

FOR LEASE

GARNER COMMERCE CENTER

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

5,649 SF - 19,285 SF FLEX SUITES AVAILABLE FOR LEASE



ROCKPOINT

CBRE

APRIL 2026

PROPERTY OVERVIEW

ADDRESS	2545 - 2585 US-70 Hwy, Garner, NC 27520
AVAILABLE SPACE	<ul style="list-style-type: none"> - Building A: <ul style="list-style-type: none"> » Suite 107-108: 5,649 SF w/ 842 SF spec office - Building B: <ul style="list-style-type: none"> » Suite 101: 13,231 SF w/ 1,690 SF office » Suite 105-106: 6,054 SF w/ 1,160 SF spec office
TOTAL SF	128,003 SF 3 Buildings - Building A: 37,779 SF - Building B: 40,806 SF - Building C: 49,418 SF
DATE AVAILABLE	Upon Up-Fit
CEILING HEIGHT	18'+ Clear
COLUMN SPACING	30' Width
LOADING DOORS	Dock Doors (9'x10') Drive-In (10'x12' at Grade)
TRUCK COURT	120' Building C 172' Shared Buildings A & B
OFFICE SF	Build to Suit & Spec Suites
PARKING	2.44 spaces / 1,000 SF
SPRINKLER	100% Wet System (CMSA Sprinklers)
EXTERIOR	Masonry and Glass
ROOF	White Thermoplastic Polyolefin (TPO)
HEAT	Natural Gas
WATER & SEWER	Town of Garner
TELECOM	Spectrum & AT&T Capable
ZONING	LI (Town of Garner)
FEATURES	Skylights 8' Ribbon Glass at Entry Visibility & Signage Options



Garner Commerce Center

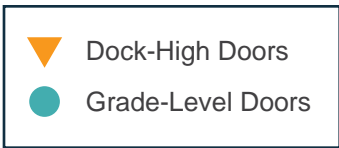
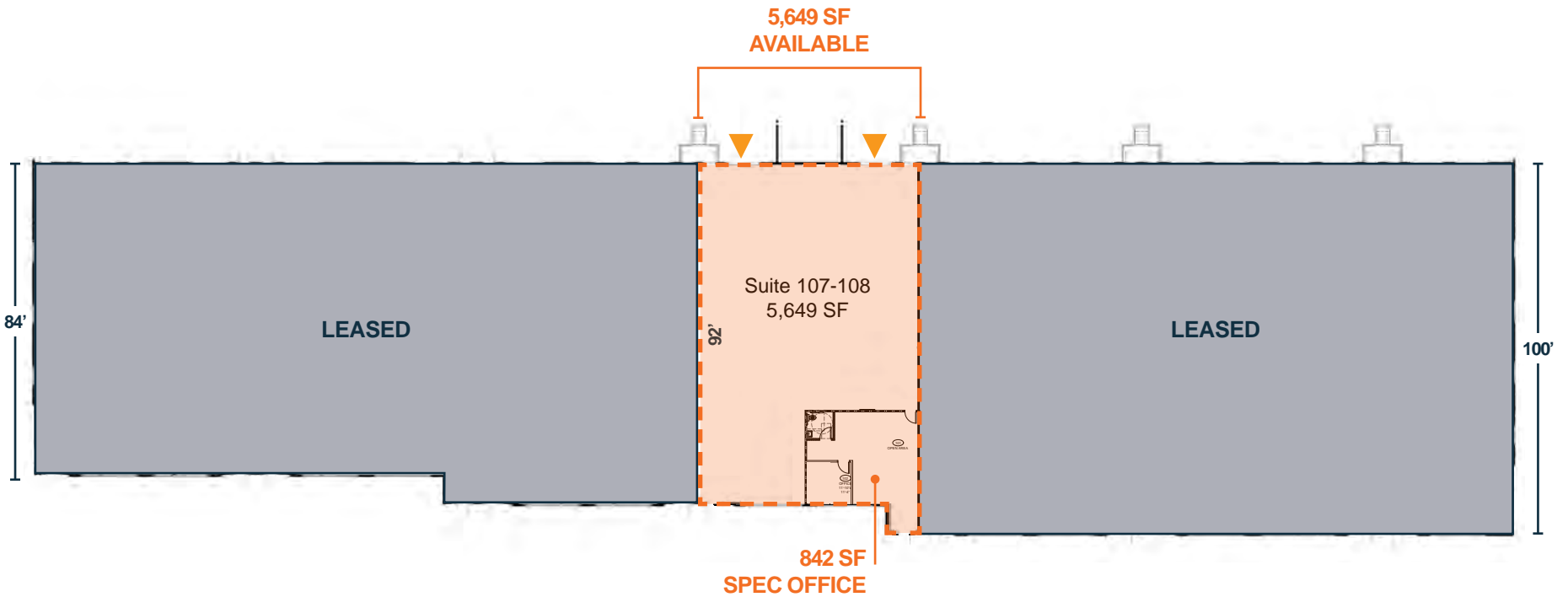
FLOOR PLAN

BUILDING A | 2585 US-70 HWY

Available SF: 5,649 SF

Building SF: 37,779 SF

Spec Office: 842 SF (Delivered)



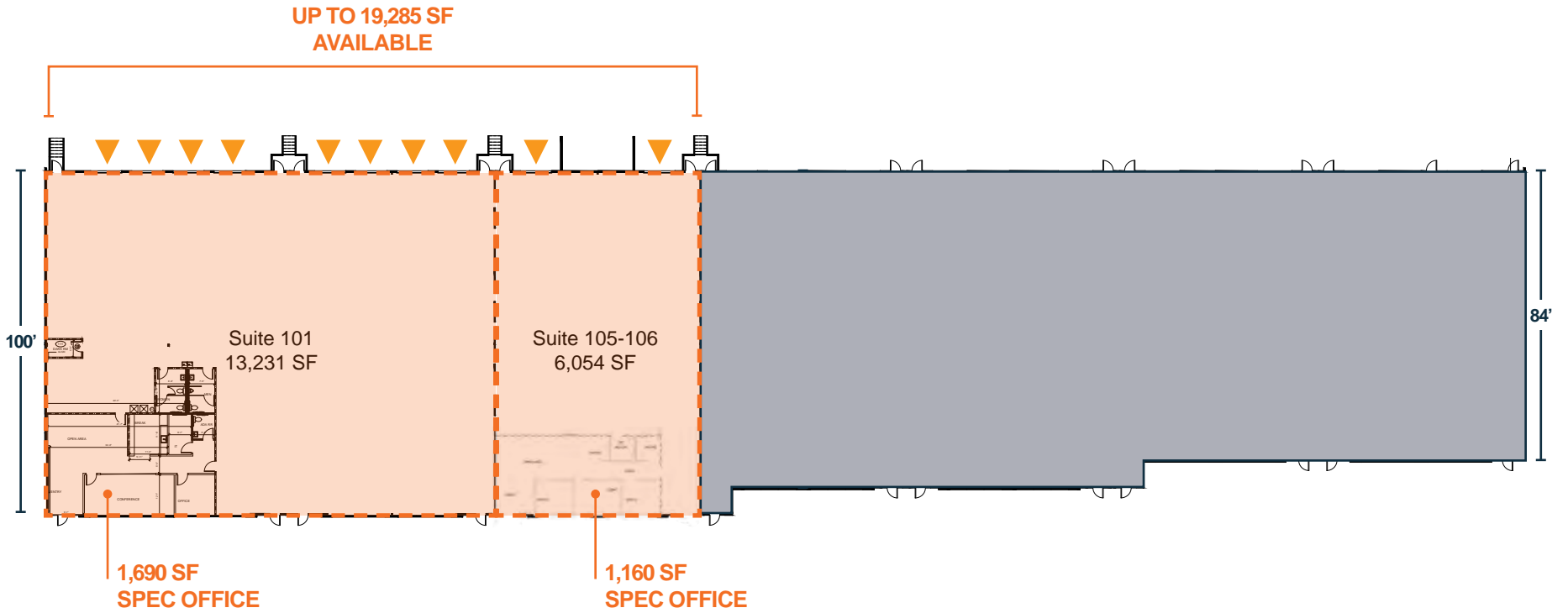
FLOOR PLAN



BUILDING B | 2565 US-70 HWY

Available SF: 6,054 SF - 19,285 SF

Building SF: 40,806 SF

Office Space: Suite 101: 1,690 SF | Suite 105-106: 1,160 SF (Under Construction)



	Dock-High Doors
	Grade-Level Doors

MASTER SITE PLAN

DOWNTOWN RALEIGH



PHASE 2



PHASE 2



BUILDING C
FULLY LEASED

BUILDING B
6,054-13,231 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

Shoppes at Battle Bridge



amazon

Garner Towne Square



GARNER

WakeMed

White Oak Crossing



RUSH HOUR

540

PHASE 2

GARNER COMMERCE CENTER



CLAYTON



I-540 OUTER LOOP NOW OPEN

540

42

70

40

70

40



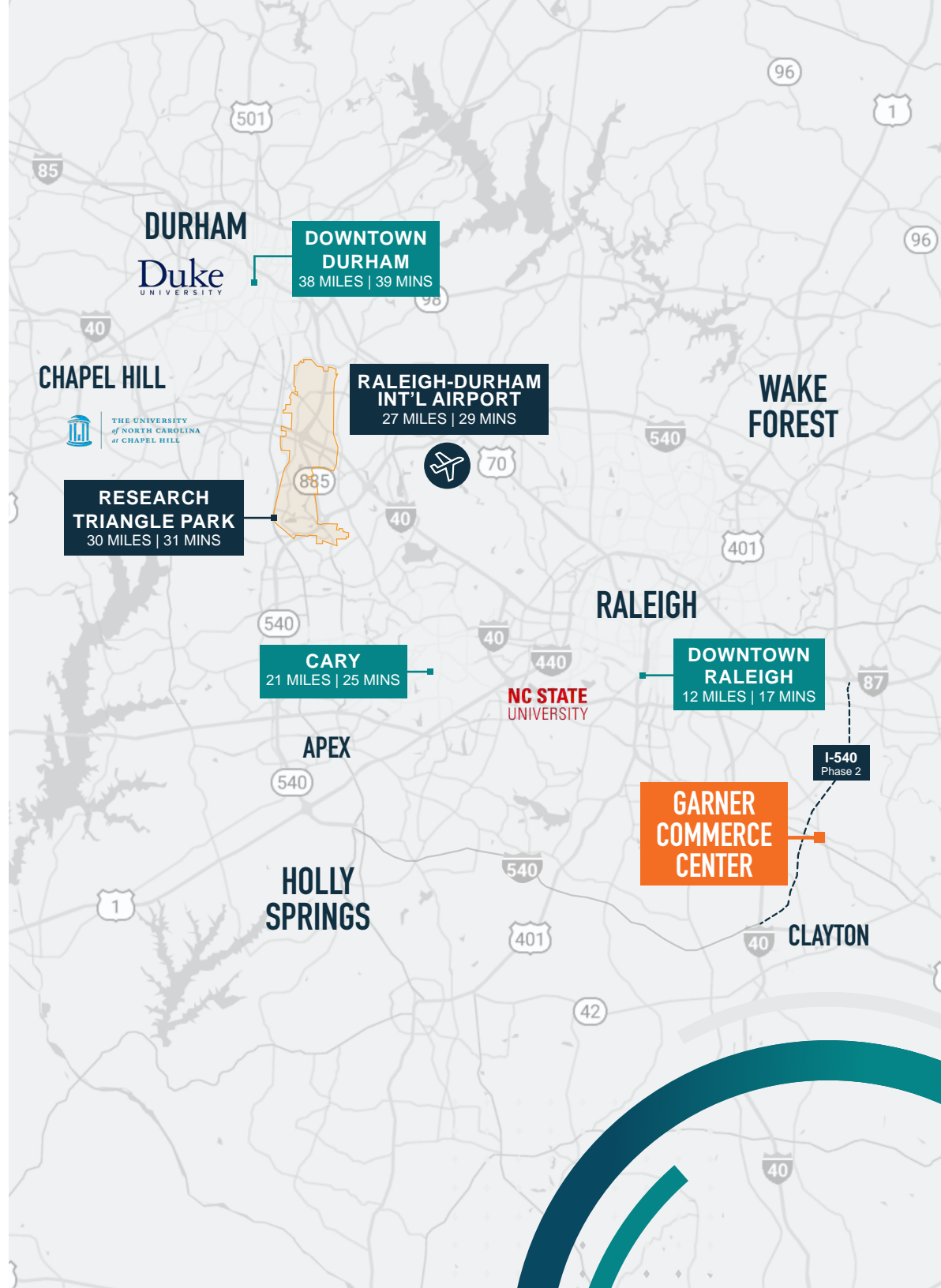
LOCATION & ACCESS

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

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