

601 S. Greenfield Parkway, Garner, NC

Property Marketing Package

Offering Price: \$1,650,000

601 S. Greenfield Parkway, Garner, NC

6.557 Acres



Property Highlights

- 6.557-acre corner development site
- Frontage on S. Greenfield Parkway and Waterfield Drive
- Approved site plan in place through July 19, 2028
- Approved plan demonstrates a 10,000 SF building, employee parking, and truck parking
- Boundary survey available
- Phase I Environmental Site Assessment available

Supporting documents include the Town of Garner approval extension letter, selected approved site plan sheets, boundary survey, and Phase I executive summary.

Offering Terms

Buyer-broker compensation: None offered by Seller. Any buyer representation fees are the responsibility of Buyer.

Town of Garner Site Plan Approval Extension

Design. Connect. Sustain.



Planning Department Staff Report

TO: Rick Coates

FROM: Jeff Triezenberg, AICP, GISP; Planning Director
Nick Tafelsky, MUEP, AICP, Development Review Manager

SUBJECT: ***SP-24-016 Approval Extension***

DATE: April 16, 2026

Mr. Coates,

Your request for a one-time 24-month extension on the approval of your approved site plan, SP-24-016, has been granted. Please be advised that the new expiration date for the approval is July 19, 2028. There are no additional extensions available for you to request. If you have not proceeded with submitting building permit applications by the expiration date in this letter, your site plan approval will expire, and you will be required to start the approval process again from the beginning.

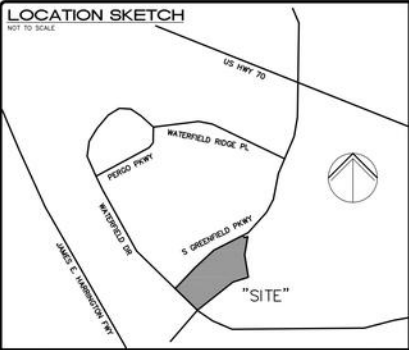
Sincerely,

A handwritten signature in black ink, appearing to read "Jeff S. Triezenberg".

Jeffrey S. "Jeff" Triezenberg, AICP, GISP
Planning Director

p.p. Nick Tafelsky, MUEP, AICP
Development Review Manager
Planning Department
Town of Garner

Approved Site Plan Cover Sheet



C&L LOGISTICS - ALEXANDER DESIGN BUILD
WAKE COUNTY, NORTH CAROLINA



SITE INFORMATION
PROJECT NAME: C&L LOGISTICS - ALEXANDER DESIGN BUILD
LOCATION: 601 S GREENFIELD PKWY
GARNER, NC 27529
COUNTY: WAKE COUNTY
PIN: 1730031548
DEED BOOK/PAGE: 18833/1158
TOTAL SITE ACREAGE: 6.56 Ac.
ZONING: U

EXISTING USE: VACANT
PROPOSED USE: OFFICE BUILDING AND TRUCK PARKING
EXISTING BUILDING SIZE: 0 Sq. Ft.
PROPOSED BUILDING SIZE: 10,000 Sq. Ft.
EX. IMPERVIOUS AREA: 0.00 Ac.
PRO. IMPERVIOUS AREA (ADD): 1.94 Ac.
PRO. IMPERVIOUS AREA (TOTAL): 1.94 Ac.
PRO. PERVIOUS AREA: 4.62 Ac.
BUILDING SETBACK REQUIRED:
STREET: 50'
SIDE: 25'
REAR: 25'

DISTURBED AREA: 3.20 Ac.
LAND DEDICATION CALCULATION
IMPERVIOUS AREA ALLOWED = 171,452 SF (60% OUTSIDE ESA)
TOTAL IMPERVIOUS AREA PROPOSED = 84,506 SF (29.6% OF 6.56 AC.)

FLOOR AREA RATIO = 3.51% (0.23 AC/6.56 AC)
% IMPERVIOUS AREA = 29.12% (1.91 AC/6.56 AC)

PARKING
REQUIRED: 1 SPACE PER 5,000 SF NON-OFFICE
0 SF EXISTING = 0 SPACES
0 SF PROPOSED = 0 SPACES
1 SPACE PER 300 SF OFFICE AREA
0 SF EXISTING = 0 SPACES
10,000 SF PROPOSED = 34 SPACES
TOTAL REQUIRED = 34 SPACES
PROVIDED:
REGULAR PROPOSED = 46 SPACES
V/C VAN PROPOSED = 4 SPACES
TRUCK PROPOSED = 40 SPACES
TOTAL PROVIDED = 90 SPACES

INDEX	
COVER	COVER SHEET
CE-01	EXISTING CONDITIONS
CE-02	SITE and UTILITY PLAN
CE-03	GRADING and DRAINAGE PLAN
CE-04	STORMWATER FACILITY
CE-05	INITIAL EROSION CONTROL PLAN
CE-06	FINAL EROSION CONTROL PLAN
D-01	EROSION CONTROL NOTES/DETAILS
D-02	EROSION CONTROL NOTES/DETAILS
D-03	NCQ01 NOTES SHEET
D-04	NCQ01 NOTES SHEET
D-05	UTILITY DETAILS
D-06	SITE NOTES
D-07	SITE DETAILS

EROSION CONTROL, STORMWATER
AND FLOODPLAIN MANAGEMENT
APPROVED
EROSION CONTROL ☐ S-
STORMWATER MGMT. ☐ S-
FLOOD STUDY ☐ S-
DATE _____
ENVIRONMENTAL CONSULTANT SIGNATURE _____

Owner/Developer

Reefer Madness LLC
620 North Greenfield Parkway
Garner, NC 27529
Phone: 919-562-4770
Contact: Rick Coats
rcoats@ccllogistics.us

Civil Engineering:

Stocks Engineering, P.A.
801 East Washington Street
Nashville, NC 27856
Phone: 252.459.8196
Fax: 252.459.8197
Contact: J. Michael Stocks
matocka@stocksengineering.com

Surveying:

Stokes Surveying + Mapping, PLLC
1425-105 B Rock Quarry Road
Raleigh, North Carolina 27610
Phone: (919)-971-7897
Contact: Mike Stokes, PLS

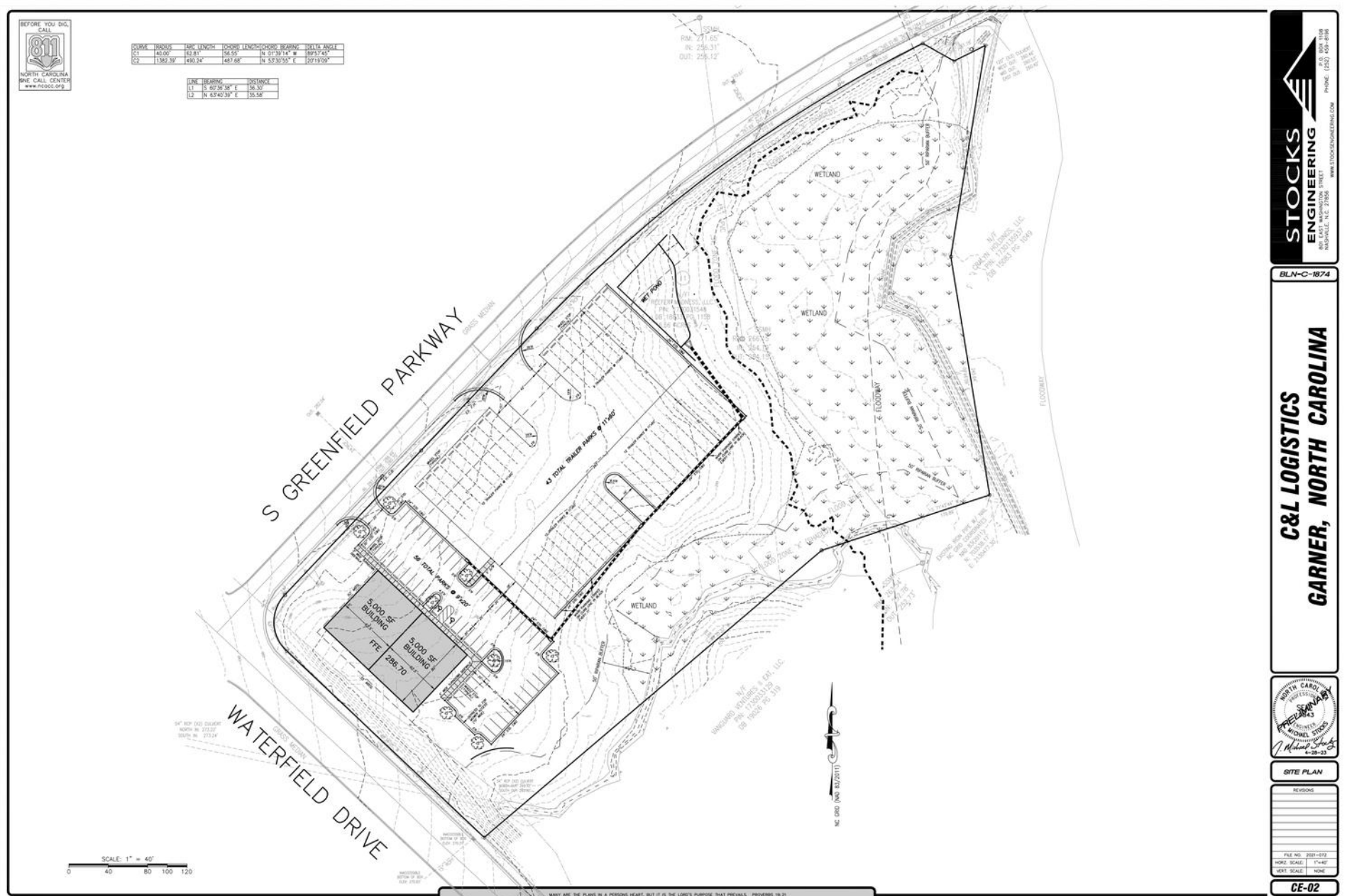
BLN-C-1874

C&L LOGISTICS
GARNER, NORTH CAROLINA

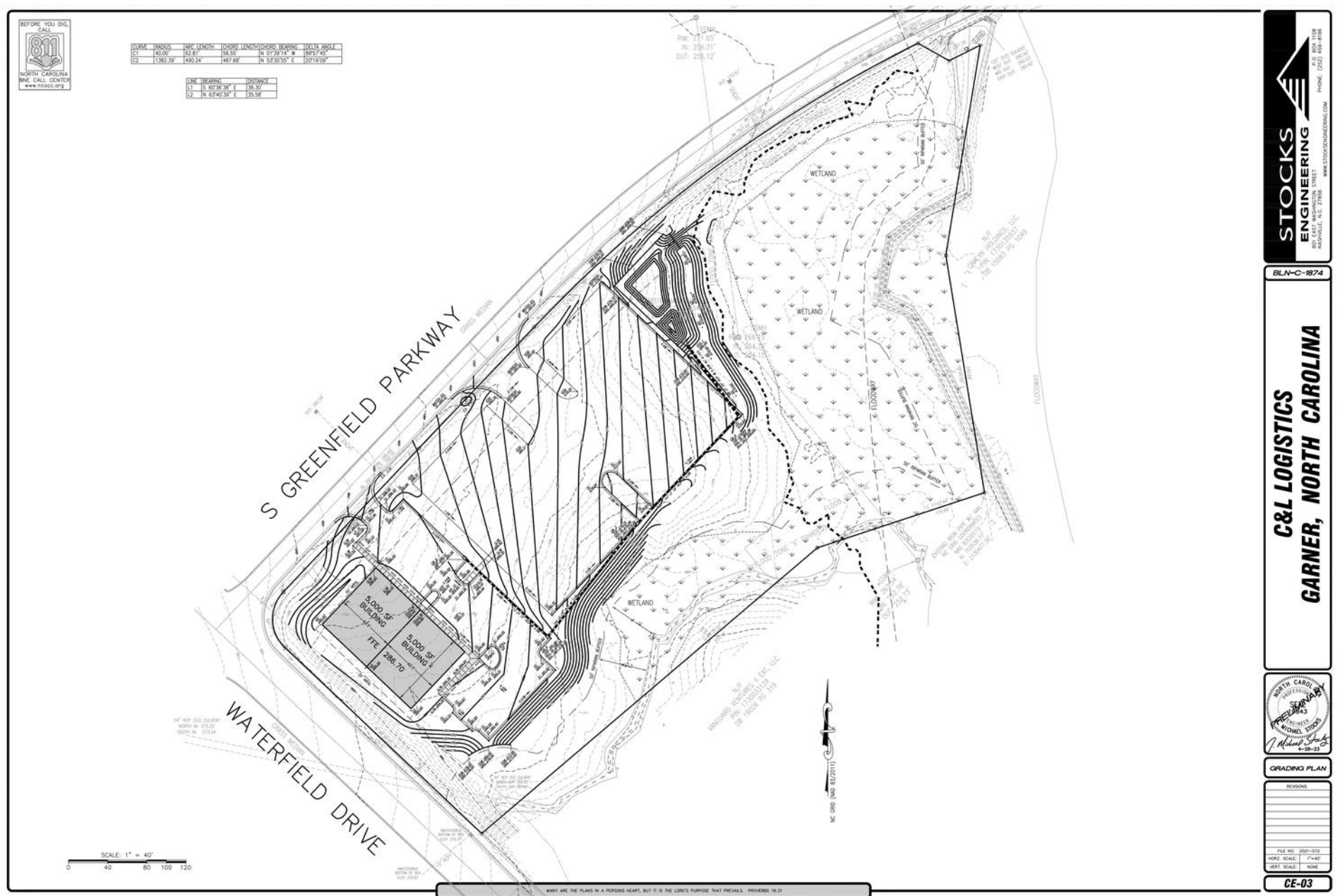


COVER
REVISIONS
FILE NO. 2023-072
HORIZ. SCALE: NONE
VERT. SCALE: NONE
COVER

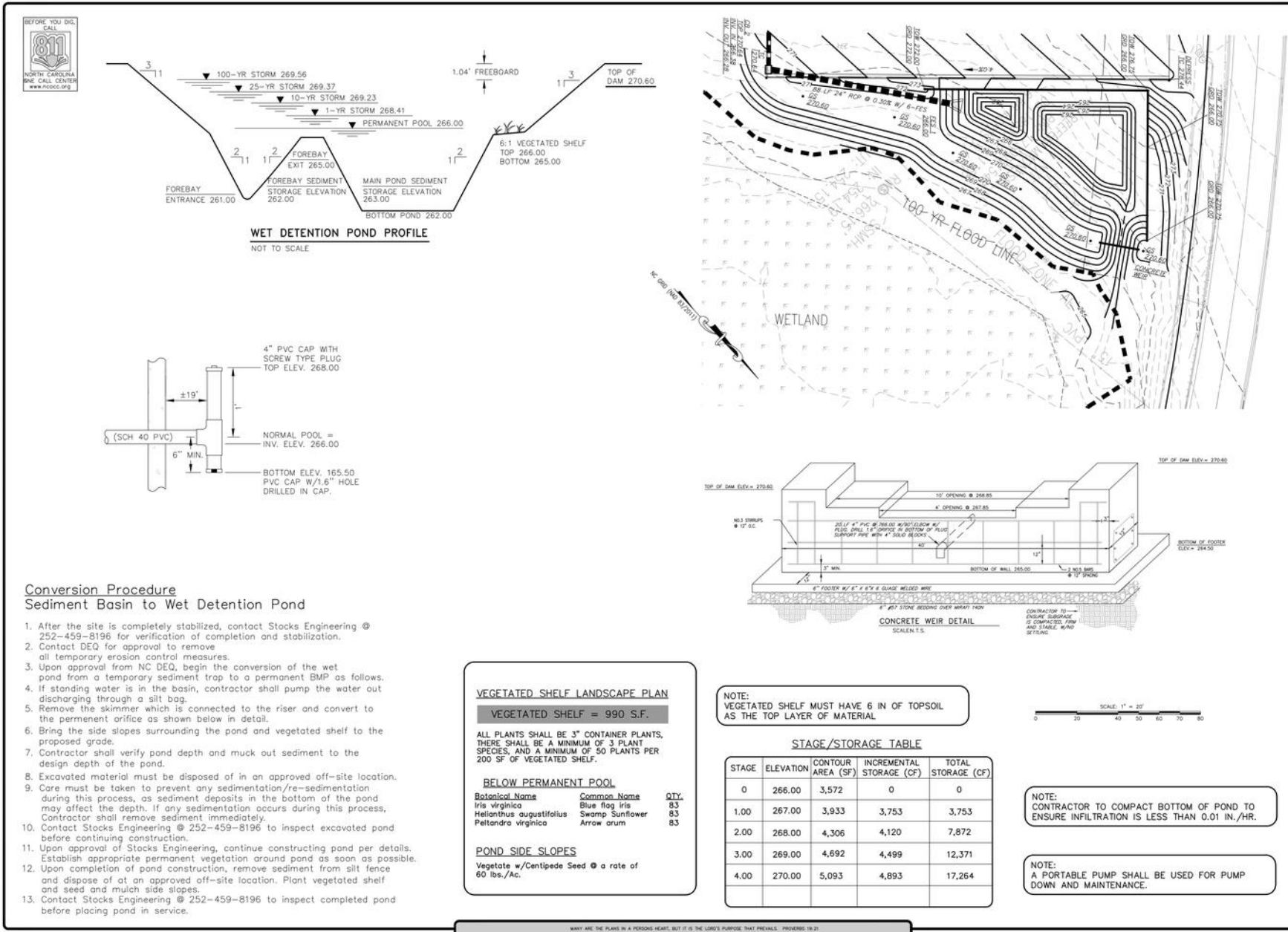
Approved Site Plan - Overall Site Layout



Approved Site Plan - Grading / Site Work



Approved Site Plan - Stormwater / Pond Details



STOCKS ENGINEERING
801 EAST WASHINGTON STREET
RAVENHILL, NC 27066
PHONE: (336) 292-5900
WWW.STOCKSENGINEERING.COM

BLN-C-1874

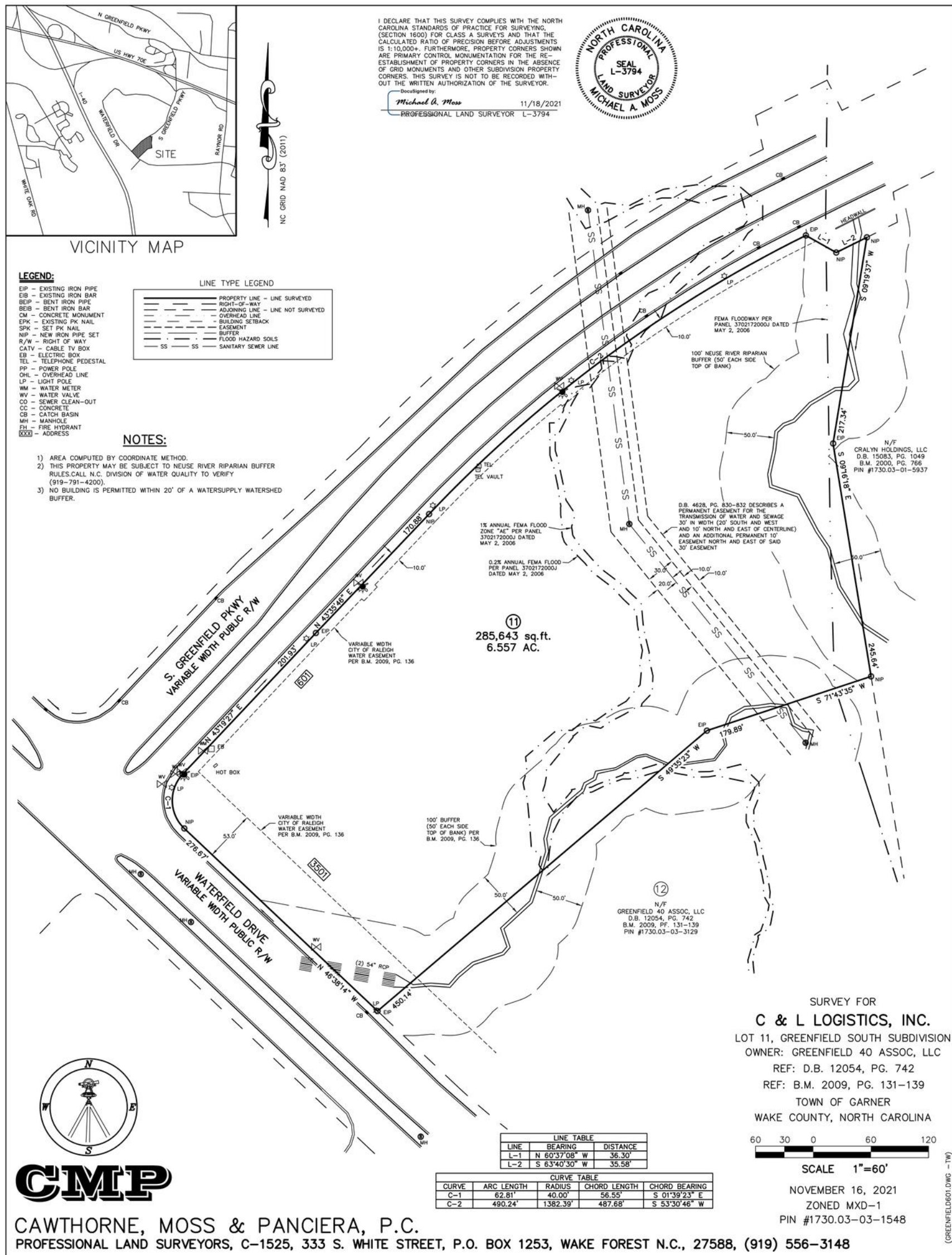
C&L LOGISTICS
GARNER, NORTH CAROLINA

STORMWATER FACILITY DETAIL

FILE NO: 2021-1874
HORIZ. SCALE: 1"=20'
VERT. SCALE: NONE

CE-04

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Phase I Environmental - Executive Summary (Page 1)

November 5, 2021

ECS Southeast, LLP

1.0 EXECUTIVE SUMMARY

ECS Southeast, LLP (ECS) was contracted by C & L Logistics Inc to perform an ASTM E1527-13, Phase I Environmental Site Assessment (ESA) of the South Greenfield Parkway Site located at 601 South Greenfield Parkway in Garner, Wake County, North Carolina (i.e. subject property). This Executive Summary is an integral part of the Phase I ESA report. ECS recommends that the report be read in its entirety.

The subject property is identified by the Wake County Online GIS Database as Parcel Identification Number (PIN) 1730031548 and is owned by Greenfield 40 Associates LLC. The subject property is approximately 6.56 acres in size and consists of undeveloped, wooded land. Evidence of structures associated with the subject property was not noted. The subject property gently slopes eastward. Whiteoak Creek is present on the eastern and northern portions. Scattered debris consisting of bottles, cans, and tires was observed on the subject property. A sewer line is present on the northwestern portion of the property. Municipal services are not currently connected to the subject property; however, properties in the area are provided municipal water and sanitary sewer services by the City of Raleigh and electricity is provided by Duke Energy.

The subject property is located in a commercial area of Garner, North Carolina. The subject property is bound on the north by South Greenfield Parkway, beyond which is wooded land and Whiteoak Creek; on the east by wooded land; on the south by wooded land and Whiteoak Creek; and on the west by Waterfield Drive, beyond which is wooded land and a Penske Truck Rental facility to the southwest. Based on the distance of the fueling station on the Penske Truck Rental facility to the subject property of approximately 650 feet, a release from this facility is not likely to impact the subject property. Therefore, ECS does not consider this facility to be a recognized environmental condition (REC) for the subject property. ECS did not identify additional environmental issues at adjoining or nearby properties that are believed to present a REC at the subject property.

Based on the records search, site reconnaissance and interviews, it appears that the subject property was developed with agricultural land and wooded, undeveloped land with a stream on the eastern portion from at least 1938 until at least 1950 when the property transitioned to fully wooded land with a stream on the eastern portion. The property has remained wooded, undeveloped land with a stream since that time. Historical records prior to 1938 were not reasonably ascertainable for the subject property.

The subject property was historically used as agricultural land. Such use of the subject property may have included the storage and use of beneficial agricultural products such as fungicides, herbicides, and/or fertilizers. The legal use (i.e., in accordance with the manufacturers' specifications and customary practices) of such substances, in the course of standard operational practices does not constitute a "release to the environment." Further, reasonably ascertainable information was not observed during the course of our assessment, including historical records review, or field reconnaissance observations regarding past site history, that a past release of such substances had occurred. Therefore, the mere presence of this historical land use does not meet the definition of a REC.



Phase I Environmental - Executive Summary (Page 2 / Opinion)

November 5, 2021

ECS Southeast, LLP

Our review of historical information for adjoining or nearby properties identified the area as originally developed with agricultural land and/or wooded, undeveloped land with White Oak Creek from at least 1938 until at least 1983. South Greenfield Parkway to the north and Waterfield Drive to the west were developed by the mid 1990s. Commercial development along these two roads occurred in the late 1990s and early 2000s. The Penske Truck Rental facility to the southwest was constructed in 2010 and the area has remained relatively consistent since that time.

A regulatory database search report was provided by Environmental Data Resources, Inc. (EDR). The database search involves researching a series of Federal, State, Local, and other databases for facilities and properties that are located within specified minimum search distances from the subject property. The report did not identify the subject property on the databases researched. The EDR report identified several off-site properties within the minimum ASTM search distances. Based on our review of available public records, none of the listings are believed to represent a REC for the subject property.

ASTM E1527-13 defines a "data gap" as: "a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information." Data gaps which would be expected to impact our ability to render a professional opinion concerning the subject property were not identified.

We have performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM E1527-13 of the South Greenfield Parkway Site located at 601 South Greenfield Parkway in Garner, Wake County, North Carolina. Exceptions to, or deletions from, this practice are described in Section 2.6 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

1.1 Opinion

It is the opinion of ECS Southeast, LLP that additional environmental assessment of the subject property is not warranted at this time.

