

I-40 OVERLOOK

425 & 293 TECHNOLOGY DRIVE | GARNER, NC

BREAKING GROUND Q4 2025
DELIVERING Q4 2026



±20,000k to ±380,000 SF
Industrial Space Available for Lease
Excellent Visibility Along I-40

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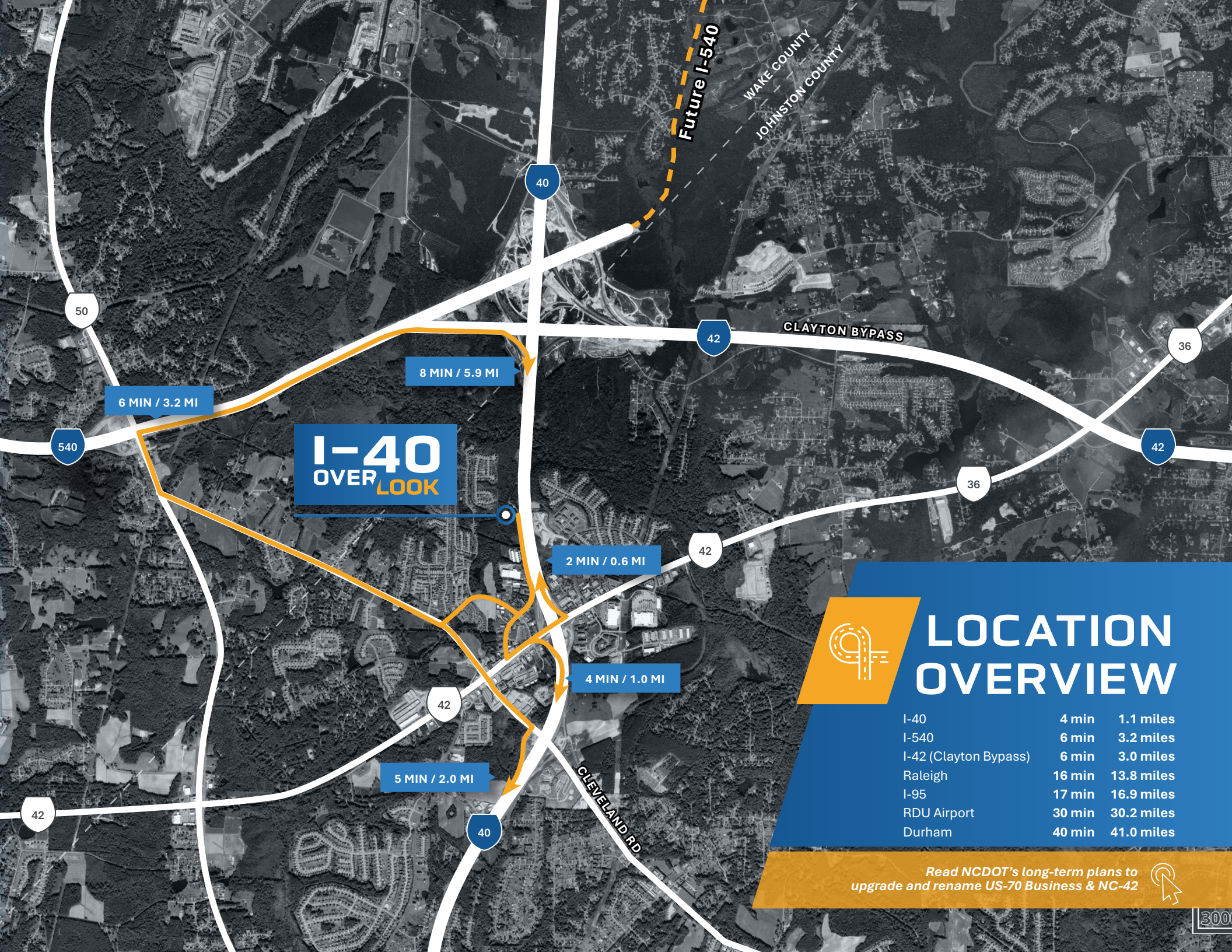
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GREYSTAR®





Future I-540

WAKE COUNTY
JOHNSTON COUNTY

40

42

CLAYTON BYPASS

36

42

36

42

50

540

8 MIN / 5.9 MI

6 MIN / 3.2 MI

I-40
OVERLOOK

2 MIN / 0.6 MI

4 MIN / 1.0 MI

42

5 MIN / 2.0 MI

40

CLEVELAND RD

42



LOCATION OVERVIEW

I-40	4 min	1.1 miles
I-540	6 min	3.2 miles
I-42 (Clayton Bypass)	6 min	3.0 miles
Raleigh	16 min	13.8 miles
I-95	17 min	16.9 miles
RDU Airport	30 min	30.2 miles
Durham	40 min	41.0 miles

Read NCDOT's long-term plans to upgrade and rename US-70 Business & NC-42

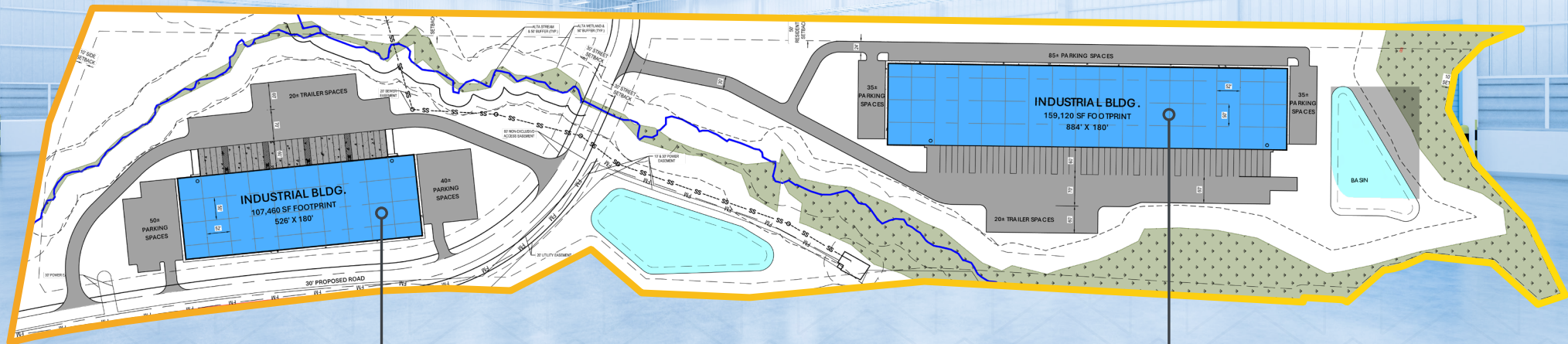


SITE PLAN



Total SF | 266,580 SF

Total Acreage | 43 Acres



±107,460 SF
526' x 180'

BUILDING 1

±159,120 SF
884' x 180'

BUILDING 2



BUILDING 1 SPECS



425 TECHNOLOGY DRIVE

BUILDING SIZE	107,460 SF
DIMENSIONS	180' x 526'
DATE AVAILABLE	Q4 2026
COLUMN SPACING	54' wide typical; 60' deep w/ 60' deep dock bay
BAY SIZE	180' x 54'
DOCK DOORS	9'x10' manual doors, (2) 12'x14' drive-in doors each
LIGHTING	One (1) LED lighting on motion sensors
CLEAR HEIGHT	32' clear
ELECTRICAL	1500A service w/ 480V 3P main service w/ 200A house panel, 100A LV panel
ZONING	ID
ASSOCIATE PARKING	100 vehicle parking spaces

TRAILER PARKING	20 trailer stalls with 10' dolly pad
SPRINKLER SYSTEM	ESFR, electric fire pump
EXTERIOR WALL MATERIAL	Tilt-up concrete walls with textured paint
ROOFING	R-20 roof insulation , 60 mil TPO or EPDM membrane, 20 year warranty
FLOOR/SLAB	6" - 4,000 PSI, strategically reinforced 4" stone base
TRUCK COURT DEPTH	190'
NATURAL GAS SERVICE PROVIDER	Piedmont Gas
WATER AND SEWER PROVIDER	Johnston County
WATER LINE	2" domestic water line stubbed into building, (1) Hose Bibb per tenant, at pump room, & per drive-in door
SEWER LINE	6" underground sanitary along front office wall, pump room to daylight to truck court
ELECTRICAL PROVIDER	Duke Energy

BUILDING 2 SPECS



293 TECHNOLOGY DRIVE

BUILDING SIZE	159,120 SF
DIMENSIONS	180' x 884'
DATE AVAILABLE	Q4 2026
COLUMN SPACING	54' wide typical; 60' deep w/ 60' deep dock bay
BAY SIZE	180' x 54'
DOCK DOORS	9'x10' manual doors, (2) 12'x14' drive-in doors each
LIGHTING	One (1) LED lighting on motion sensors
CLEAR HEIGHT	32' clear
ELECTRICAL	1500A service w/ 480V 3P main service w/ 200A house panel, 100A LV panel
ZONING	ID
ASSOCIATE PARKING	160 vehicle parking spaces

TRAILER PARKING	21 trailer stalls with 10' dolly pad
SPRINKLER SYSTEM	ESFR, electric fire pump
EXTERIOR WALL MATERIAL	Tilt-up concrete walls with textured paint
ROOFING	R-20 roof insulation , 60 mil TPO or EPDM membrane, 20 year warranty
FLOOR/SLAB	6" - 4,000 PSI, strategically reinforced 4" stone base
TRUCK COURT DEPTH	190'
NATURAL GAS SERVICE PROVIDER	Piedmont Gas
WATER AND SEWER PROVIDER	Johnston County
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