**  
**46 mins | 41.8 miles**

 **WHITE OAK**  
INDUSTRIAL PARK





A development by:

**LONGLE F**  
INDUSTRIAL

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