

FOR LEASE

# GARNER COMMERCE CENTER

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

5,649 SF - 13,213 SF FLEX SUITES AVAILABLE FOR LEASE



ROCKPOINT

CBRE

JUNE 2026

# PROPERTY OVERVIEW

<b>ADDRESS</b>	2545 - 2585 US-70 Hwy, Garner, NC 27520
<b>AVAILABLE SPACE</b>	<ul style="list-style-type: none"> <li>- Building A:             <ul style="list-style-type: none"> <li>» Suite 107-108: 5,649 SF w/ 842 SF spec office</li> </ul> </li> <li>- Building B:             <ul style="list-style-type: none"> <li>» Suite 101: 13,231 SF w/ 1,690 SF office</li> </ul> </li> <li>- Building C:             <ul style="list-style-type: none"> <li>» Suite 112: 8,917 SF w/ 1,073 SF office</li> </ul> </li> </ul>
<b>TOTAL SF</b>	128,003 SF   3 Buildings - Building A: 37,779 SF - Building B: 40,806 SF - Building C: 49,418 SF
<b>DATE AVAILABLE</b>	Upon Up-Fit
<b>CEILING HEIGHT</b>	18'+ Clear
<b>COLUMN SPACING</b>	30' Width
<b>LOADING DOORS</b>	Dock Doors (9'x10') Drive-In (10'x12' at Grade)
<b>TRUCK COURT</b>	120' Building C   172' Shared Buildings A & B
<b>OFFICE SF</b>	Build to Suit & Spec Suites
<b>PARKING</b>	2.44 spaces / 1,000 SF
<b>SPRINKLER</b>	100% Wet System (CMSA Sprinklers)
<b>EXTERIOR</b>	Masonry and Glass
<b>ROOF</b>	White Thermoplastic Polyolefin (TPO)
<b>HEAT</b>	Natural Gas
<b>WATER &amp; SEWER</b>	Town of Garner
<b>TELECOM</b>	Spectrum & AT&T Capable
<b>ZONING</b>	LI (Town of Garner)
<b>FEATURES</b>	Skylights 8' Ribbon Glass at Entry Visibility & Signage Options

Garner Commerce Center



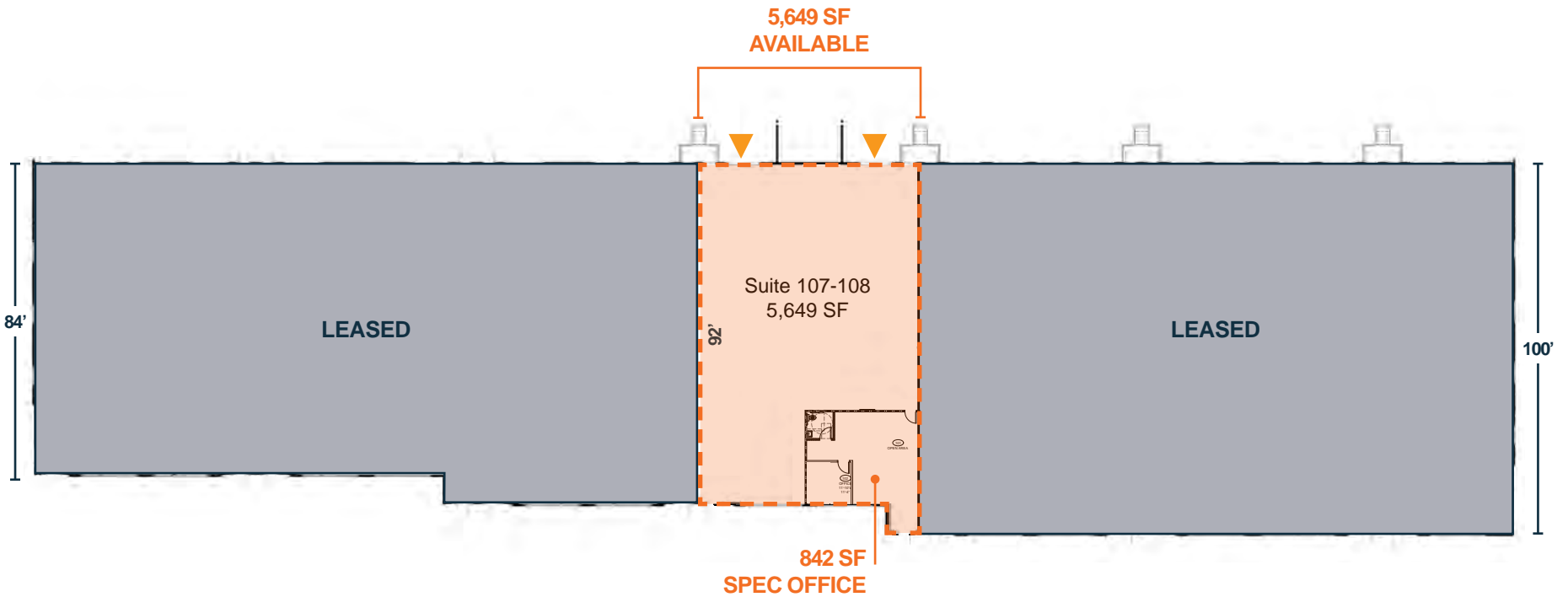
# FLOOR PLAN

## BUILDING A | 2585 US-70 HWY

Available SF: 5,649 SF

Building SF: 37,779 SF

Spec Office: 842 SF (Delivered)

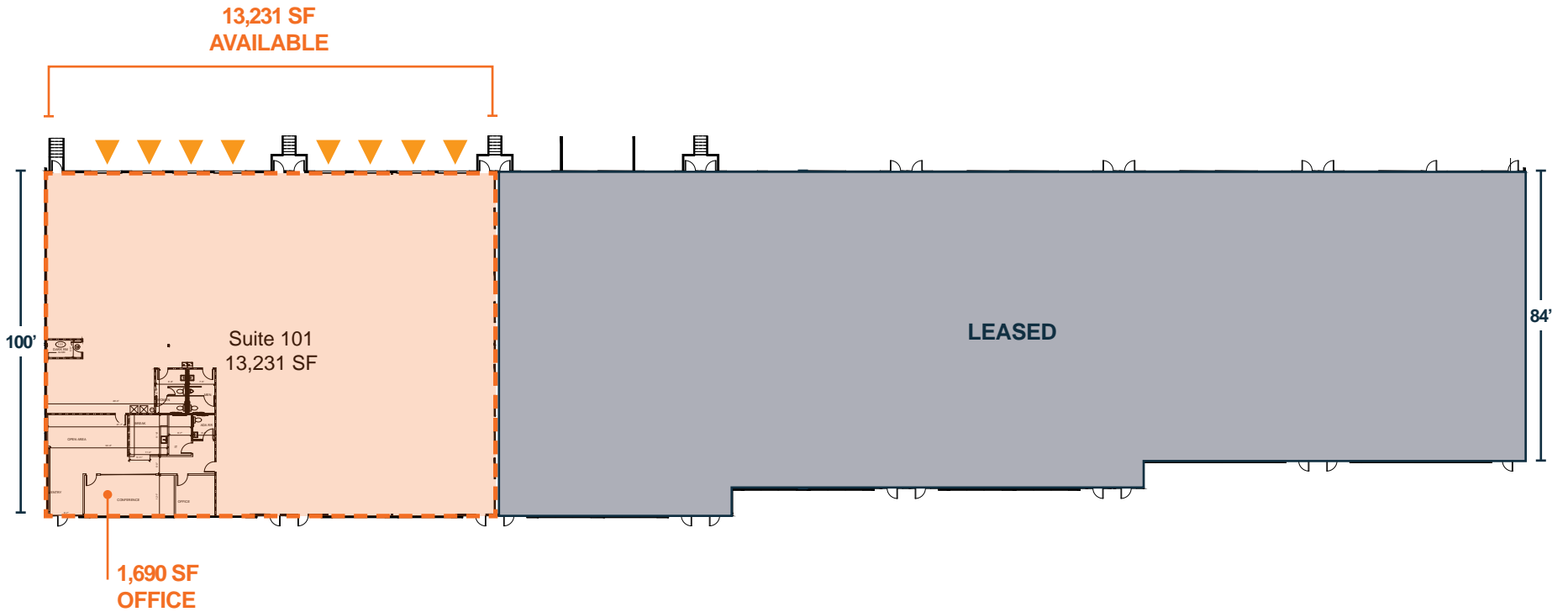


- ▼ Dock-High Doors
- Grade-Level Doors

# FLOOR PLAN

## BUILDING B | 2565 US-70 HWY

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



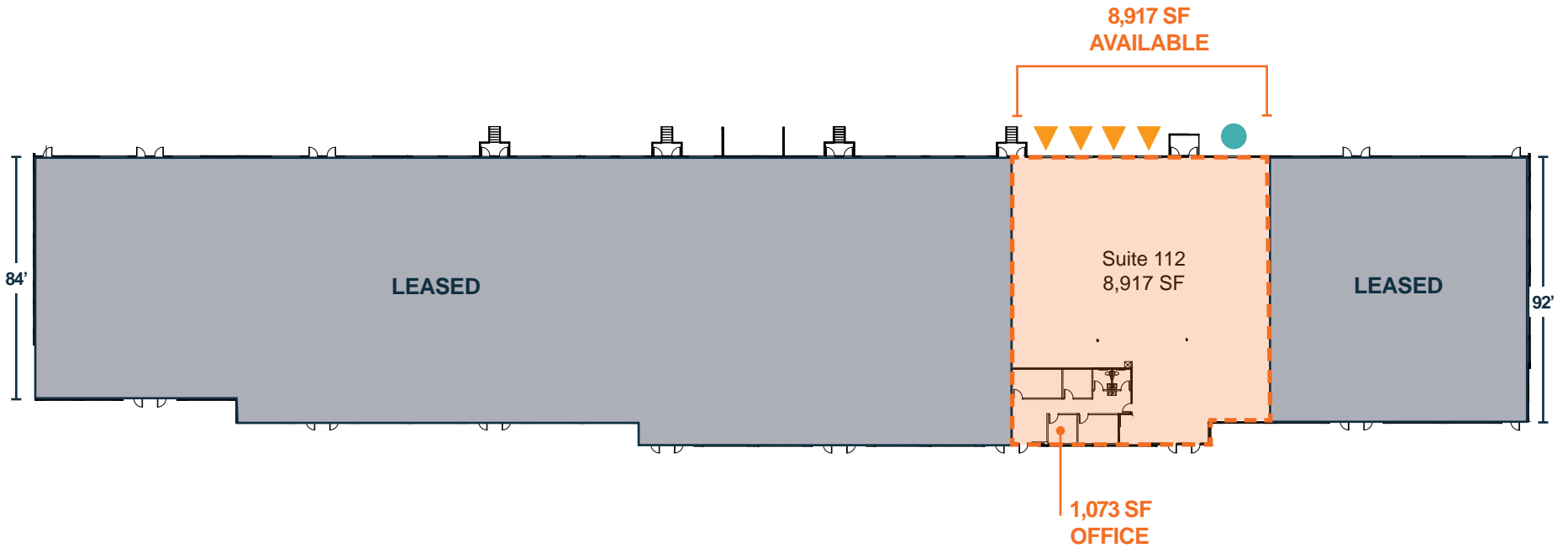
# FLOOR PLAN

## BUILDING C | 2545 US-70 HWY

Available SF: 8,917 SF

Building SF: 49,418 SF

Office Space: 1,073 SF

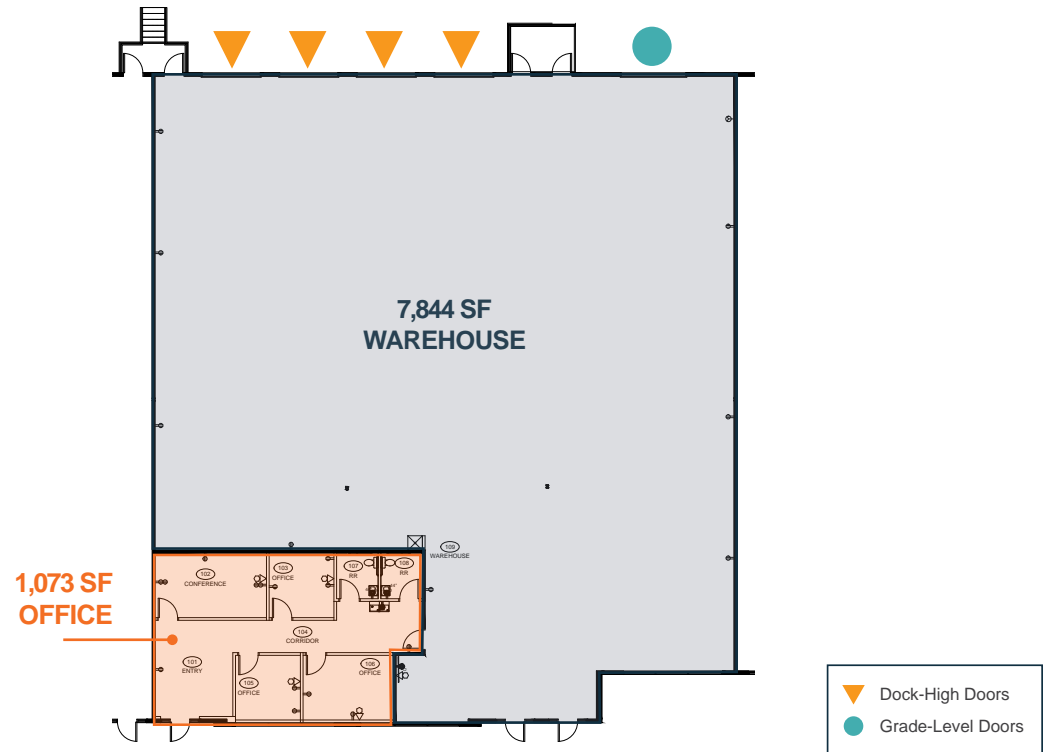


- ▼ Dock-High Doors
- Grade-Level Doors

# 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



**BUILDING C**  
8,917 SF AVAILABLE

**BUILDING B**  
13,231 SF AVAILABLE

**BUILDING A**  
5,649 SF AVAILABLE

126'

172'

Garner Commerce Center

GUY ROAD

# NEARBY AMENITIES

TO DOWNTOWN RALEIGH

540

PHASE 2

3 MI

Garner Towne Square

- TARGET
- PETSMART
- OfficeMax
- HARBOR FREIGHT

- amazon
- Cabel's
- ALD HOUSE
- FIVE GUYS
- Starbucks
- Panera

Shoppes at Battle Bridge

- FOOD LION
- Wendy's
- McDonald's
- CVS pharmacy

## GARNER

WakeMed

White Oak Crossing

- KOHL'S
- BJ'S
- DICK'S SPORTING GOODS
- BEST BUY
- ROSS DRESS FOR LESS
- TJ-MAXX

- TARGET
- REGAL
- STAPLES
- Wendy's
- Burlington

GARNER COMMERCE CENTER

RUSH HOUR

- Walmart
- DOLLAR TREE
- WAFFLE HOUSE
- Starbucks
- ZAXBYS

## CLAYTON

- Lowes FOODS
- CVS pharmacy
- PNC
- Culver's

I-540 OUTER LOOP NOW OPEN

540

42

70

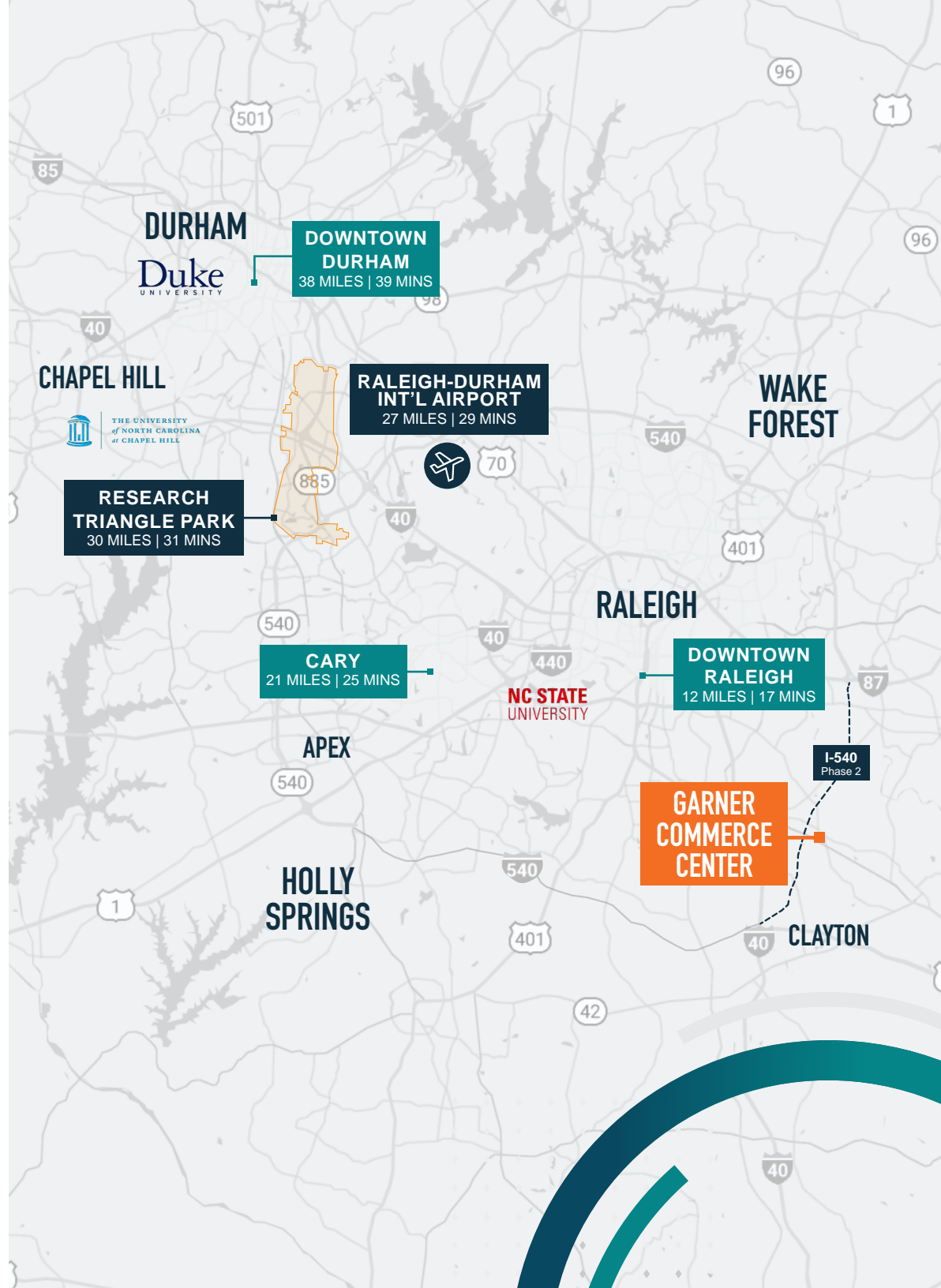
## LOCATION & ACCESS

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

MICHAEL WALLACE, SIOR, CCIM

Vice President

+1 919 831 8188

[michael.wallace@cbre.com](mailto:michael.wallace@cbre.com)

JOHN HOGAN, III

Senior Associate

+1 919 831 8264

[john.hogan@cbre.com](mailto:john.hogan@cbre.com)

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