

42 CROSSING

GARNER, NC | LIGHT INDUSTRIAL DEVELOPMENT



 **merritt**
PROPERTIES
[42CROSSING.COM](https://www.42crossing.com)

PARK OVERVIEW



Positioned on 22 acres in the growing Johnston County area with convenient access to I-40 and the I-540 outer loop



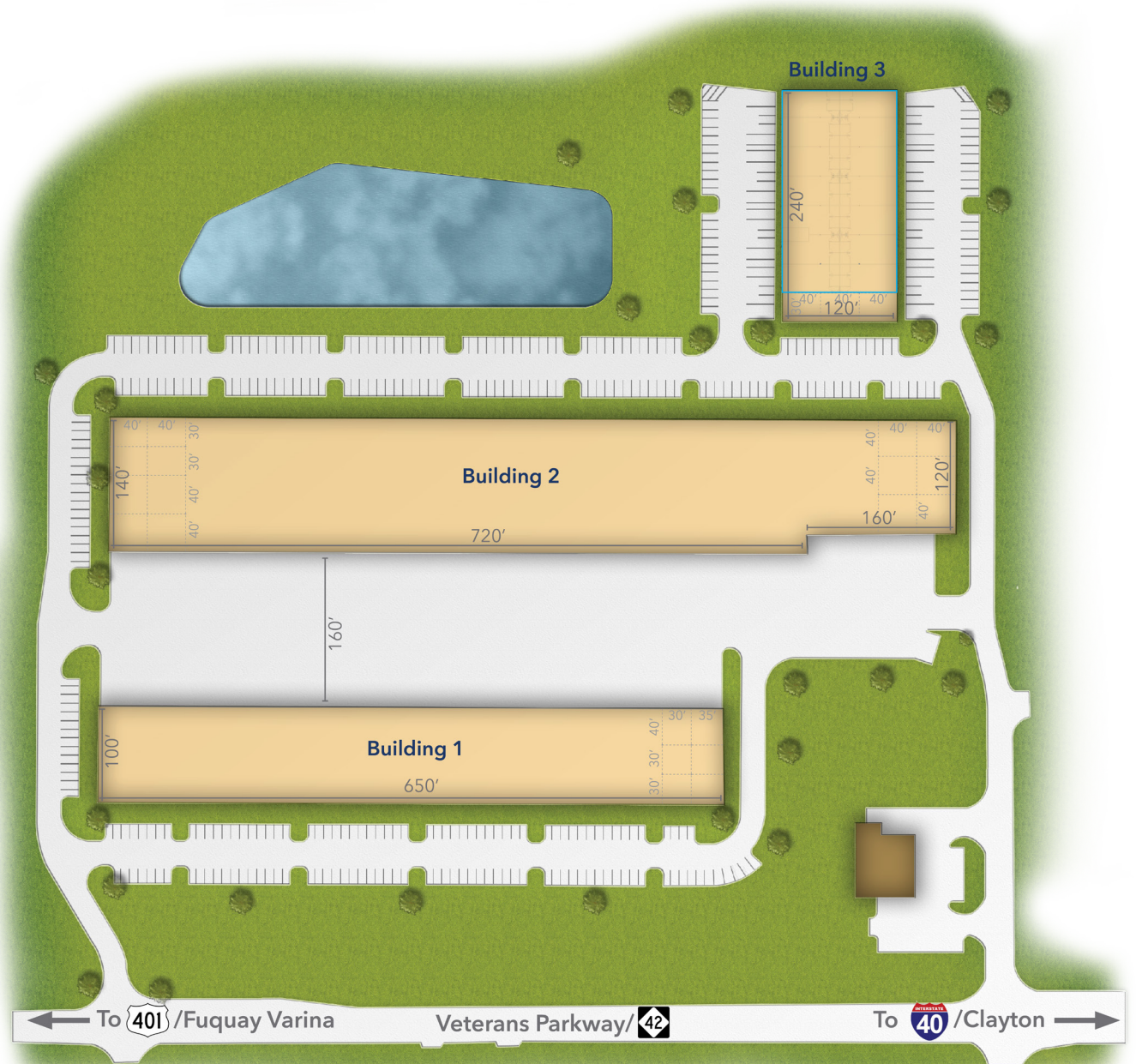
Leasing 10,864 SF and up



18'-24' clear height

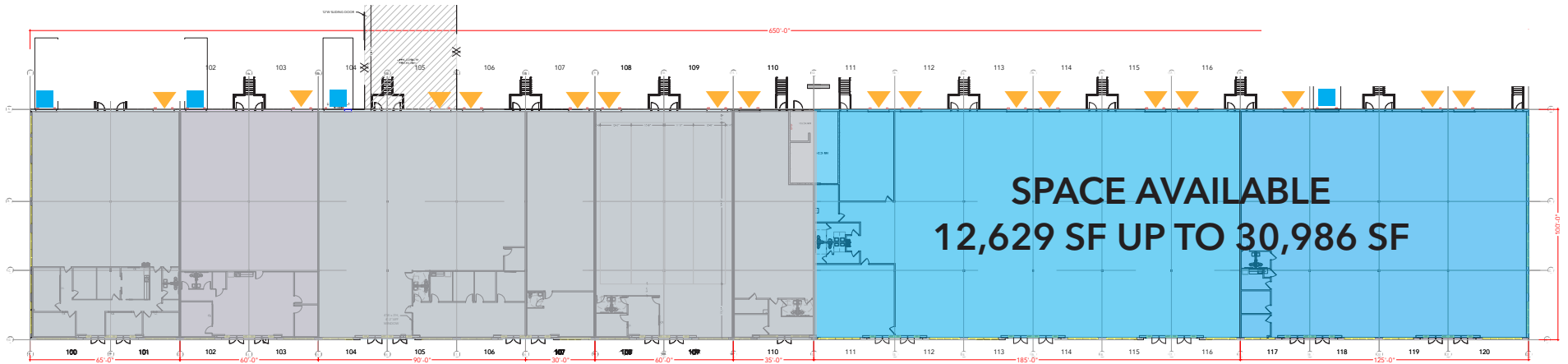


Rear-loaded docks and drive-in capabilities



BUILDING 1

6100 VETERANS PARKWAY



- ▼ Dock-High Doors
- Drive-In Doors

BAY SIZE 3,031 SF - 3,536 SF

COLUMN SPACING 35 (TYP.) - 30'x30'

EXTERIOR CONSTRUCTION Concrete Tilt-Up

CEILING HEIGHT 18' Clear

TRUCK COURT 160'

ZONING Heavy Industrial (I-2)

SPRINKLER SYSTEM CMDA Heads (ESFR Ready)

LOADING POSITIONS 21 Total
Dock-High and Ramped

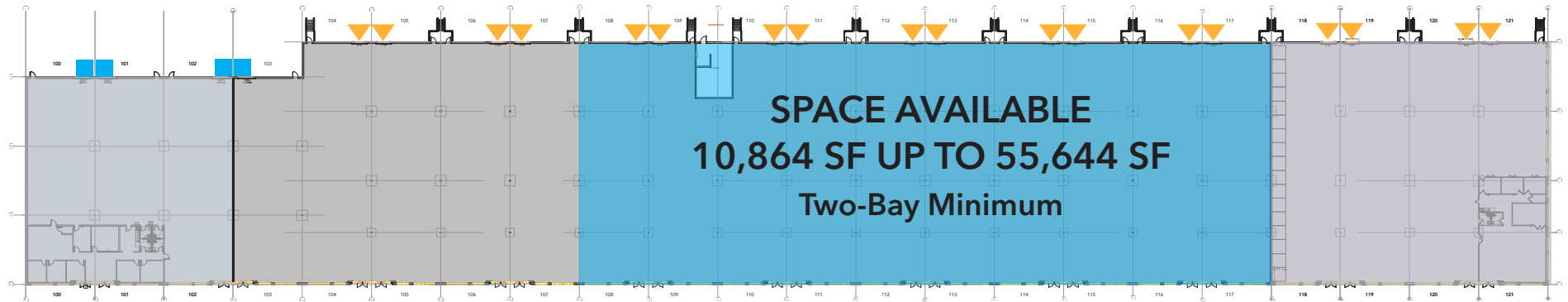
PARKING 2 spaces per 1,000 SF

POWER/ELECTRICAL 2,000 AMP service
277/480v, 3-phase, 4-wire



BUILDING 2

6120 VETERANS PARKWAY



- ▼ Dock-High Doors
- Drive-In Doors

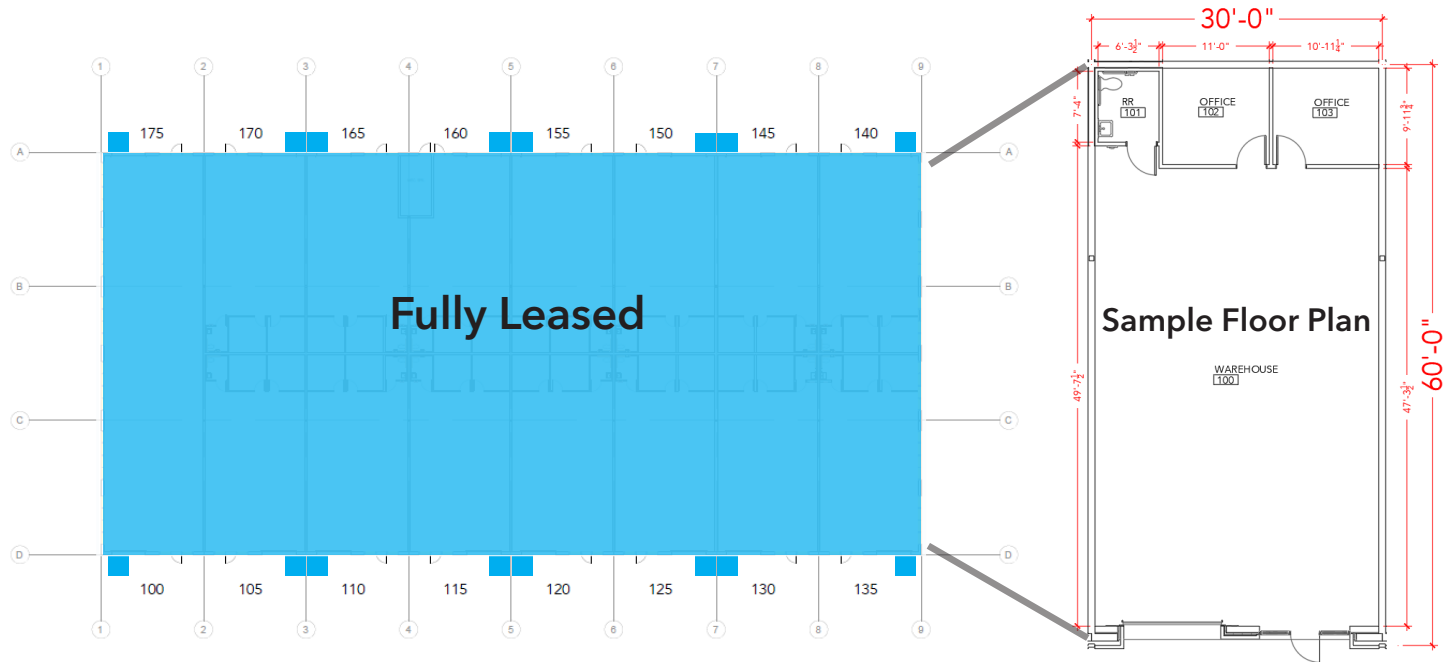
BAY SIZE	4,827 SF - 5,631 SF
COLUMN SPACING	40 (TYP.) - 40'x30'
EXTERIOR CONSTRUCTION	Concrete Tilt-Up
CEILING HEIGHT	24' Clear
TRUCK COURT	160'
PARKING	1.5 spaces per 1,000 SF

ZONING	Heavy Industrial (I-2)
SPRINKLER SYSTEM	ESFR
LOADING POSITIONS	18 Total Dock-High
DRIVE-IN DOORS	4 Total (10'x14') Grade-Level
POWER/ELECTRICAL	2,000 AMP service 277/480v, 3-phase, 4-wire



BUILDING 3

6140 VETERANS PARKWAY



■ Drive-In Doors

BAY SIZE 1,682 SF - 3,622 SF

COLUMN SPACING 30'x40' (TYP)

EXTERIOR CONSTRUCTION Concrete Tilt-Up

CEILING HEIGHT 18' Clear

TRUCK COURT 80'

ZONING Heavy Industrial (I-2)

SPRINKLER SYSTEM NFPA 13 Compliant

PARKING 2 spaces per 1,000 SF

DRIVE-IN DOORS 16 Total (10'x12') Grade-Level

POWER/ELECTRICAL 2,000 AMP service
120/208v, 3-phase, 4-wire

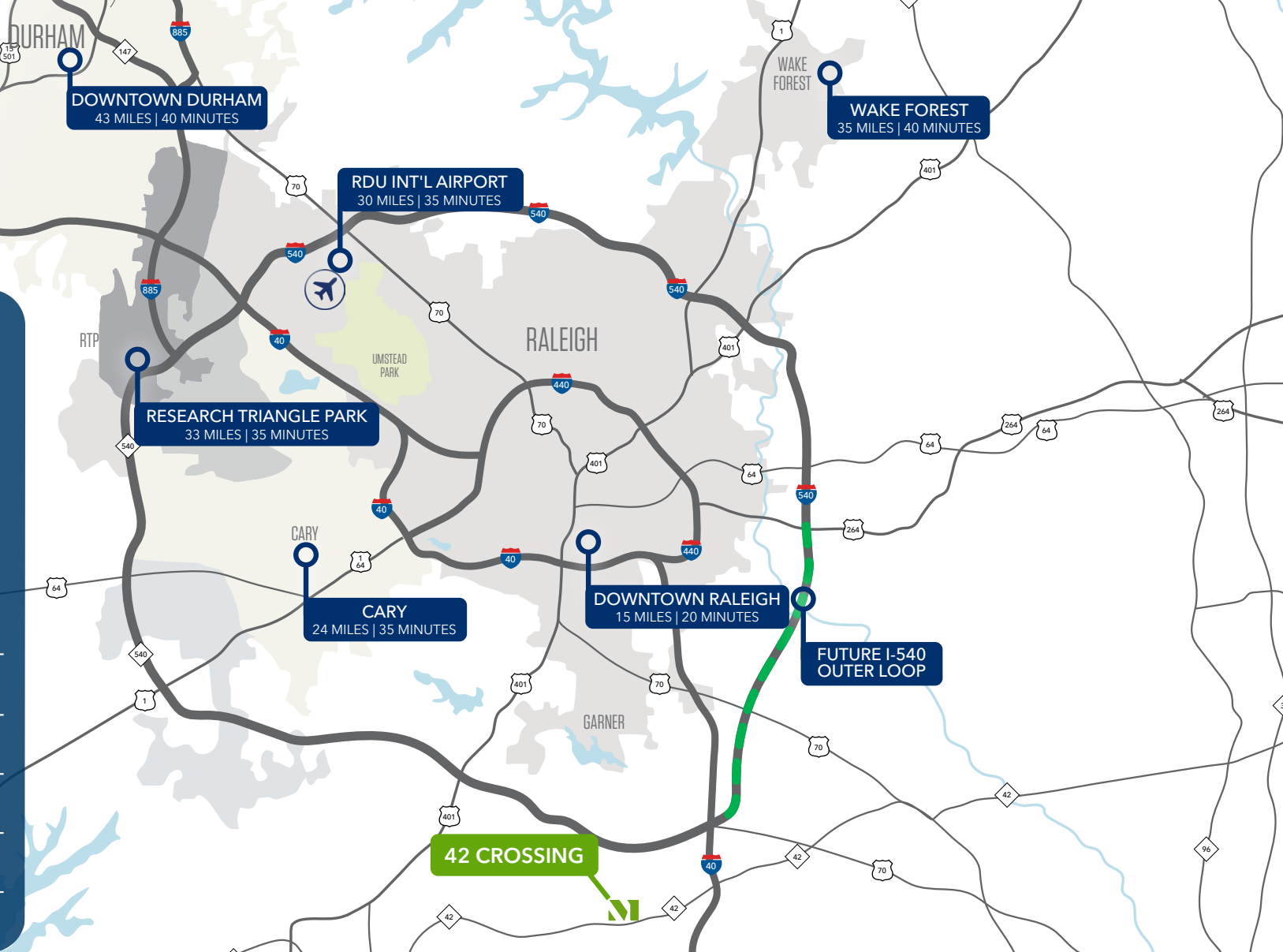


LOCATION

PREMIER LOCATION & ACCESSIBILITY

42 Crossing is conveniently situated along Veterans Parkway, ensuring effortless connectivity for businesses in one of the region's fastest-growing markets.

	INTERSTATE 40	3 MILES
	US ROUTE 401	11 MILES
	NC 540	3.5 MILES
	US ROUTE 70	5.5 MILES



FOR MORE INFORMATION CONTACT:

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42Crossing.com