

Industrial | For Lease

CBRE

# 3411 Integrity Drive

Garner, North Carolina 27529

±21,000 SF Single-Tenant Industrial Building for Lease in Southeast Wake



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Garner, NC 27529

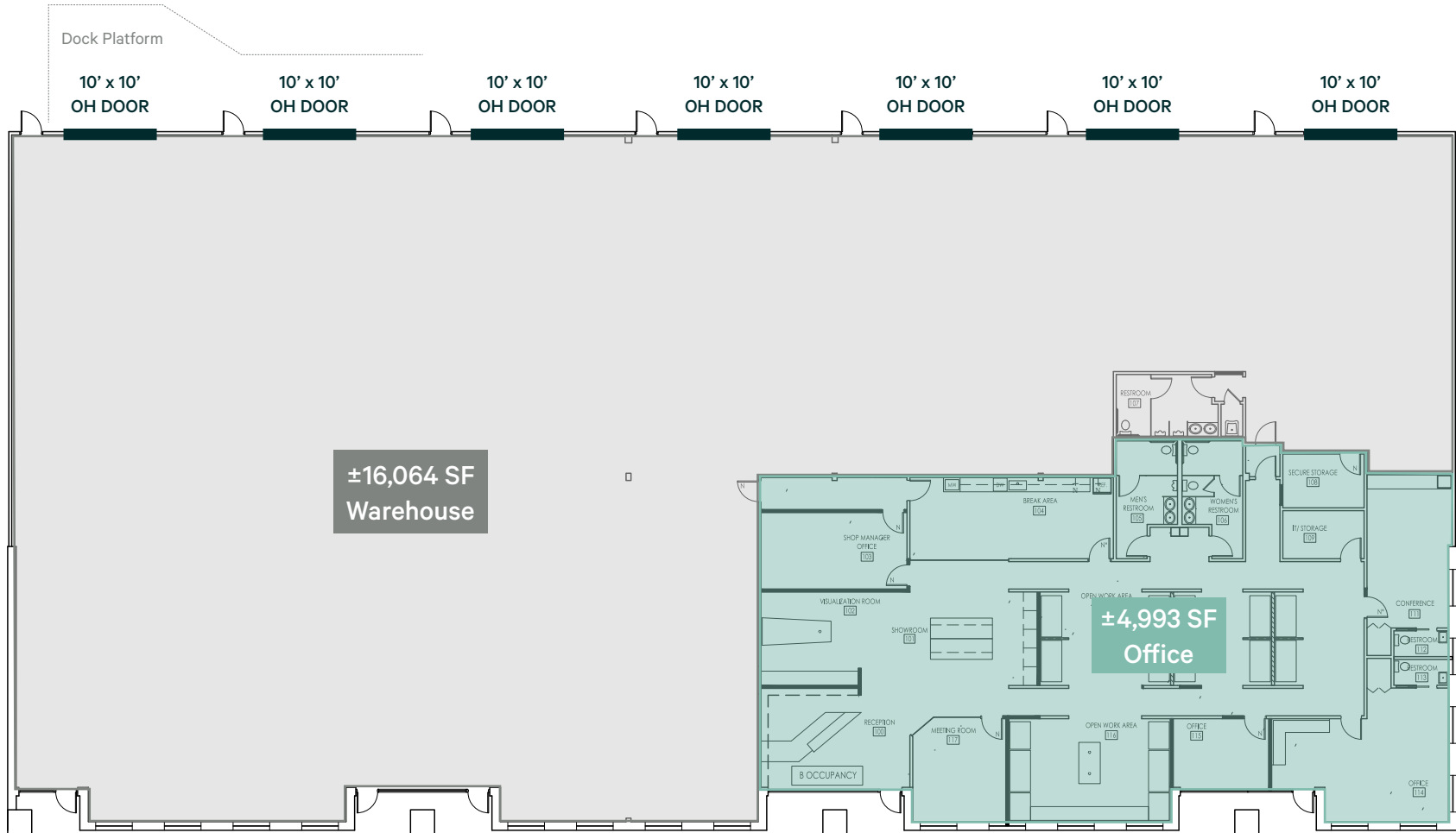
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# Property Highlights

Available SF	21,057 SF
Warehouse Space	±16,064 SF
Office Space	±4,993 SF
Building Size	21,057 SF
Year Built	2001
Site Acreage	2.88 acres
Ceiling Height	±16'
Sprinkler	Not sprinklered
Power	Heavy Power, 480amps, 3-phase
Dock-High Doors	One (1)
Drive-In Doors	Six (6)
Parking	34 paved auto spaces (1.61/1,000 SF)
Exterior	Masonry & Metal
Zoning	Heavy Industrial Conditional (IH-CU)   City of Raleigh
Parcel ID Number	1722404630
Timing	September 1, 2026
TICAM	\$2.54/SF
Lease Pricing	Contact for pricing



# Floor Plan



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# Property Photos






# Aerial Overview



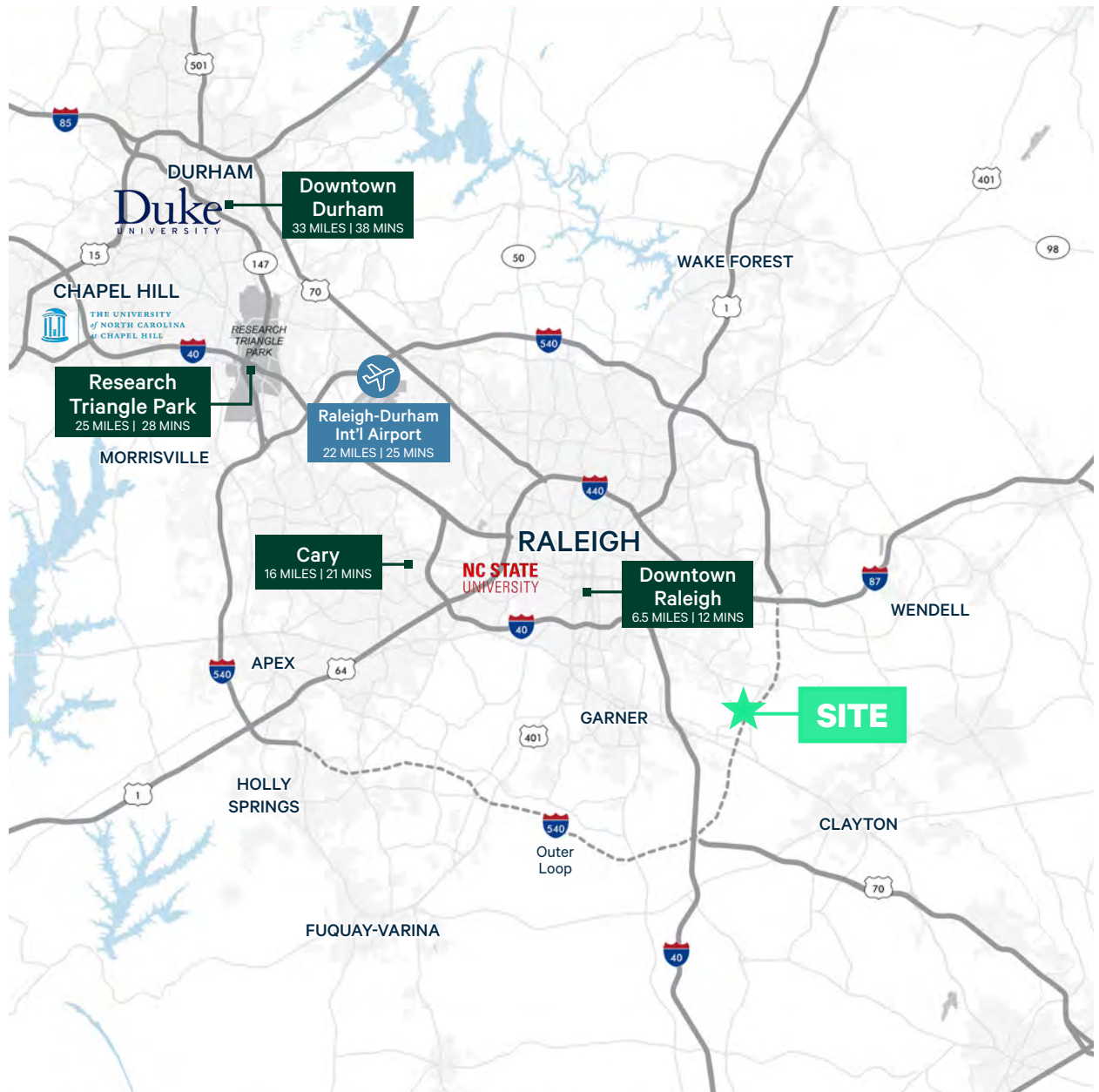
# Prime Location & Access

## INTERSTATES

	INTERSTATE 40	< 1.0 Mile
	US 70 BUSINESS	3.0 Miles
	INTERSTATE 440	3.0 Miles
	INTERSTATE 540	7.0 Miles

## AIRPORTS

RALEIGH-DURHAM INTERNATIONAL	22 Miles
PIEDMONT TRIAD INTERNATIONAL	98 Miles
CHARLOTTE DOUGLAS INTERNATIONAL	178 Miles



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## Contact Us

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