

FOR LEASE

GARNER COMMERCE CENTER

2545 - 2585 US-70 HWY • GARNER, NC 27529

8,917 SF - 13,231 SF FLEX SUITES AVAILABLE FOR LEASE



ROCKPOINT

CBRE

JULY 2026

PROPERTY OVERVIEW

ADDRESS	2545 - 2585 US-70 Hwy, Garner, NC 27520
AVAILABLE SPACE	- Building B: » Suite 101: 13,231 SF w/ 1,690 SF office - Building C: » Suite 112: 8,917 SF w/ 1,073 SF office
TOTAL SF	128,003 SF 3 Buildings - Building A: 37,779 SF - Building B: 40,806 SF - Building C: 49,418 SF
DATE AVAILABLE	Upon Up-Fit
CEILING HEIGHT	18'+ Clear
COLUMN SPACING	30' Width
LOADING DOORS	Dock Doors (9'x10') Drive-In (10'x12' at Grade)
TRUCK COURT	120' Building C 172' Shared Buildings A & B
OFFICE SF	Build to Suit & Spec Suites
PARKING	2.44 spaces / 1,000 SF
SPRINKLER	100% Wet System (CMSA Sprinklers)
EXTERIOR	Masonry and Glass
ROOF	White Thermoplastic Polyolefin (TPO)
HEAT	Natural Gas
WATER & SEWER	Town of Garner
TELECOM	Spectrum & AT&T Capable
ZONING	LI (Town of Garner)
FEATURES	Skylights 8' Ribbon Glass at Entry Visibility & Signage Options

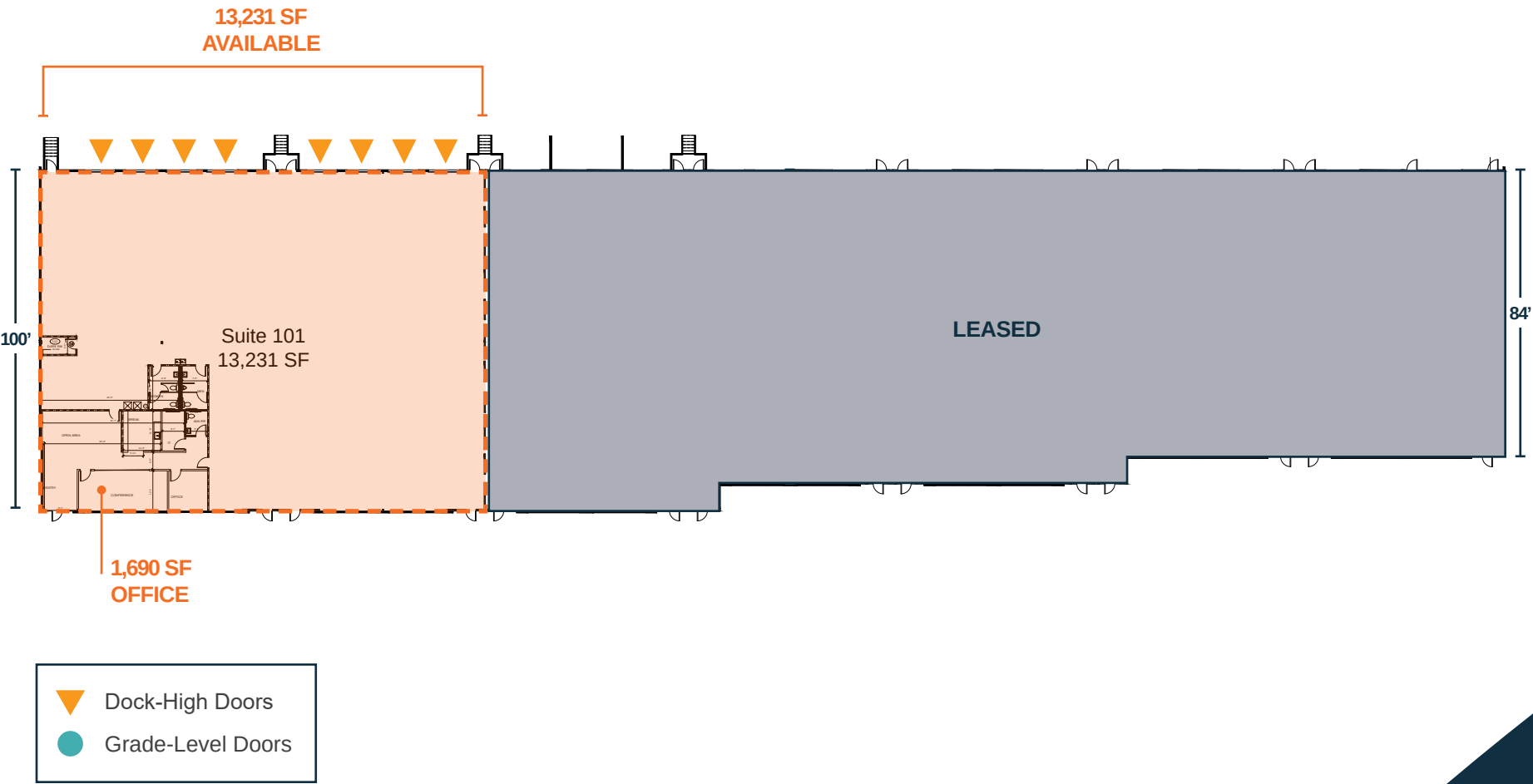
Garner Commerce Center



FLOOR PLAN

BUILDING B | 2565 US-70 HWY

Available SF: 13,231 SF
Building SF: 40,806 SF
Office Space: 1,690 SF



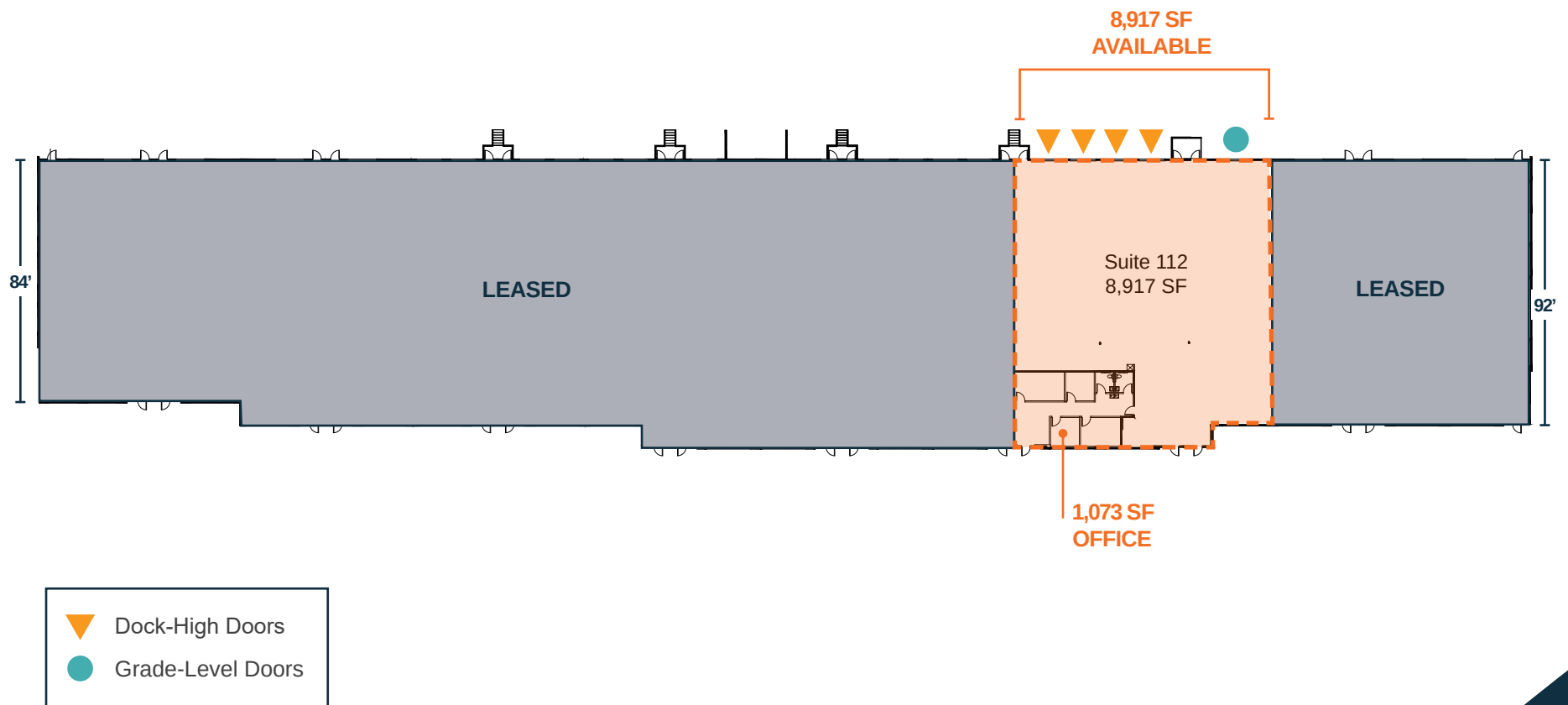
FLOOR PLAN

BUILDING C | 2545 US-70 HWY

Available SF: 8,917 SF

Building SF: 49,418 SF

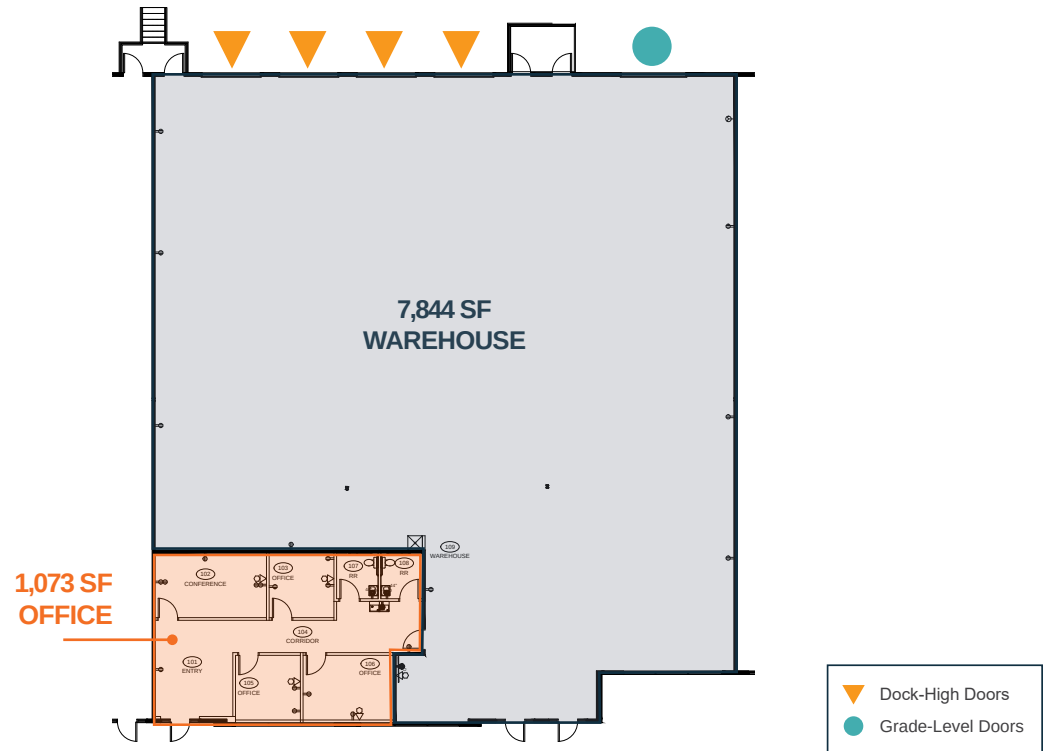
Office Space: 1,073 SF



SUITE 112

8,917 SF | BUILDING C

ADDRESS	2545 US-70 Hwy, Garner, NC
AVAILABLE SF	8,917 SF
DATE AVAILABLE	Immediate
OFFICE SF	1,073 SF
WAREHOUSE SF	7,844 SF
LOADING DOORS	Four (4) dock-high doors One (1) grade-level door
SPRINKLER	100% Wet System (CMSA Sprinklers)
FEATURES	Visibility from Highway 70



SUITE 112 PHOTOS



MASTER SITE PLAN

DOWNTOWN RALEIGH



PHASE 2



PHASE 2

70

BUILDING C
8,917 SF AVAILABLE

126'

BUILDING B
13,231 SF AVAILABLE

172'

BUILDING A
FULLY LEASED

Garner Commerce Center

GUY ROAD

NEARBY AMENITIES

TO DOWNTOWN RALEIGH

540
PHASE 2

3 MI

Shoppes at Battle Bridge



GARNER
COMMERCE
CENTER

540
PHASE 2

CLAYTON

70

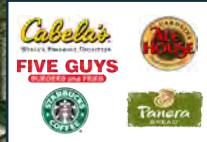
I-540
OUTER LOOP
NOW OPEN

540

42

GARNER

Garner Towne Square



White Oak Crossing



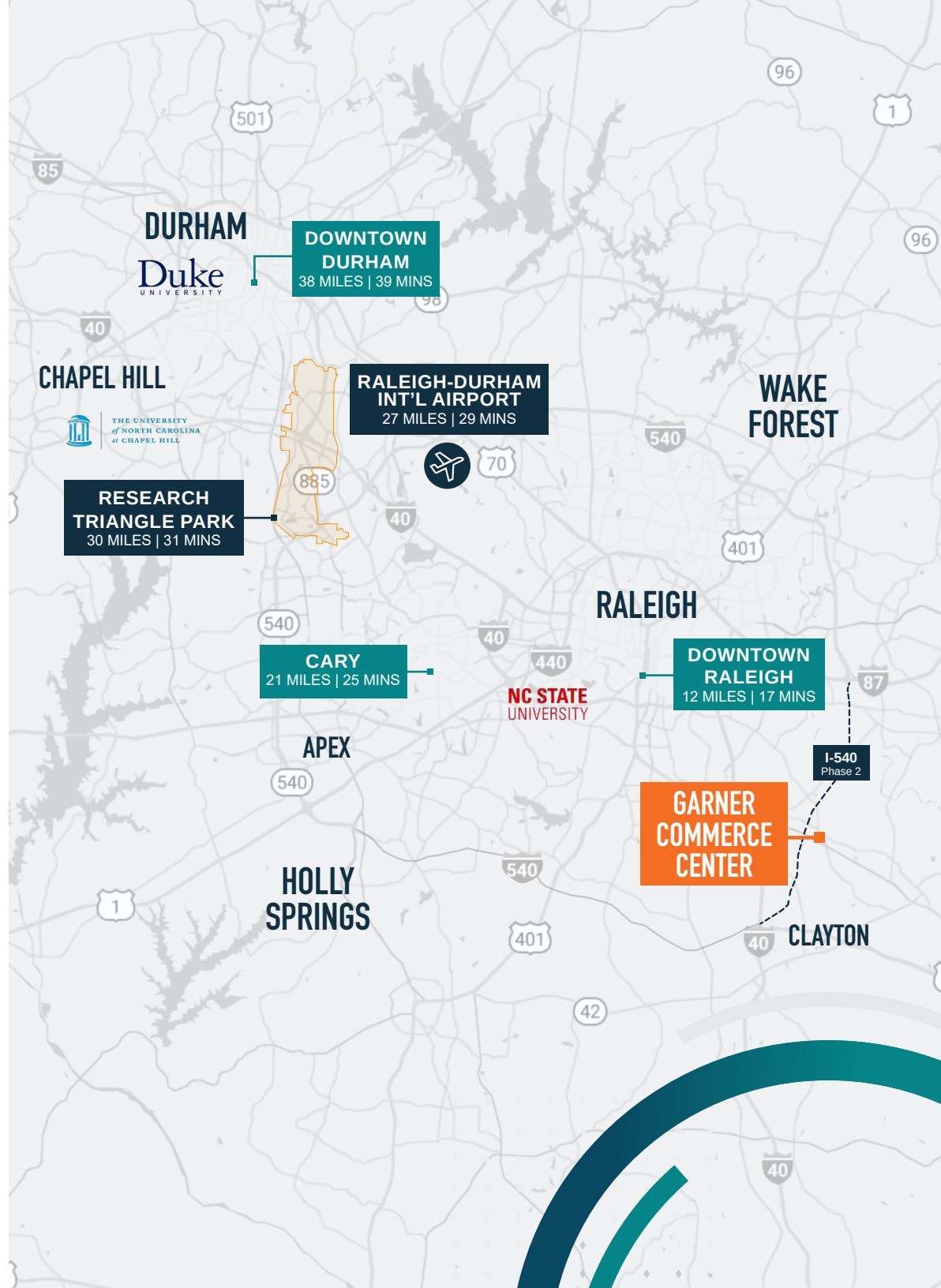
LOCATION & ACCESS

HIGHWAYS	DISTANCE
HIGHWAY 70	Adjacent
FUTURE I-540 (PHASE 2)	0.7 Miles
INTERSTATE 40	3.5 Miles
INTERSTATE 540	8.0 Miles
INTERSTATE 440	8.0 Miles

AIRPORTS	DISTANCE
RALEIGH-DURHAM INT'L	27 Miles
PIEDMONT TRIAD INT'L	104 Miles
CHARLOTTE DOUGLAS INT'L	183 Miles
NORFOLK INT'L	191 Miles

SEAPORTS	DISTANCE
WILMINGTON, NC	129 Miles
MOREHEAD CITY, NC	137 Miles
NORFOLK, VA	187 Miles
CHARLESTON, SC	273 Miles

Garner Commerce Center



CONTACT US

LEASING

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