

# 140 SPACEWAY COURT

3,678 SF FLEX SPACE FOR SUBLEASE IN GARNER



## SUBLEASE AGENT

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**york**

# About 140 Spaceway Court

## GENERAL INFORMATION

140 Spaceway Court is a well-positioned industrial site located in the White Oak submarket of Garner, NC. The property offers easy access to Highway 70, I-40, and the future I-540 providing strong connectivity throughout the Triangle.

## SUBLEASE DETAILS

3,678 SF of Flex Space

First generation space, delivered March 2026 (never occupied)

Open Layout with Restroom

12'X 12' Automated Drive-In Grade Level Door

11' Ceiling Height (lights can be raised to get 13' clear ceiling height)

Gas heat and temperature controlled exhaust fan (space not conditioned)

Up to 8 Dedicated Parking Spaces

\$12.00/SF NNN

TICAM: \$4.07/SF

Monthly Rent + TICAM: \$5,523.33

Building Signage available dependent on term (5+ years)

Available Immediately

Sublease Expires March 31, 2026 (sublease terms of 3 years or more will be considered)

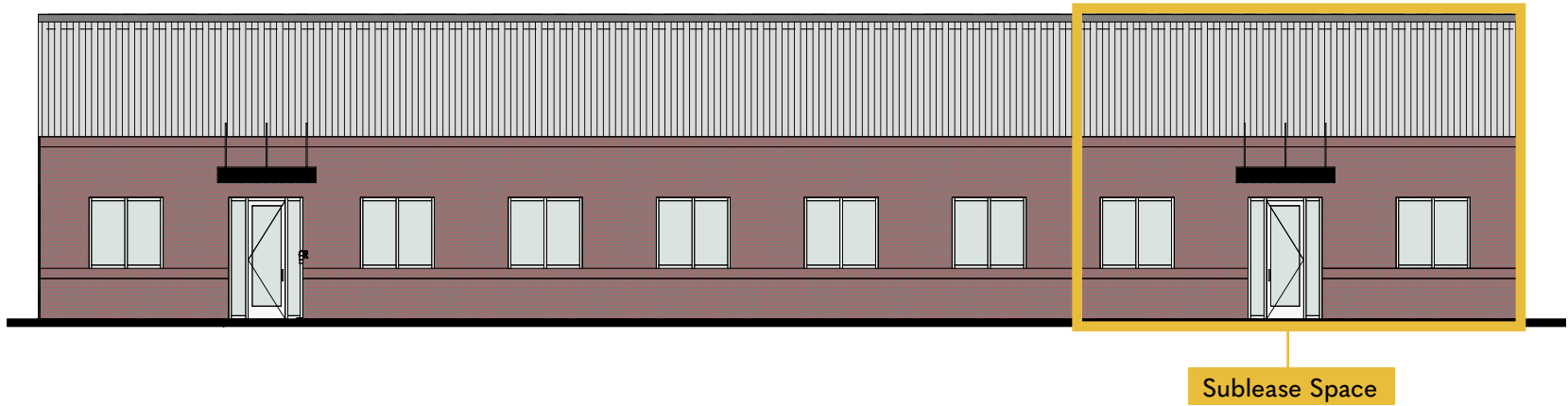


# 140 Spaceway Court Floor Plan

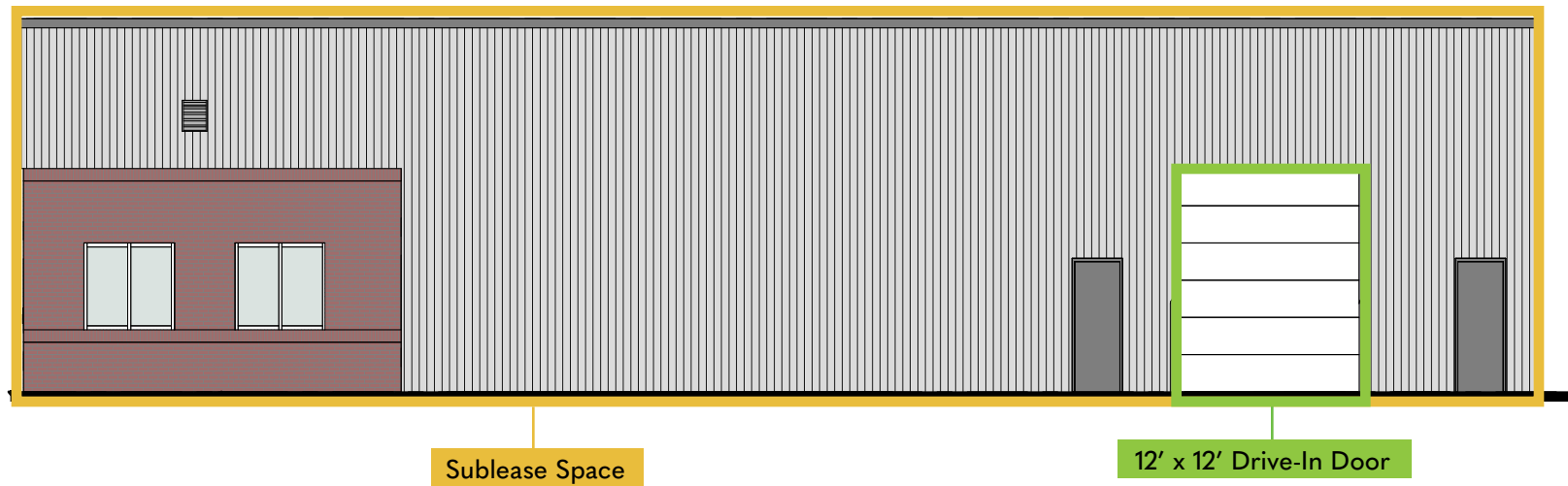


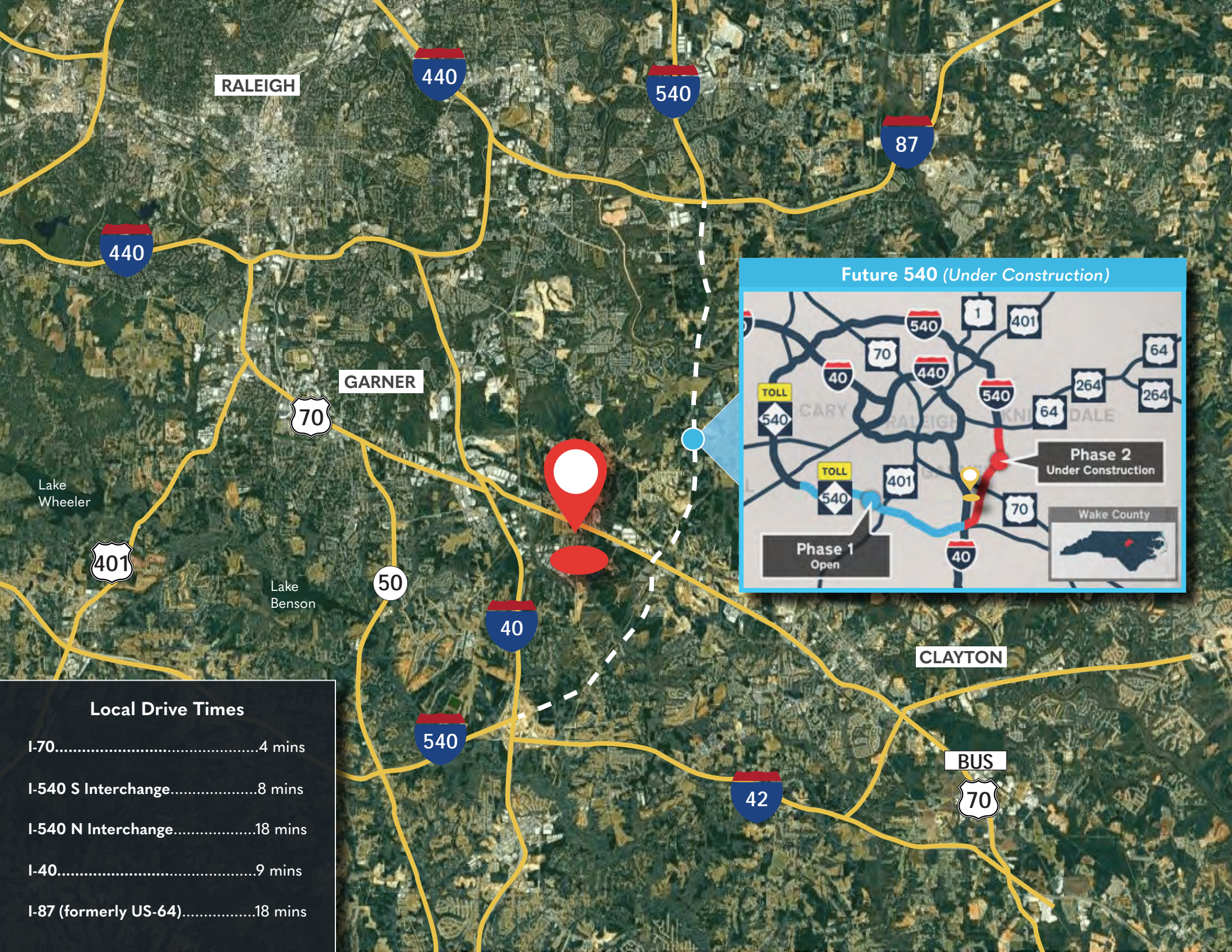
# 140 Spaceway Court Elevation Renderings

FRONT ELEVATION



SIDE ELEVATION





RALEIGH

GARNER

CLAYTON

BUS

Lake Wheeler

Lake Benson

Future 540 (Under Construction)



Phase 1 Open

Phase 2 Under Construction



Local Drive Times

I-70.....	4 mins
I-540 S Interchange.....	8 mins
I-540 N Interchange.....	18 mins
I-40.....	9 mins
I-87 (formerly US-64).....	18 mins

**SUBLEASE AGENT**

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**MARKETING**

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