

## 105 Sigma Drive

Garner, North Carolina 27529

## **Property Highlights**

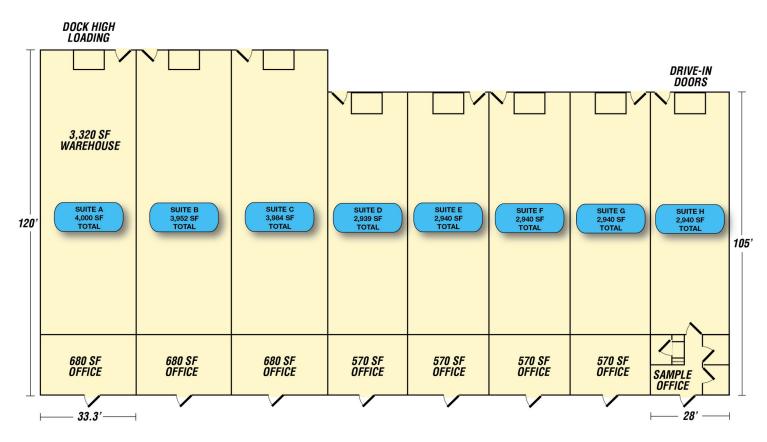
- New construction
- 26,702 RSF Total Subdividable to 3,000 SF
- Approximately 15% office buildout
- Brick & steel construction
- 105' and 120' bay depths
- Storefront office glass
- · Building signage available
- 18' warehouse clear height
- · Dock high and drive-in door
- Great location just off Hwy. 70 at I-40
- Lease rate: \$12.75/SF, NNN (TICAM: ±\$2.75/SF)
- · Building can be purchased



For more information Jimmy Barnes, SIOR

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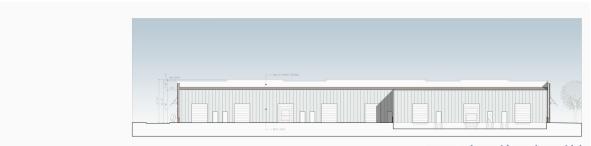


\*NOT TO SCALE

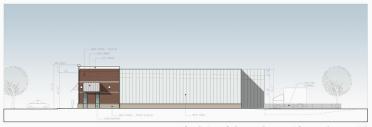


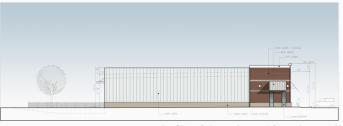
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left side elevation (east)

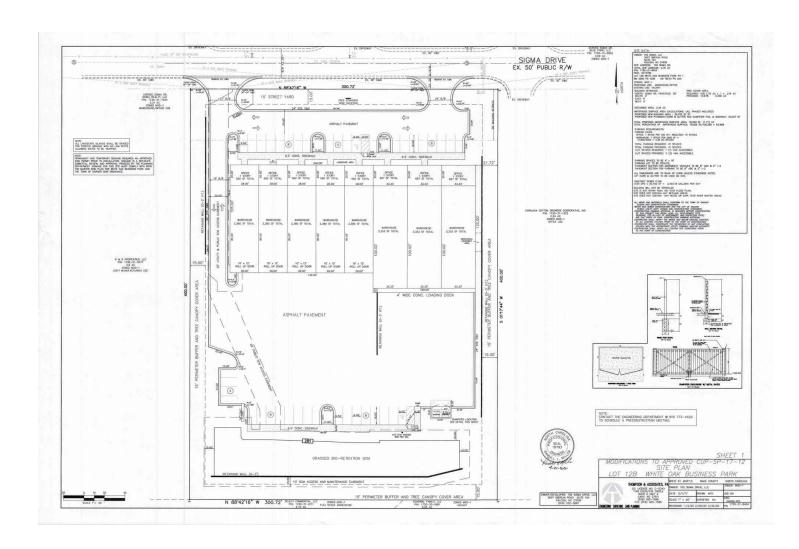




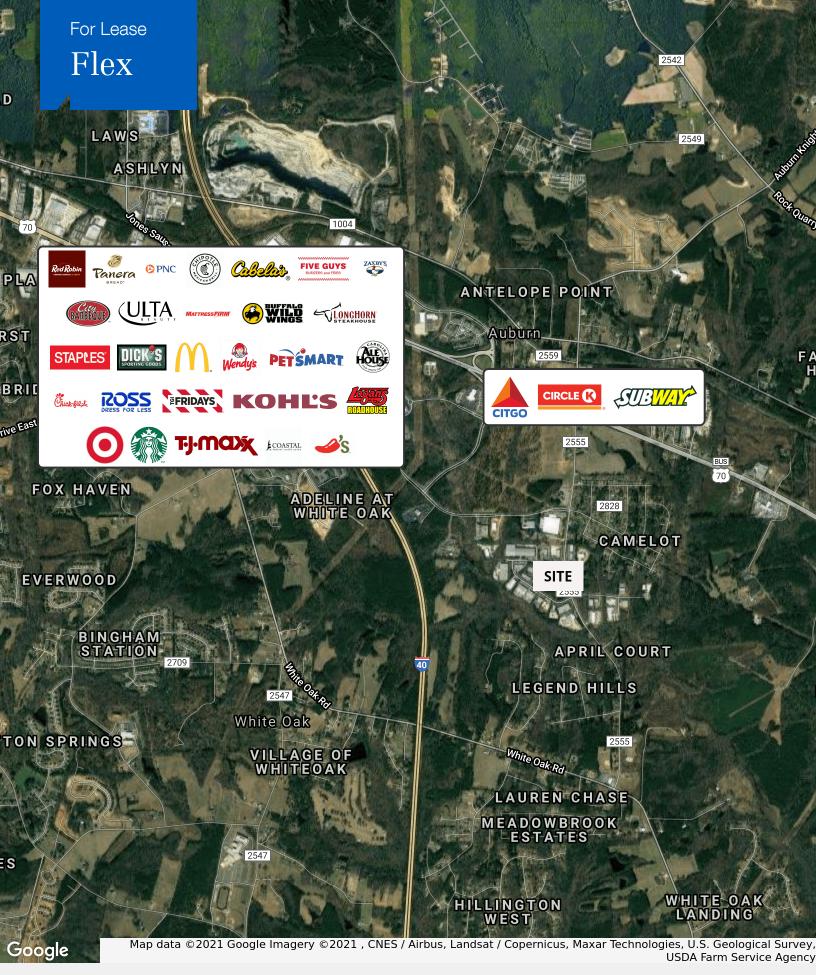








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