



SUBLEASE:

INLINE INDUSTRIAL SPACE

I-40 / JONES SAUSAGE RD AREA 19,749 SF INDUSTRIAL FACILITY

2000 CITATION DRIVE, SUITE 120, GARNER, NC 27529



LISTED BY:



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FOR SUBLEASE: INFILL INDUSTRIAL SPACE

2000 Citation Dr, Suite 120
Garner, NC 27529



South
Atlantic
Sites



HIGHLIGHTS

- **Size:** ±19,749 SF (Suite 120) – includes ±1,500 SF of finished office; balance is warehouse.
- **Pricing:** \$15.47 NNN. TICAM = \$1.62, 4% yearly escalations
- **Location:** Near I-40 & Jones Sausage Rd; ±6 miles to Downtown Raleigh; quick access to I-40, I-440, US-70.
- **Layout:** 30' clear height, ESFR sprinklers, exposed steel/deck ceiling, unit heaters (warehouse unconditioned). Column spacing ~50x ~40.
- **Power:** 200A 277/480V service with step-down transformer and 120/208V convenience panels. Warehouse lit with (15) LED high-bay fixtures on occupancy sensors; 2x4 LED lay-ins in office.
- **Zoning:** IX-3 – Industrial (Wake County)
- **Access:** Four (4) dock-high doors serving Suite 120, concrete truck court, drive-in doors at the building. Immediate I-40 access via Jones Sausage Rd interchange.
- **Parking:** Shared Project parking
- **Condition:** As-is with existing 2024 upfit. Recent Beacon-built improvements: ±1,500 SF office, demised warehouse, LED high-bays, unit heaters.
- **Term:** Lease runs through March/April 2030. Direct Lease available based on tenant credit

Interested?

Contact us for more
information

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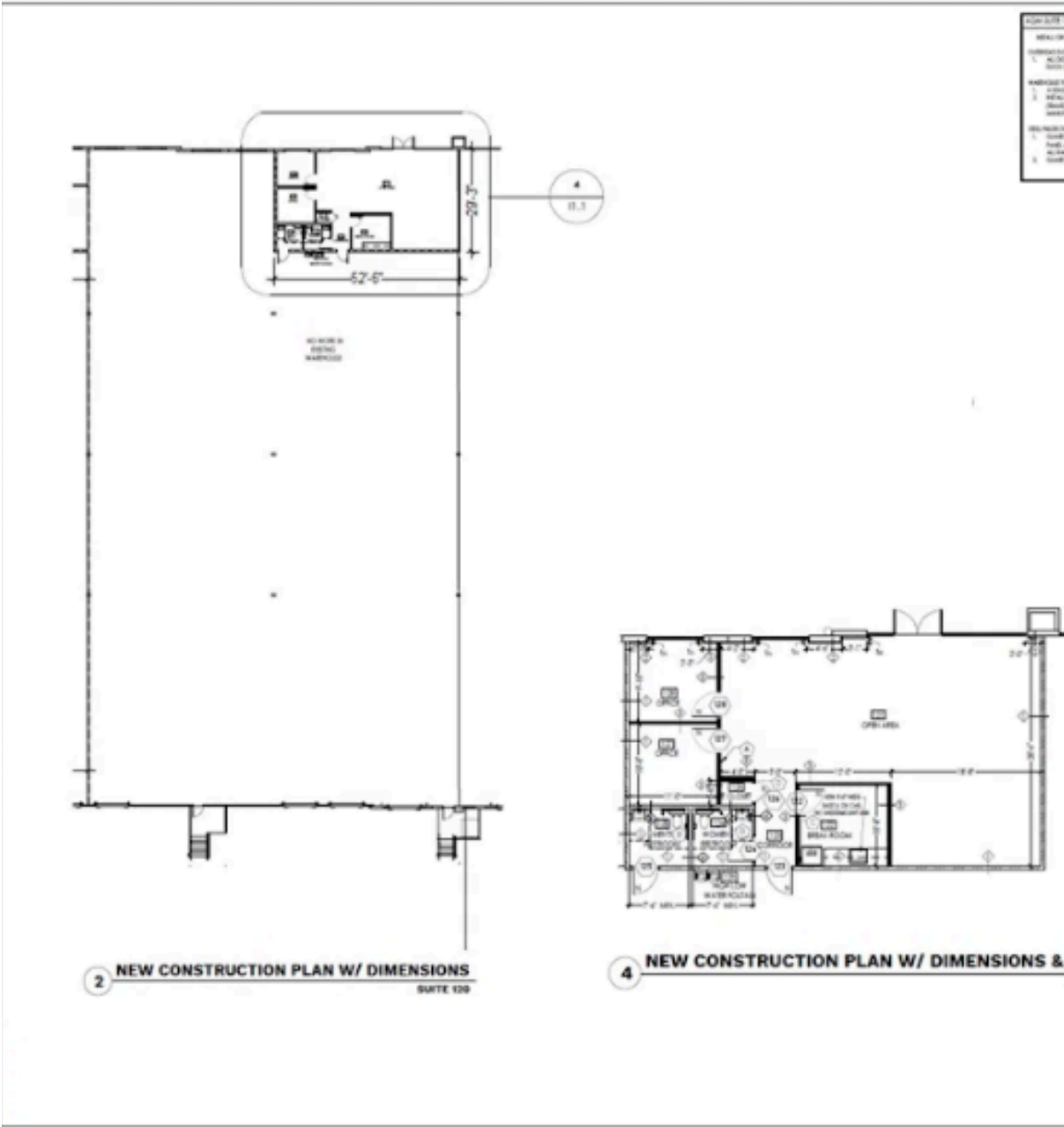
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FACILITY FLOORPLAN

Not to scale. For visual aid only.



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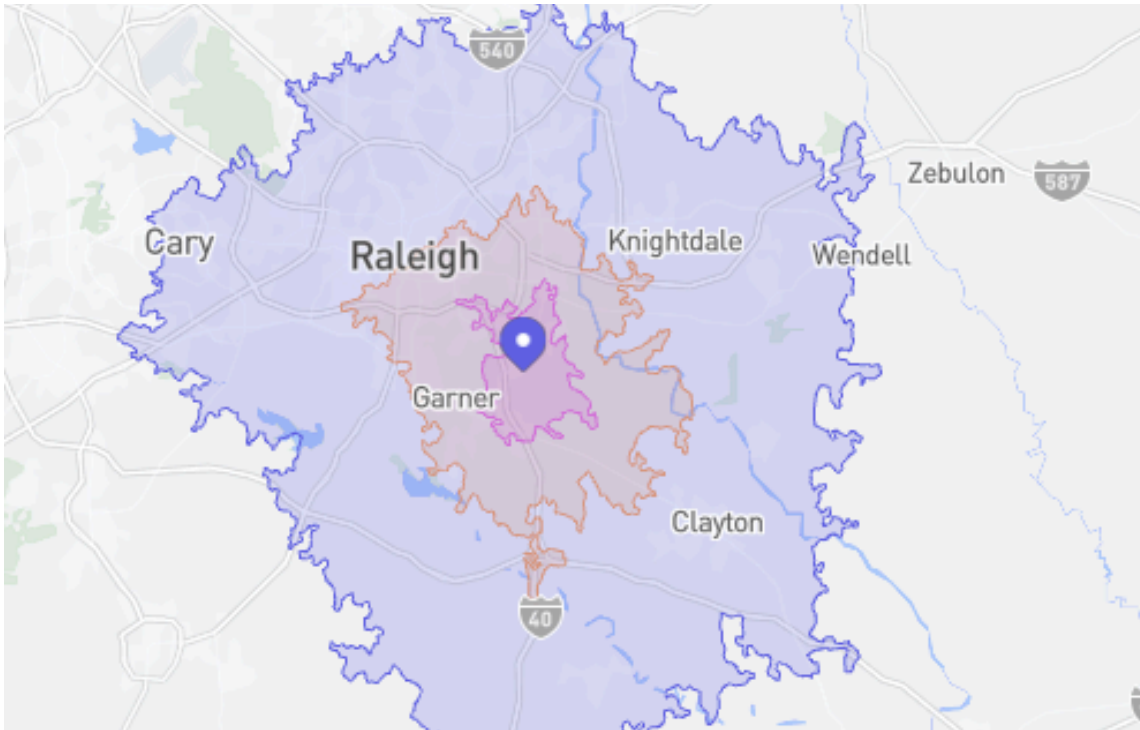
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DEMOGRAPHICS







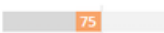




Overview

Population	11,718	112,233	555,436
Pop density (per sq mile)	1,139	1,559	1,369
Area (sq mi) - based on Census Block Groups	10.29	72	405.76

Households

Households	3,653	37,498	207,546
Family households	2,693 (73.7%) 	24,412 (65.1%) 	128,666 (62%) 
Non Family households	960 (26.3%) 	13,085 (34.9%) 	78,693 (37.9%) 
Persons per Household	3.21 	2.99 	2.68 

Household Income

Household Average Income	\$62,884.59 	\$60,714.16 	\$79,919.66 
Average Income Per Person	\$19,604.13 	\$20,284.92 	\$29,863.05 
Household Median Income	\$57,223.72 	\$48,676.8 	\$59,216.62 

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