

3130 Garner Station

Flex/Office Space for Lease

8,000SF



Flex/Office Space

ADDRESS 3130 Garner Station Boulevard, Raleigh, NC
27603

BUILDING SIZE 8,000 SF

AVAILABLE SPACE 8,000 SF
2,000 SF Minimum - 8,000 SF maximum

RENTAL RATE \$14.00/PSF, NNN

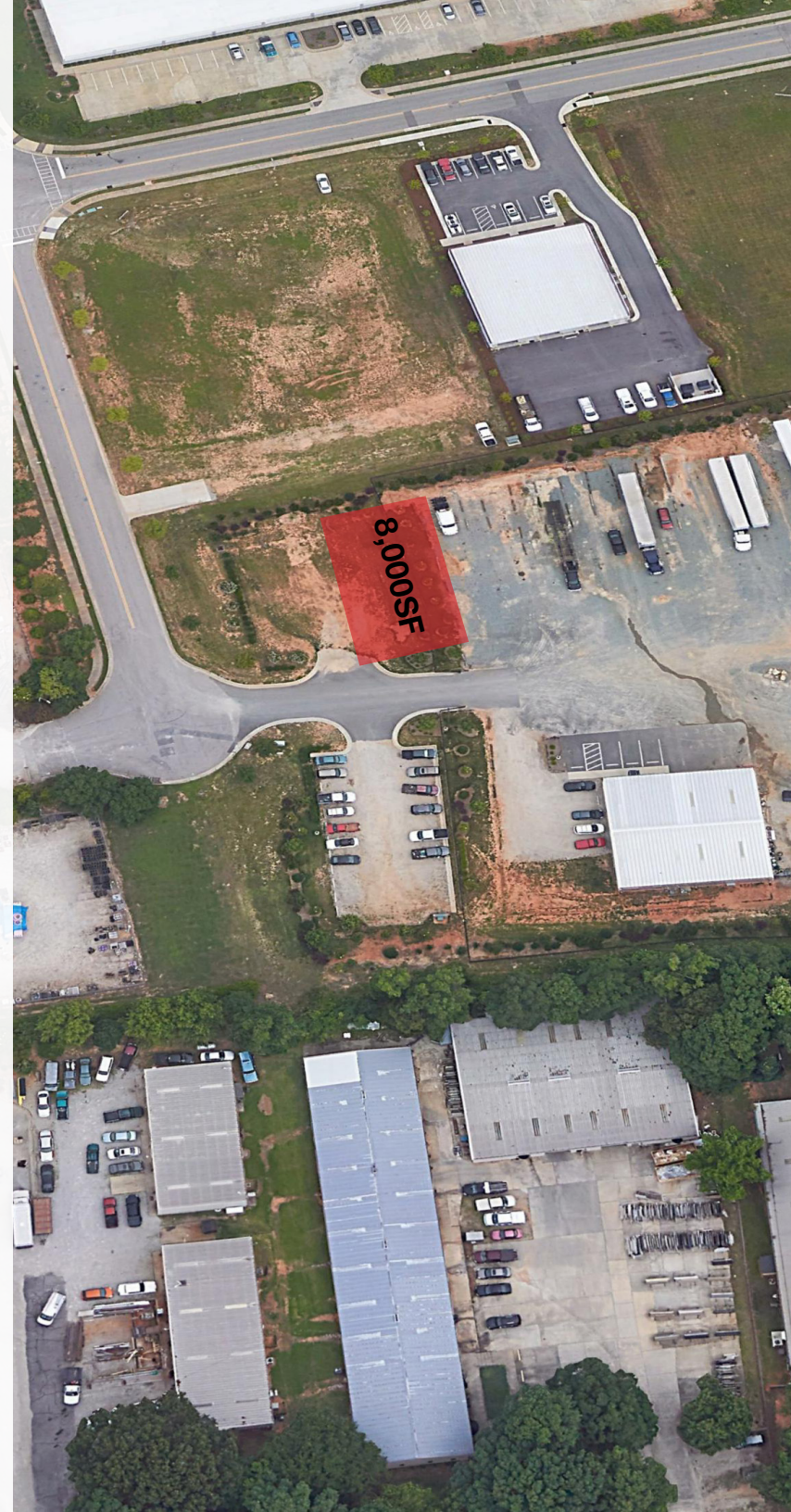
CEILING HEIGHT 16'6"

FEATURES Free standing Flex Building
4 - 2,000 SF bays
16'6" Warehouse ceiling
4 - 10 drive-in doors

DELIVERY November 2021

CONTACT
JOAQUIN CANALS
O: 919.714.7124 | C: 919.247.8833
jcanals@triprop.com

NAITRI PROPERTIES



BUILDING ELEVATIONS



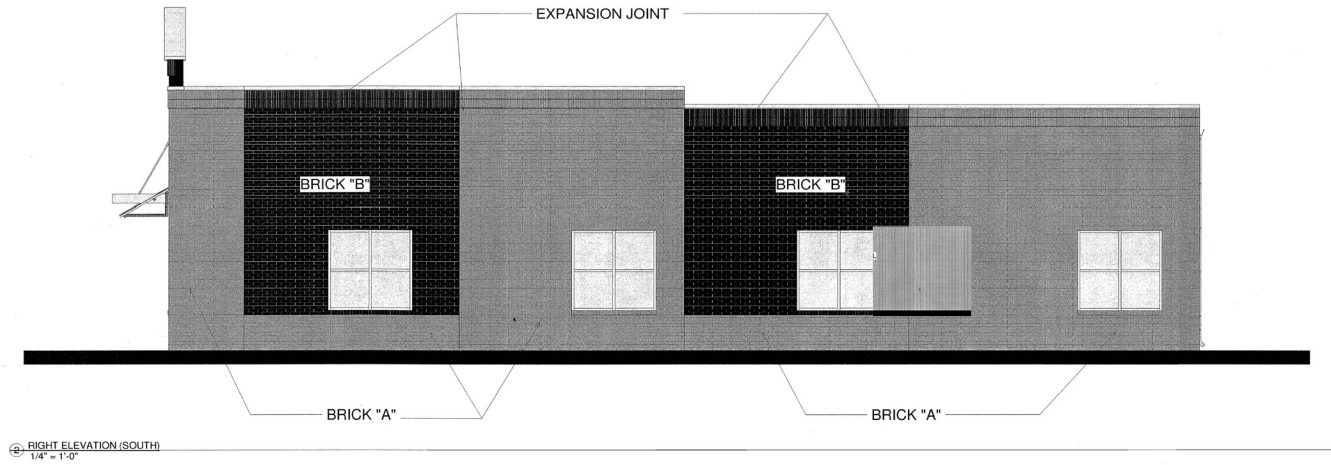
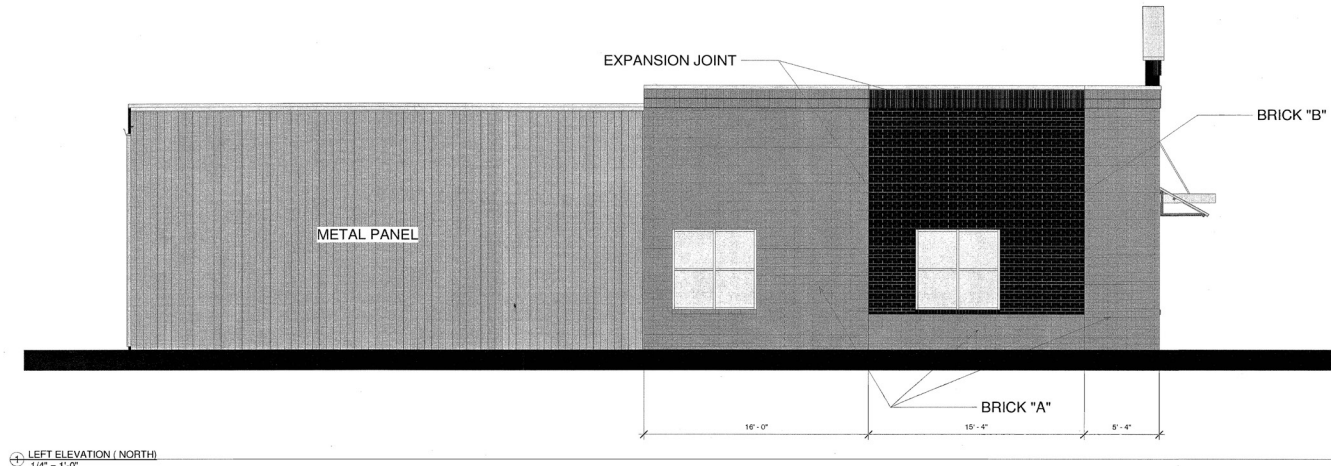
SNOW 14, LLC

3101 GARNER STATION BLVD., RALEIGH, NC 27603

105-029-2071
 Tony@tonyjohnsonarchitect.com
 105 South Lakeside St
 Cary, NC 27509
 Tonyjohnsonarchitect.com



DATE	9/8/2020
TIME	10:22:05 PM
PROJECT	2020-049
ELEVATIONS	
SHEET	A-2



CONTACT
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BUILDING ELEVATIONS



REVISIONS	
NUMBER	DATE

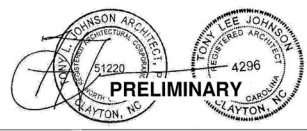
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SNOW 14, LLC
3101 GARNER STATION BLVD., RALEIGH, NC 27603

100 S.W. 27th Street
Tony Johnson Architecture
100 North Lumbard St
Cary, NC 27513
TonyJohnsonArchitect.com



DATE: 9/8/2020
10:21:59 PM
PROJECT # 2020-049
ELEVATIONS
SHEET
A-1

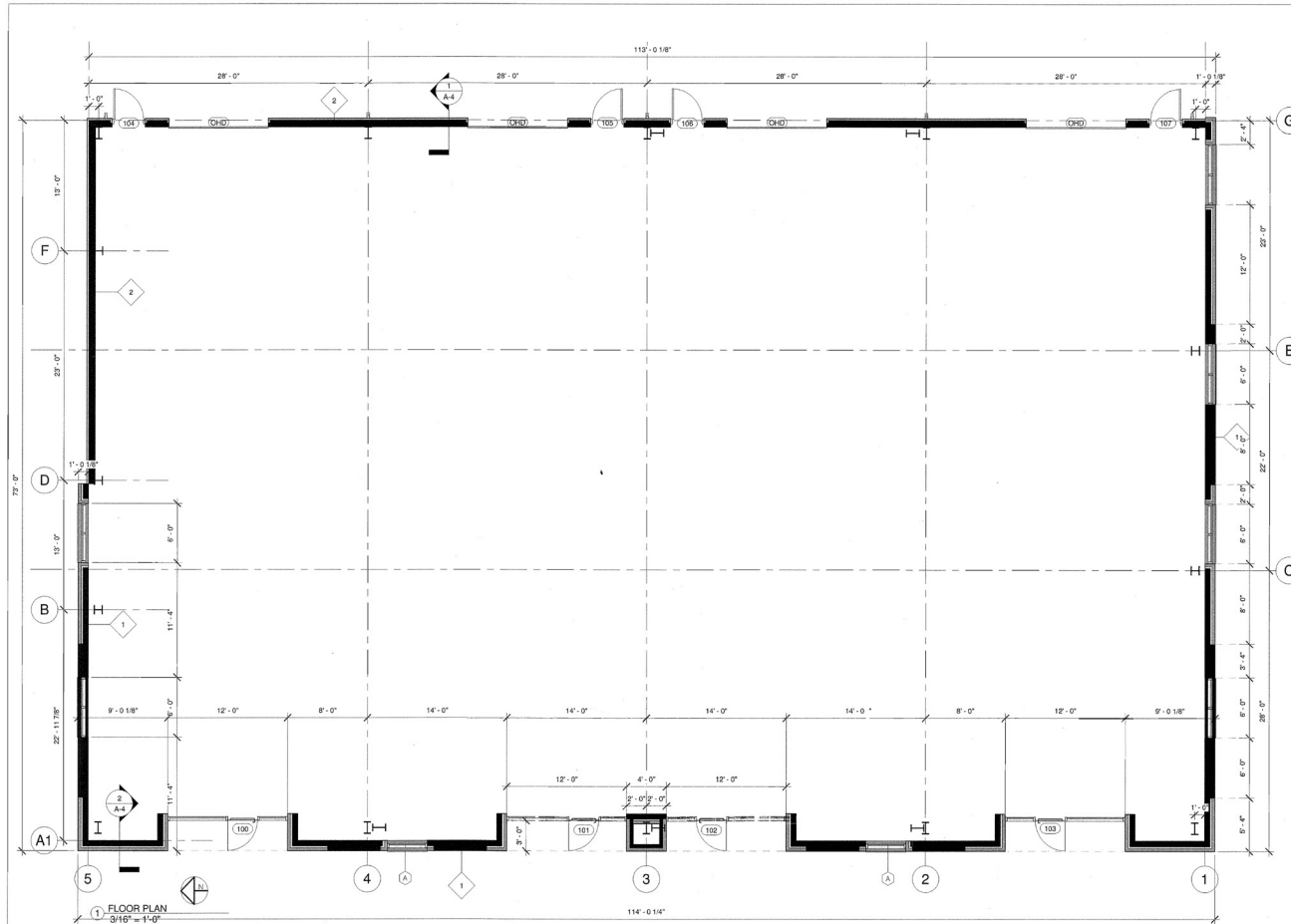


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FLOOR PLAN



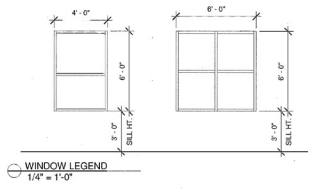
- ### FLOOR PLAN NOTES
- FIELD VERIFY ALL EXISTING CONDITIONS BEFORE CONSTRUCTION BEGINS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. DIMENSIONS SHOWN ARE FROM WALL FACE TO WALL FACE, U.N.C. ALL DIMENSIONS REFERENCED HEREIN ARE PERIAL STANDARD, U.N.C.
 - ALL INTERIOR WALLS TO RECEIVE BATT INSULATION. PROVIDE SOUND BATT INSULATION @ RESTROOM.
 - PROVIDE WATER RESISTANT GYPSUM WALL BOARD AT ALL WET WALLS INCLUDING, BUT NOT LIMITED TO, WALLS AT BATHROOMS AND BREAK ROOM.
 - PROVIDE SUPPLEMENTAL FRAMING, METAL BLOCKING / STRAPPING AND BRACING AS REQ'D FOR SUPPORT OF FIXTURES, EQUIPMENT, TOILET ACCESSORIES, FURNISHINGS, FURNITURE / EQUIPMENT, AND SIMILAR CONSTRUCTION.

WALL SCHEDULE

MARK	DESCRIPTION	COMMENTS
1	3 5/8" BRICK, 2" AIR SPACE, 12" DENSGLAS SHEATHING, 6" 18 GAUGE STUD W/ R-19 BATT INSULATION	
2	METAL BUILDING PANEL	

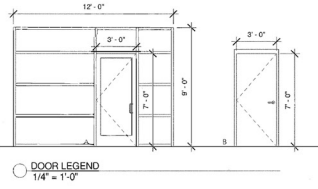
WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	OPERATION	NOTES
A	3'-4"	6'-0"	FIXED	
B	6'-0"	6'-0"	FIXED	



DOOR SCHEDULE

MARK	DOOR W	DOOR H	ELEVATIONS	DOOR TYPE	DOOR			CLOSER	HARDWARE	COMMENTS
					FINISH	FRAME	FRAME FINISH			
100	3'-0"	7'-0"	A	ALUMINUM / GLASS	ANODIZED	ALUMINUM	ANODIZED	YES	PUSH/PULL W/ DEADBOLT	
101	3'-0"	7'-0"	A	ALUMINUM / GLASS	ANODIZED	ALUMINUM	ANODIZED	YES	PUSH/PULL W/ DEADBOLT	
102	3'-0"	7'-0"	A	ALUMINUM / GLASS	ANODIZED	ALUMINUM	ANODIZED	YES	PUSH/PULL W/ DEADBOLT	
103	3'-0"	7'-0"	A	ALUMINUM / GLASS	ANODIZED	ALUMINUM	ANODIZED	YES	PUSH/PULL W/ DEADBOLT	
104	3'-0"	7'-0"	B	INSULATED METAL	PAINTED	METAL	PAINTED	YES	LEVER HANDLE W/ DEADBOLT	
105	3'-0"	7'-0"	B	INSULATED METAL	PAINTED	METAL	PAINTED	YES	LEVER HANDLE W/ DEADBOLT	
106	3'-0"	7'-0"	B	INSULATED METAL	PAINTED	METAL	PAINTED	YES	LEVER HANDLE W/ DEADBOLT	
107	3'-0"	7'-0"	B	INSULATED METAL	PAINTED	METAL	PAINTED	YES	LEVER HANDLE W/ DEADBOLT	



REVISIONS	
NUMBER	DATE

SNOW 14, LLC
3107 GARNER STATION BLVD., FALEIGH, NC 27603

919-520-7777
100 North Lambert Rd
Fayetteville, NC 28404
www.johnsonarchitect.com

JOHNSON ARCHITECTURE

DATE: 9/8/2020
10:22:11 PM
PROJECT: 2020-049
FLOOR PLAN
SHEET: A-3

JOHNSON ARCHITECTURE
REGISTERED ARCHITECT
51220
PRELIMINARY
LAYTON, NC

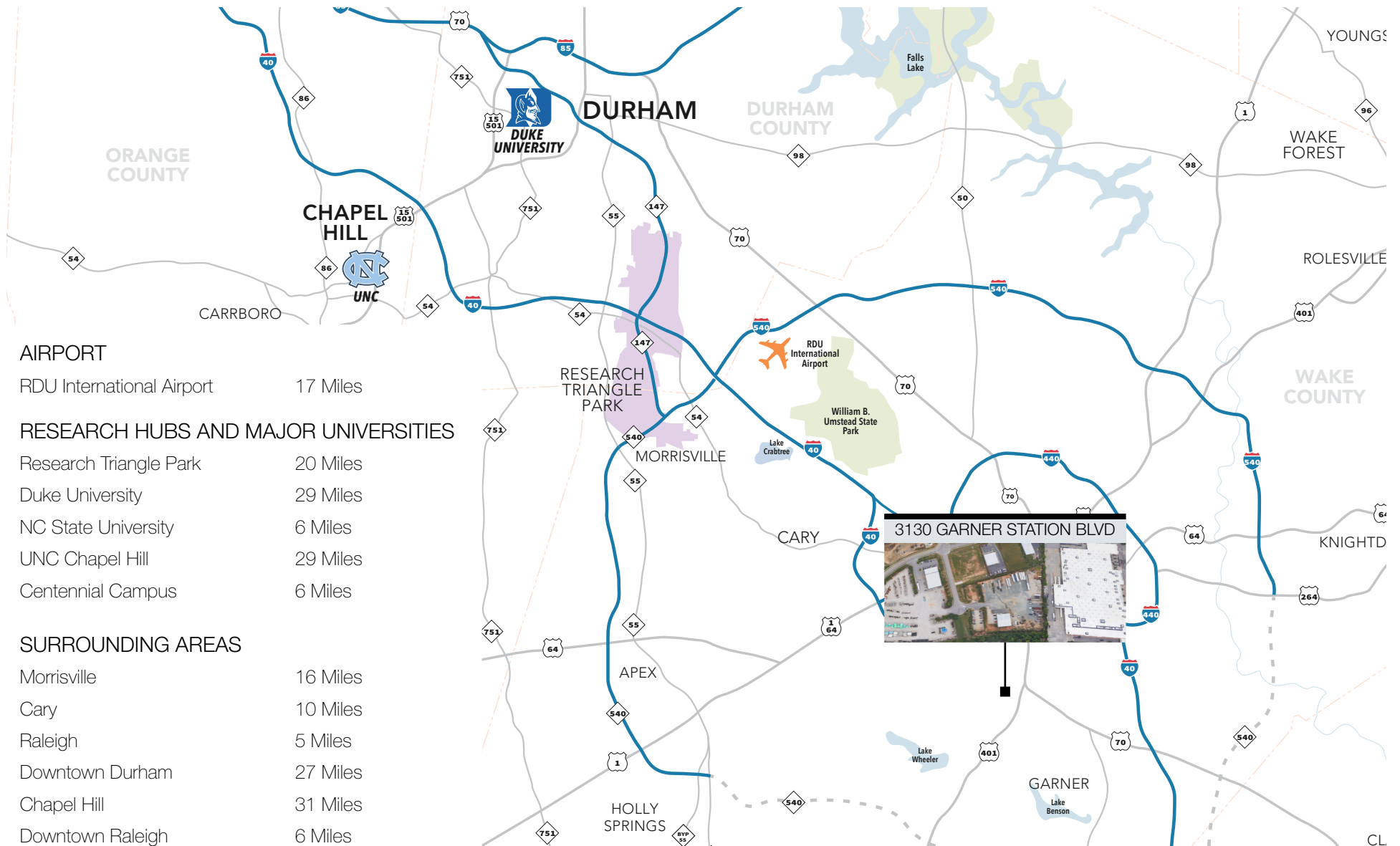
JOHNSON ARCHITECTURE
REGISTERED ARCHITECT
4296
LAYTON, NC

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THE TRIANGLE AREA



AIRPORT

RDU International Airport 17 Miles

RESEARCH HUBS AND MAJOR UNIVERSITIES

Research Triangle Park 20 Miles

Duke University 29 Miles

NC State University 6 Miles

UNC Chapel Hill 29 Miles

Centennial Campus 6 Miles

SURROUNDING AREAS

Morrisville 16 Miles

Cary 10 Miles

Raleigh 5 Miles

Downtown Durham 27 Miles

Chapel Hill 31 Miles

Downtown Raleigh 6 Miles

CONTACT

JOAQUIN CANALS

O: 919.714.7124 | C: 919.247.8833

jcans@triprop.com

NAITRI PROPERTIES

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NAI TRI PROPERTIES

DEMOGRAPHICS 3 MILE

KEY FACTS

44,959

Population



Average Household Size

32.0

Median Age

\$56,760

Median Household Income

EDUCATION

12%

No High School Diploma



23%

High School Graduate



29%

Some College



37%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



66%

White Collar



17%

Blue Collar



17%

Services

12.0%

Unemployment Rate

INCOME



\$56,760

Median Household Income



\$28,860

Per Capita Income



\$50,425

Median Net Worth

BUSINESS



1,774

Total Businesses



18,009

Total Employees



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