

**AVAILABLE FOR LEASE**



## **FLEX WAREHOUSE**

467 HEIN DRIVE, GARNER, NC 2729

**ALL IN REALTY, LLC**



**AVAILABLE:** 6,000 SF

**LEASE RATE:**

- \$ 15.95 Per SF/ NNN
- \$ 2.05 Per SF TICAM
- \$ 9,000 Per Month

**LOCATION:**

**467 HEIN DRIVE IS LOCATED OFF RAYNOR ROAD IN GARNER. IT IS .5 MILES FROM HWY 70 & 1 MILE TO THE I-40 & HWY 70 INTERCHANGE. IIT ALSO HAS ACCESS TO THE NEWLY OPEENED I-540.**

**SUMMARY:**

**6,000 SF OF FLEX/WAREHOUSE WITH ONE DRIVE-IN DOOR & ONE DOCK. LIMITED FENCED STORAGE.**



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We know that in all things God works for good with those who love him, those whom he has called according to his purpose." Romans 8:28

# 6,000 SF FLEX WAREHOUSE

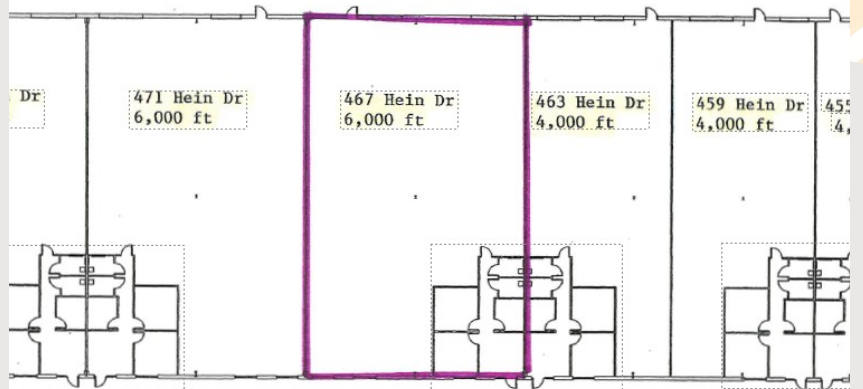
## SITE INFORMATION



### PROPERTY INFORMATION:

- **YEAR BUILT:** 1999
- **AVAILABLE:** JULY 2025
- **6,000 TOTAL SF**
- **One (1) Drive In Door**
- **One (1) Dock Door**
- **1,000 sf Office**
- **Limited Outdoor Storage**
- **Part of a Larger Building**
- **CEILING HEIGHT: 16' - 18'**

467 HEIN DRIVE, GARNER, NC 27529  
6,000 TOTAL SF FLEX/WAREHOUSE  
DOCK & DRIVE-IN DOOR



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## PROPERTY PHOTOS



**Reception**



**Office**



**Back Yard**



**Warehouse view**



**Bathroom**



**Office**



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AIREL VIEW



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# TOWN OF GARNER OVERVIEW

GARNER, NC

## MUNICIPAL PROFILE

*Situated* just a few miles south of downtown Raleigh, **Garner is one of Wake County's largest communities**—both in terms of population and land mass. And its location near the intersection of Interstate 40 and U.S. Highway 70 makes accessing the rest of the Research Triangle Region a breeze.

### COMMUNITY DEMOGRAPHICS

- Population growth:** 30,071 (2017). 69% growth since 2000.
- Educational attainment:** 49% received their bachelor's degree or higher.<sup>1</sup> (Wake County)
- Average household income:** \$71,761
- Median home price:** \$183,000
- Unemployment rate:** 4% (Wake County)

Source: US Census Bureau, US Department of Labor.  
1) 25+ years of age.

### ACCESS TO THE RESEARCH TRIANGLE REGION



Town of Garner | 900 7th Avenue, Garner, NC 27529 | 919-773-4431 | [garnernc.gov](http://garnernc.gov)



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