

FLEX FOR LEASE

3133 GARNER STATION BLVD

RALEIGH, NC 27603



CONTACT

JOAQUIN CANALS | 919.714.7124 | jcanals@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

NAI TRI PROPERTIES

PROPERTY OVERVIEW

ADDRESS	3133 Garner Station Boulevard Raleigh, NC 27603
BUILDING SIZE	12,000 RSF
AVAILABLE SPACE	6,000 RSF
BASE RATE	\$17.00 PSF, NNN
CLEAR HEIGHT	16'6"
DRIVE-IN DOORS	4 (12' x 12')
FEATURES	<ul style="list-style-type: none">• 650 SF office for each 6,000 SF space• Free standing flex building• (2) 6,000 SF bays• 16'6" warehouse ceiling height

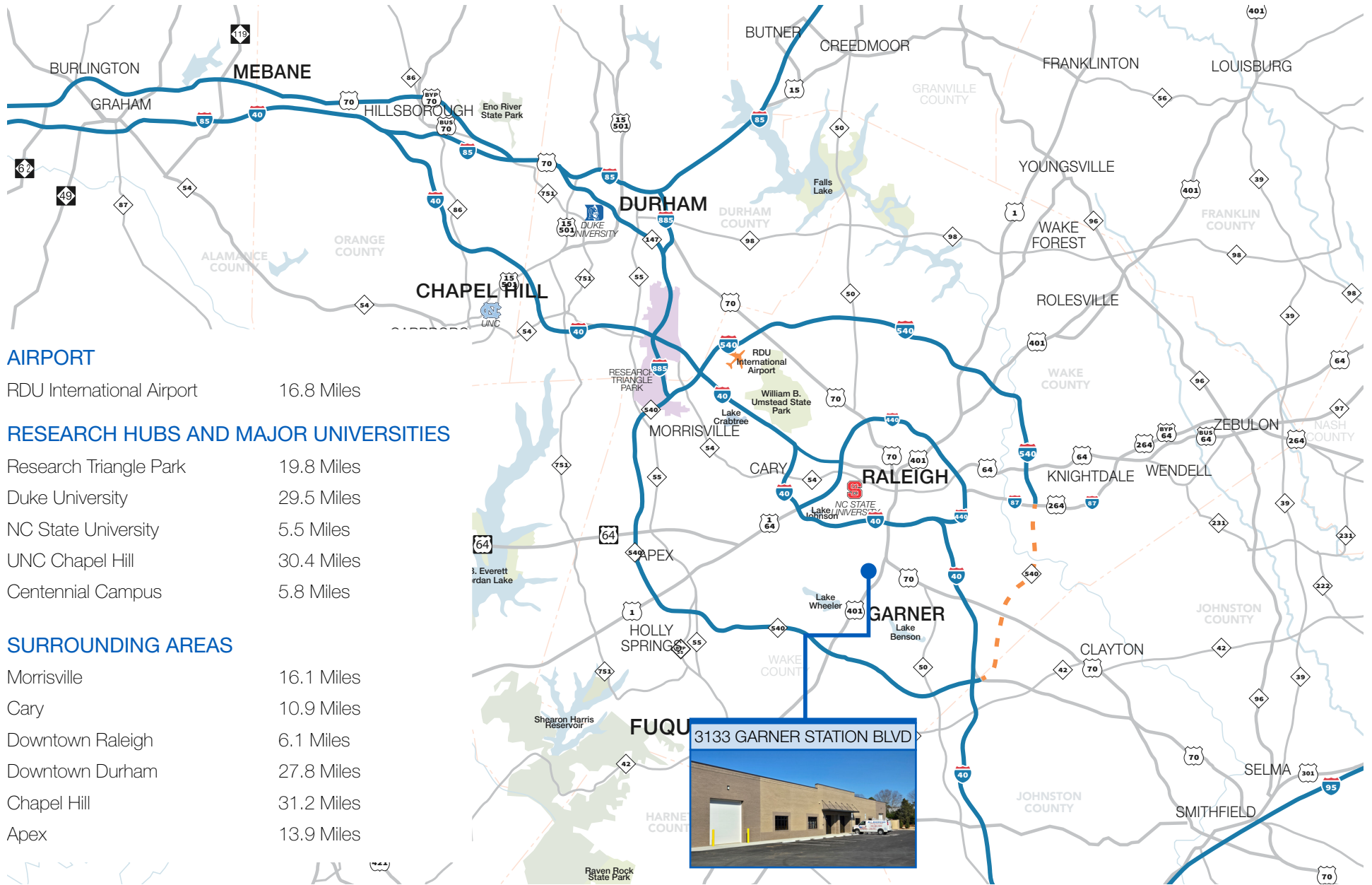
CONTACT

JOAQUIN CANALS | 919.714.7124 | jcanals@triprop.com

NAITRI PROPERTIES



TRIANGLE REGION



AIRPORT

RDU International Airport 16.8 Miles

RESEARCH HUBS AND MAJOR UNIVERSITIES

Research Triangle Park 19.8 Miles
 Duke University 29.5 Miles
 NC State University 5.5 Miles
 UNC Chapel Hill 30.4 Miles
 Centennial Campus 5.8 Miles

SURROUNDING AREAS

Morrisville 16.1 Miles
 Cary 10.9 Miles
 Downtown Raleigh 6.1 Miles
 Downtown Durham 27.8 Miles
 Chapel Hill 31.2 Miles
 Apex 13.9 Miles

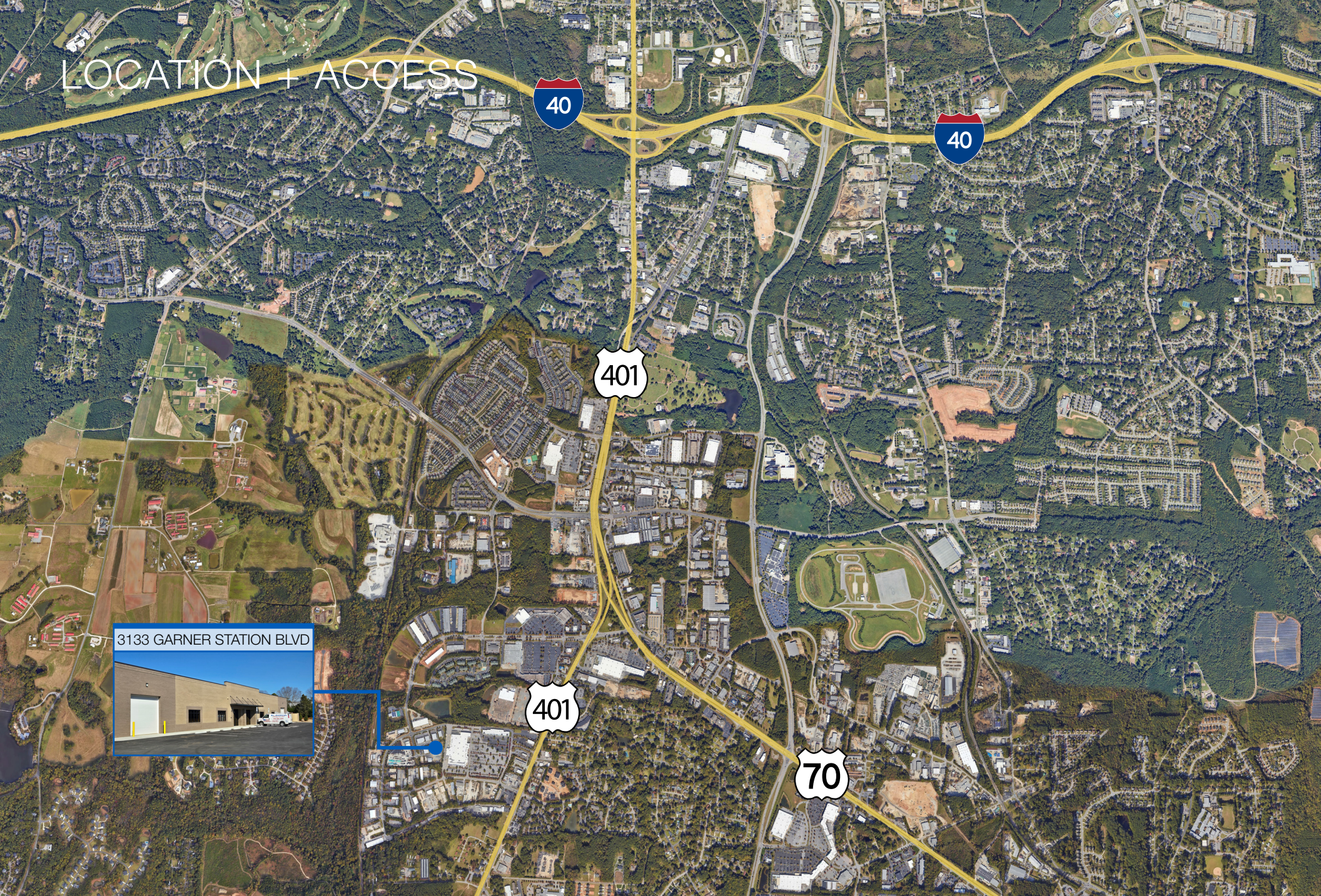
CONTACT

JOAQUIN CANALS | 919.714.7124 | jcanals@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.



LOCATION + ACCESS



3133 GARNER STATION BLVD

CONTACT

JOAQUIN CANALS | 919.714.7124 | jcanals@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.



AERIAL

3133 GARNER STATION BLVD

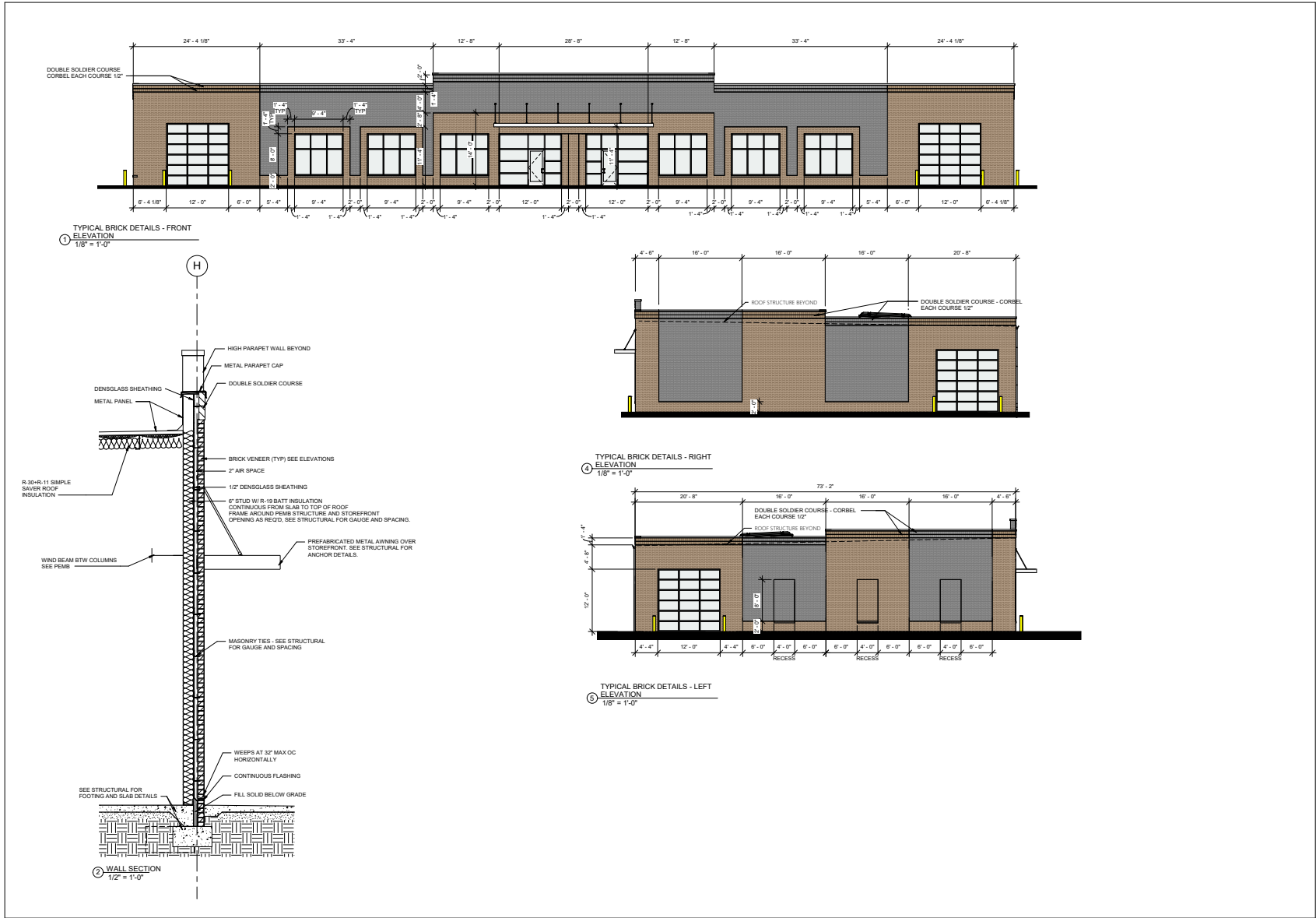


CONTACT

JOAQUIN CANALS | 919.714.7124 | jcanals@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

BUILDING ELEVATIONS



GARNER STATION FLEX

3101 GARNER STATION BLVD., RALEIGH, NC 27603

919.500.7124
 Tony Johnson@tonyjohnsonarchitect.com
 440 Duffin St
 Cary, NC 27513
 TonyJohnsonArchitect.com



DATE: 04-03-2023
 PROJECT #: 2022-114

WALL DETAILS AND SECTIONS

SHEET
A-4

CONTACT

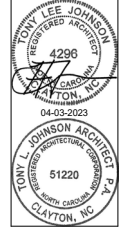
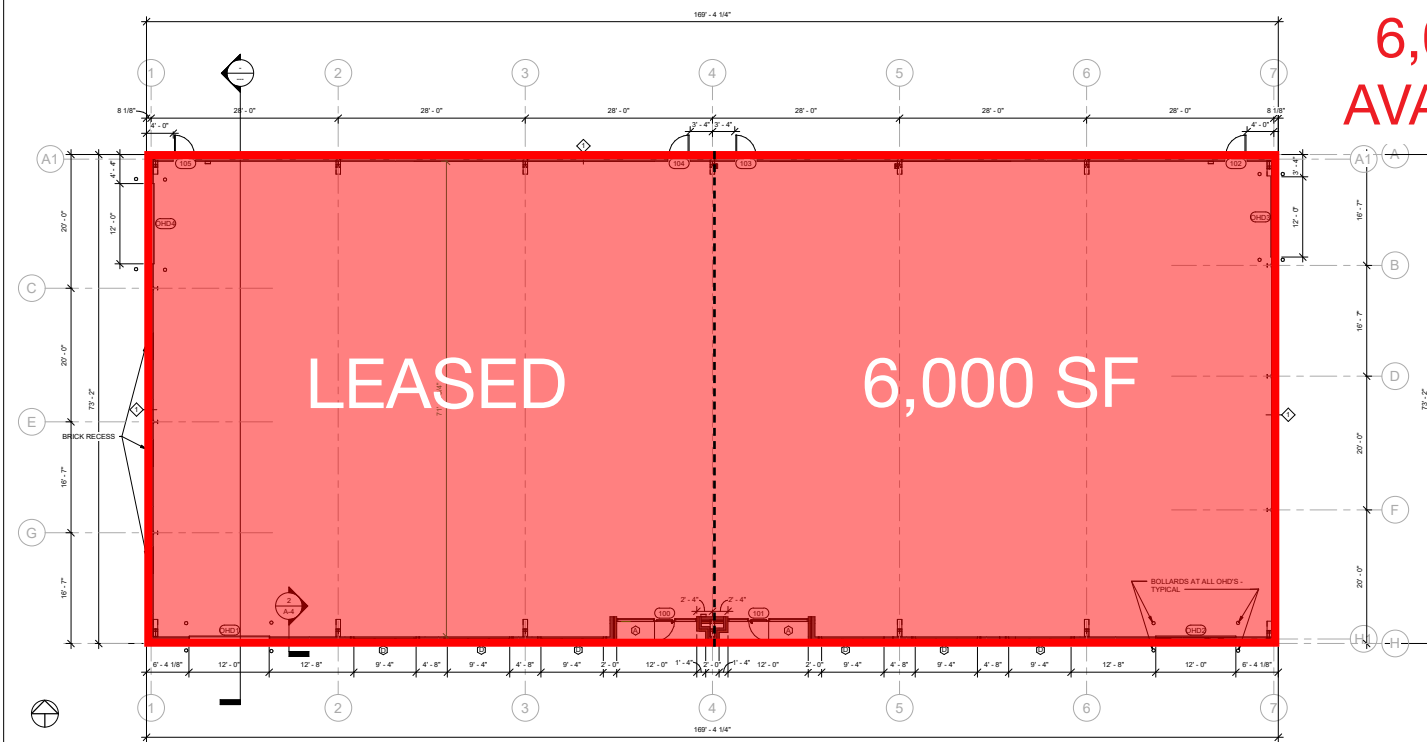
JOAQUIN CANALS | 919.714.7124 | jcanals@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.



FLOOR PLAN

6,000 SF
AVAILABLE



GARNER STATION FLEX
3101 GARNER STATION BLVD., RALEIGH, NC 27603

919-595-5777
Tony@tonyljohnsonarchitect.com
1422 Parkside Street
Clayton, NC 27020
Tony.ljohnson@ncdhs.com



ISSUE DATE:	04-03-2023
REVISION:	
PROJECT #:	2022-114
FLOOR PLAN	
SHEET:	A-2

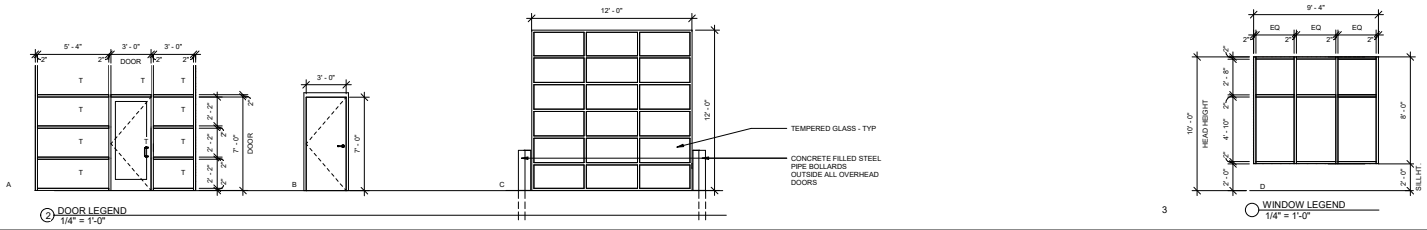
1 FLOOR PLAN
1/8" = 1'-0"

DOOR SCHEDULE

MARK	DOOR	ELEVATIONS	DOOR TYPE	FINISH	FRAME	FRAME FINISH	CLOSER	HARDWARE	COMMENTS
100	3'-0" 7'-0"	A	ALUMINUM / GLASS	ANODIZED	ALUMINUM	ANODIZED	YES	PADDLE HANDLE	SEE COMCHECK FOR MINIMUM INSULATION REQUIREMENTS
101	3'-0" 7'-0"	A	ALUMINUM / GLASS	ANODIZED	ALUMINUM	ANODIZED	YES	PADDLE HANDLE	SEE COMCHECK FOR MINIMUM INSULATION REQUIREMENTS
102	3'-0" 7'-0"	B	INSULATED METAL	PAINTED	METAL	PAINTED	YES	LEVER HANDLE W/ LATCH GUARD	SEE COMCHECK FOR MINIMUM INSULATION REQUIREMENTS
103	3'-0" 7'-0"	B	INSULATED METAL	PAINTED	METAL	PAINTED	YES	LEVER HANDLE W/ LATCH GUARD	SEE COMCHECK FOR MINIMUM INSULATION REQUIREMENTS
104	3'-0" 7'-0"	B	INSULATED METAL	PAINTED	METAL	PAINTED	YES	LEVER HANDLE W/ LATCH GUARD	SEE COMCHECK FOR MINIMUM INSULATION REQUIREMENTS
105	3'-0" 7'-0"	B	INSULATED METAL	PAINTED	METAL	PAINTED	YES	LEVER HANDLE W/ LATCH GUARD	SEE COMCHECK FOR MINIMUM INSULATION REQUIREMENTS
OH1	12'-0" 12'-0"	C	TEMPERED GLASS	MANUFACTURER	METAL	MANUFACTURER			SEE COMCHECK FOR MINIMUM INSULATION REQUIREMENTS
OH2	12'-0" 12'-0"	C	TEMPERED GLASS	MANUFACTURER	METAL	MANUFACTURER			SEE COMCHECK FOR MINIMUM INSULATION REQUIREMENTS
OH3	12'-0" 12'-0"	C	INSULATED METAL	MANUFACTURER	METAL	MANUFACTURER			SEE COMCHECK FOR MINIMUM INSULATION REQUIREMENTS
OH4	12'-0" 12'-0"	C	INSULATED METAL	MANUFACTURER	METAL	MANUFACTURER			SEE COMCHECK FOR MINIMUM INSULATION REQUIREMENTS

WALL SCHEDULE

MARK	DESCRIPTION	COMMENTS
1	3 5/8" BRICK, 2" AIR SPACE, 1/2" DENSGLAS SHEATHING, 6" 18 GAUGE STUD W/ R-19 BATT INSULATION	<varies>



2 DOOR LEGEND
1/4" = 1'-0"

3 WINDOW LEGEND
1/4" = 1'-0"

CONTACT

JOAQUIN CANALS | 919.714.7124 | jcanals@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.



INTERIOR



CONTACT

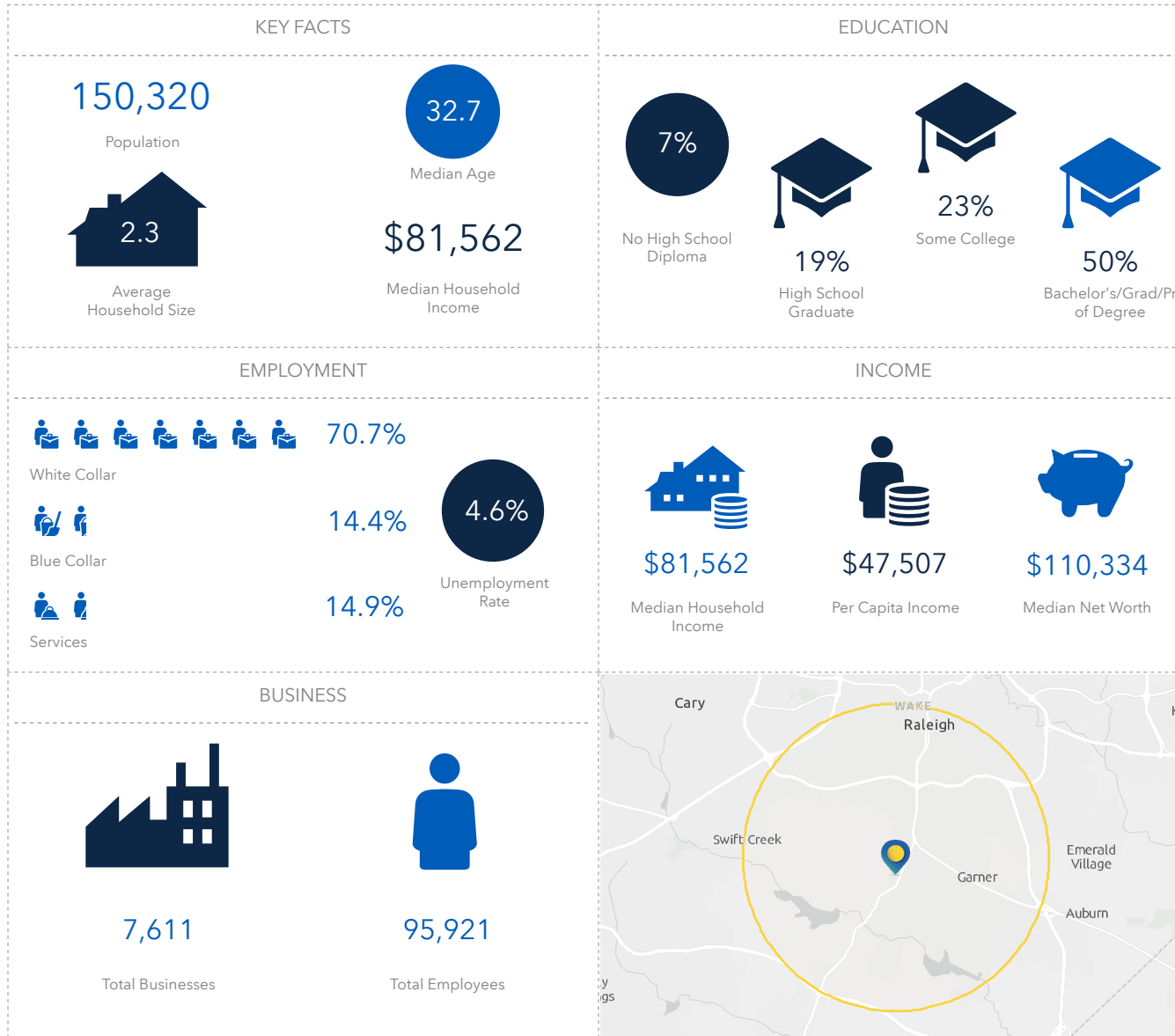
JOAQUIN CANALS | 919.714.7124 | jcanals@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

NAI TRI PROPERTIES

DEMOGRAPHICS

5 MILE



CONTACT

JOAQUIN CANALS | 919.714.7124 | jcanals@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.