



## 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

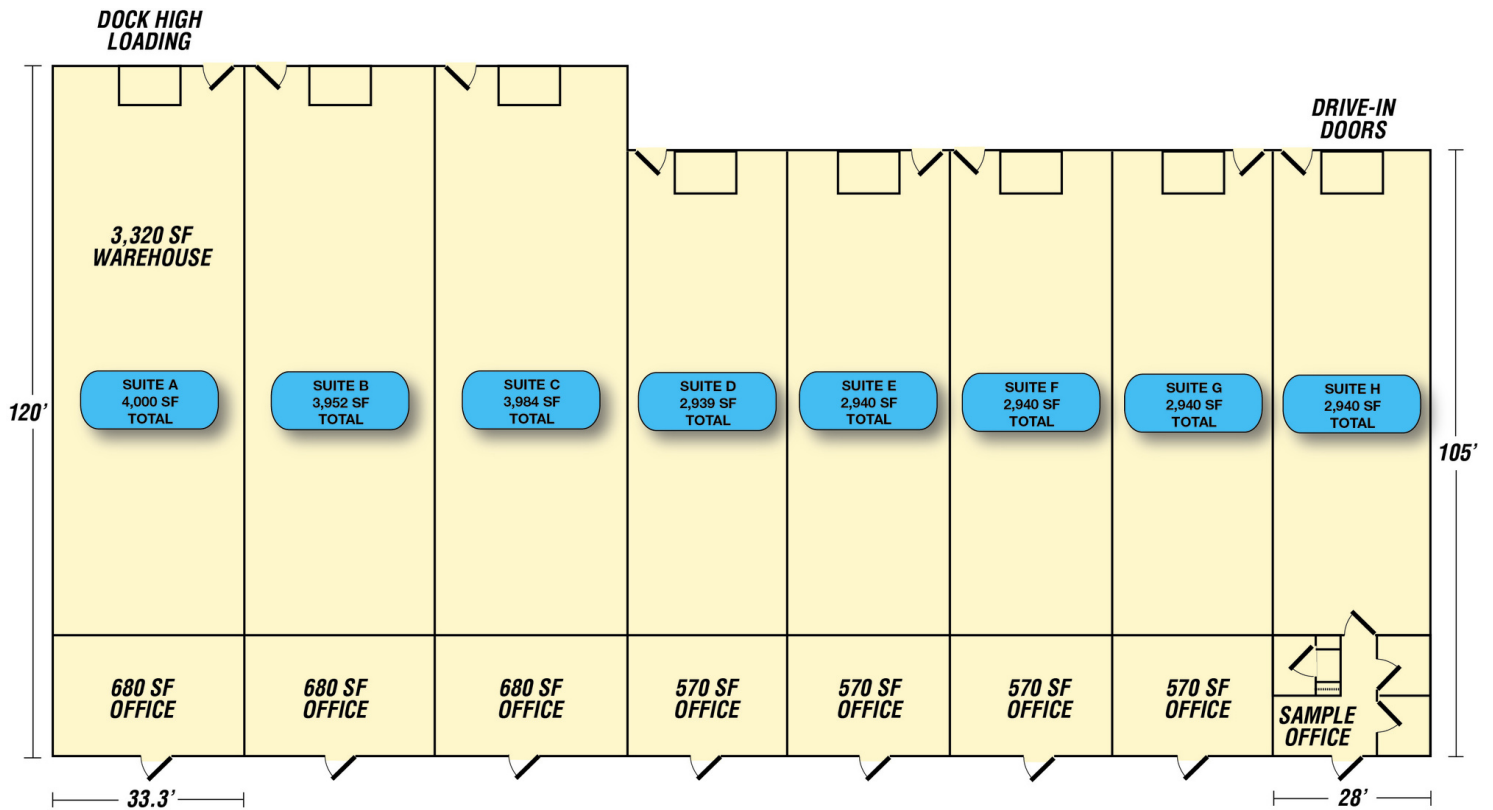
**Jimmy Barnes, SIOR**

C: 919 210 5471

[jbarnes@triprop.com](mailto:jbarnes@triprop.com)

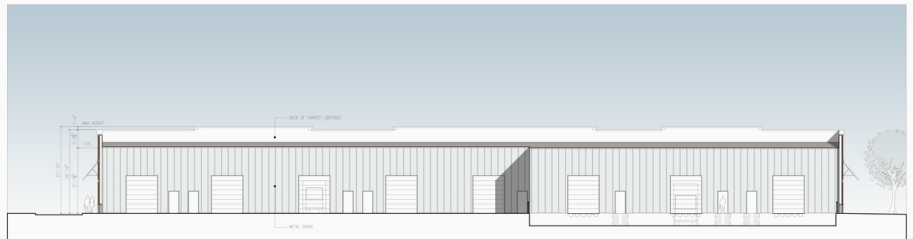
For Lease

Flex

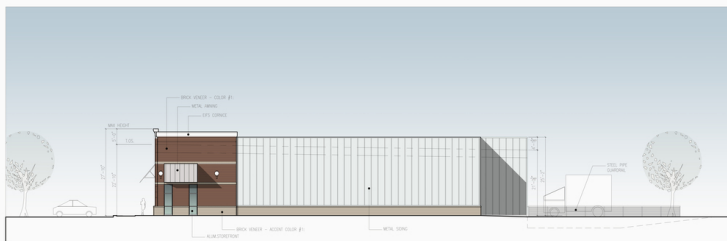


\*NOT TO SCALE

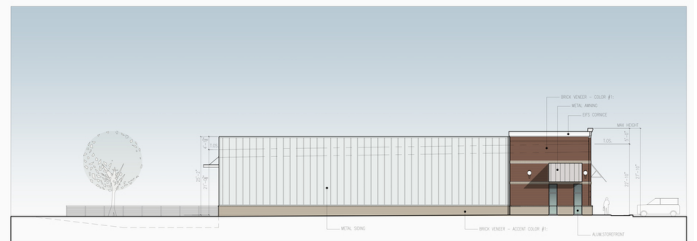
For Lease  
**Flex**



rear elevation (south)



right side elevation (west)



left side elevation (east)

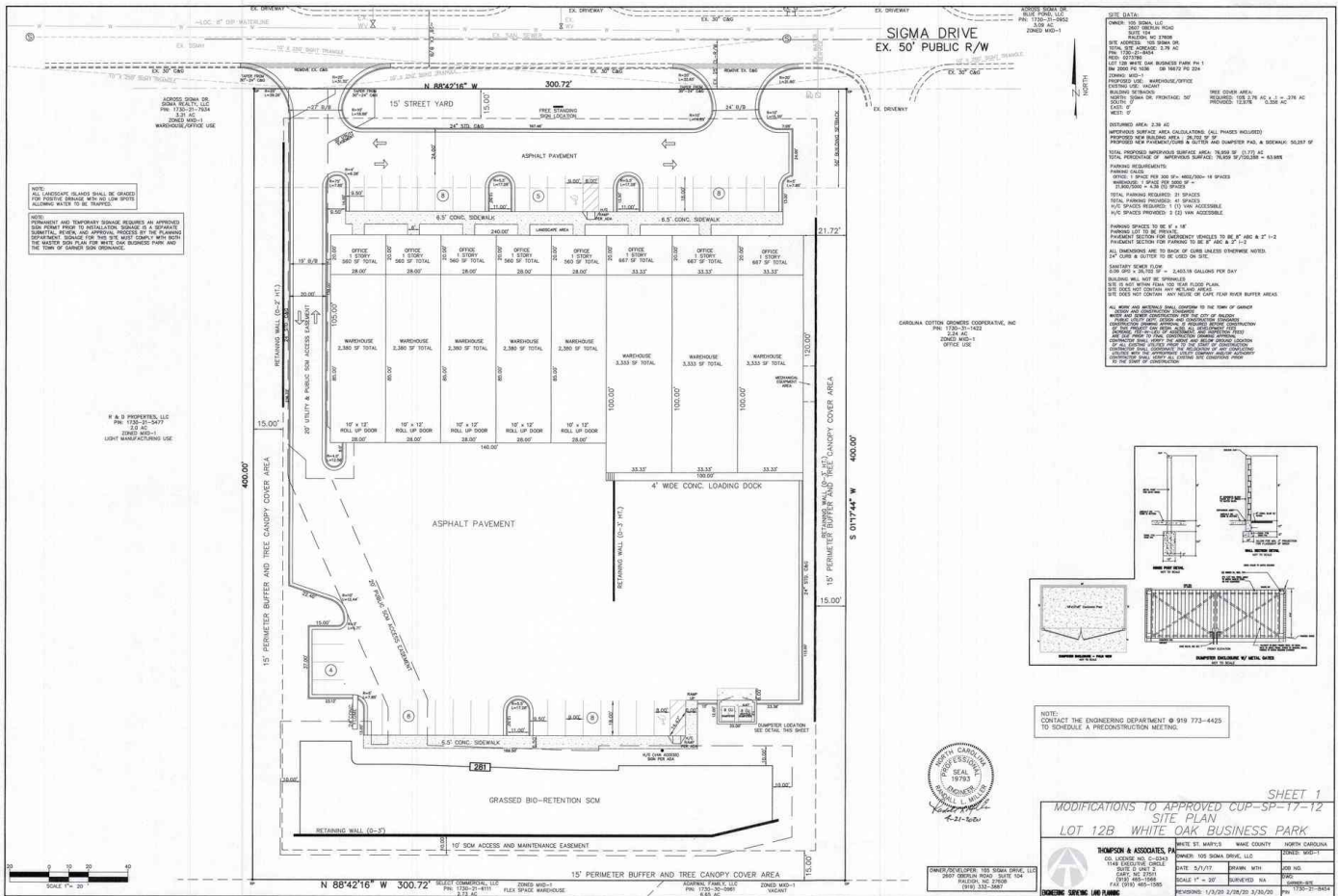


For Lease

Flex

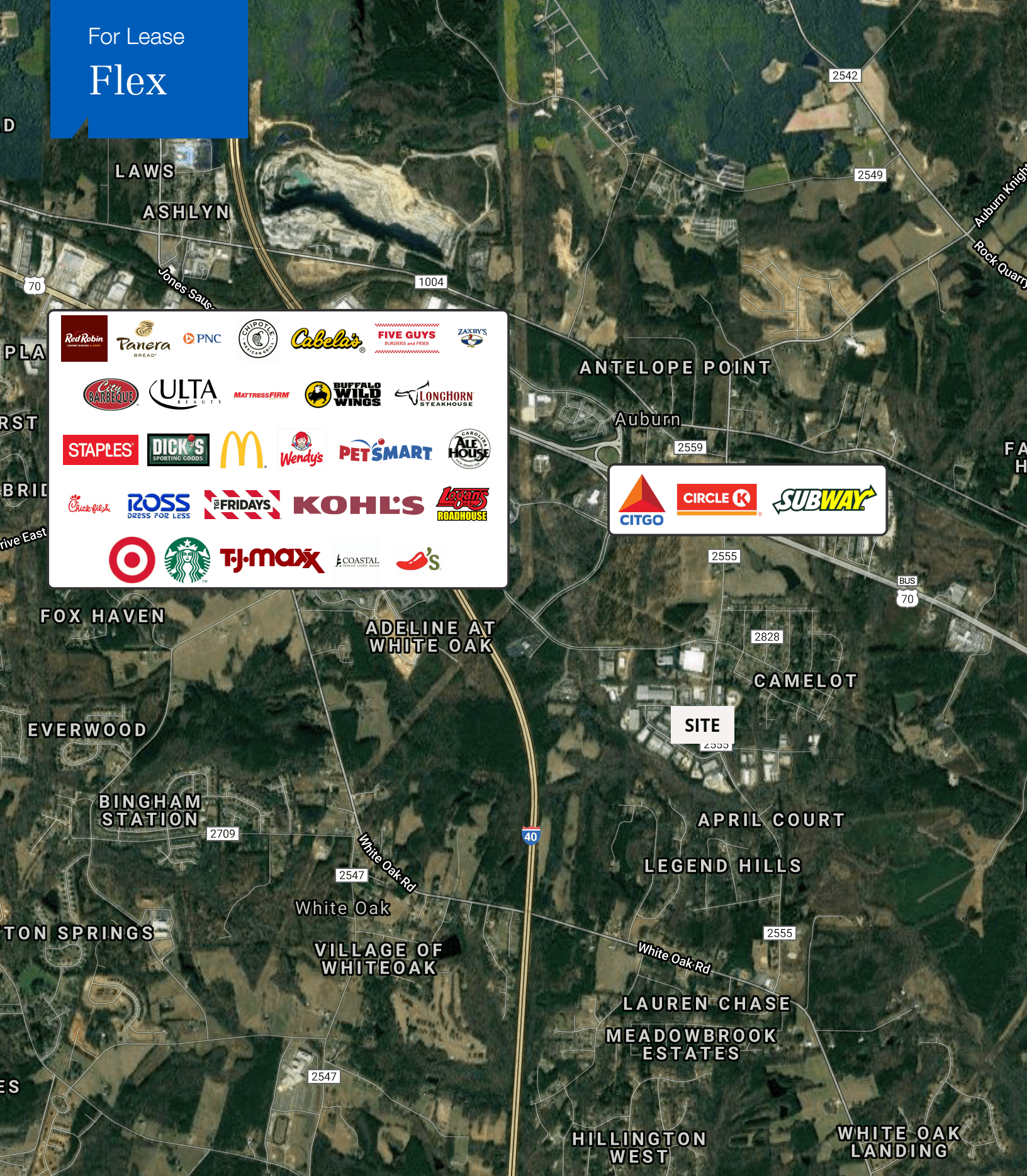








For Lease  
**Flex**



Map data ©2021 Google Imagery ©2021 , CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency