Garner Technology Center

With almost 100 acres adjacent to Interstate 40, the Garner Technology Center is the premier industrial site in Wake County. Businesses here will enjoy easy access to one of the fastest-growing regions in the United States with significant industry clusters in the areas of technology, life sciences, smart grid and advanced manufacturing.

Key Features

Control of site by Garner Economic Development Corporation allows for flexibility on terms.

98 acres (65 buildable) with 3/4 mile of frontage on Interstate 40

Convenient location to major regional assets:

- Downtown Raleigh: 10 minutes
- Raleigh-Durham International Airport: 20 minutes
- Research Triangle Park: 25 minutes

Utilities

All utilities are available onsite.

Water and sewer capacity fees (150,000 gpd) have been paid and can be transferred to new owner.

Fully permitted onsite water pretreatment facility, with a current maximum capacity of 550,000 gallons per day.

Workforce Statistics

Almost 1.1 million residents live within 20 miles of the property.

12 area colleges and universities with a combined enrollment of more than 170,000 students provide a constant flow of well-educated workers.

47.5% of Wake County residents (25 years or older) have a bachelor's degree or higher.

Raleigh-Durham is one of the fastest-growing metro areas in the nation, with career opportunities being a leading reason for in-migration.

Incentives

Redevelopment tax credits of 50% of investment paid over five years

Town of Garner Economic Development incentive policy

Possible OneNC and JDIG incentives from the State of North Carolina

Below market value land prices

Transfer of water and sewer capacity fees ($2.595 million value)

Credits for more than 1 million square feet of impervious surface area

Quality of Life

Raleigh-Durham is recognized as a global leader in higher education and healthcare.

Dozens of area performing arts venues and museums offer an impressive array of cultural opportunities.

Nearby White Oak development provides easy access to national retailers, local boutiques and a variety of restaurants.

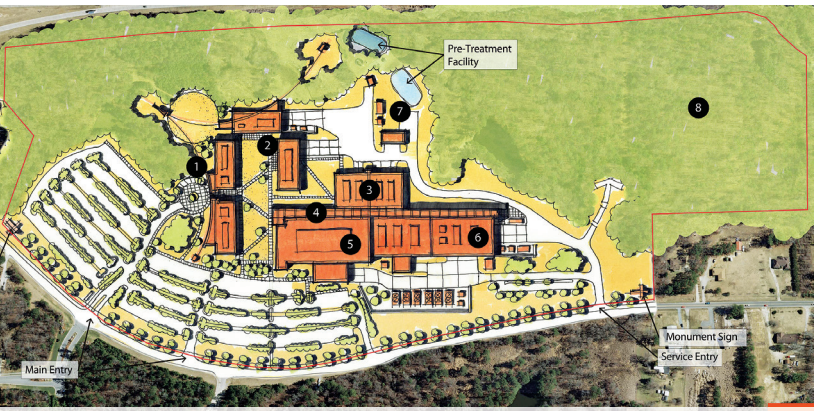
WAKE

Wake County Economic Development
800 S. Salisbury St. | PO Box 2978
Raleigh, NC 27602-7099
919-664-7042 | **raleigh-wake.org**

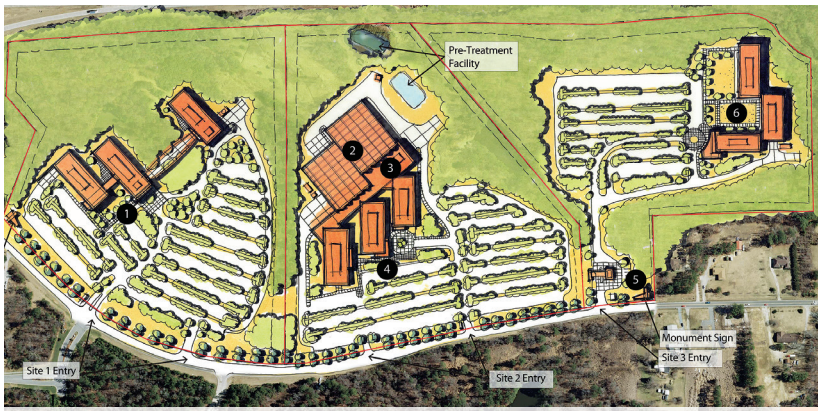
GARNER
A Great Place to Be

Town of Garner
900 7th Avenue
Garner, NC 27529
919-773-4431 | **garnernc.gov**

The Garner Technology Center Site Can Accommodate a Wide Range of Uses



Large-Scale Manufacturing Campus

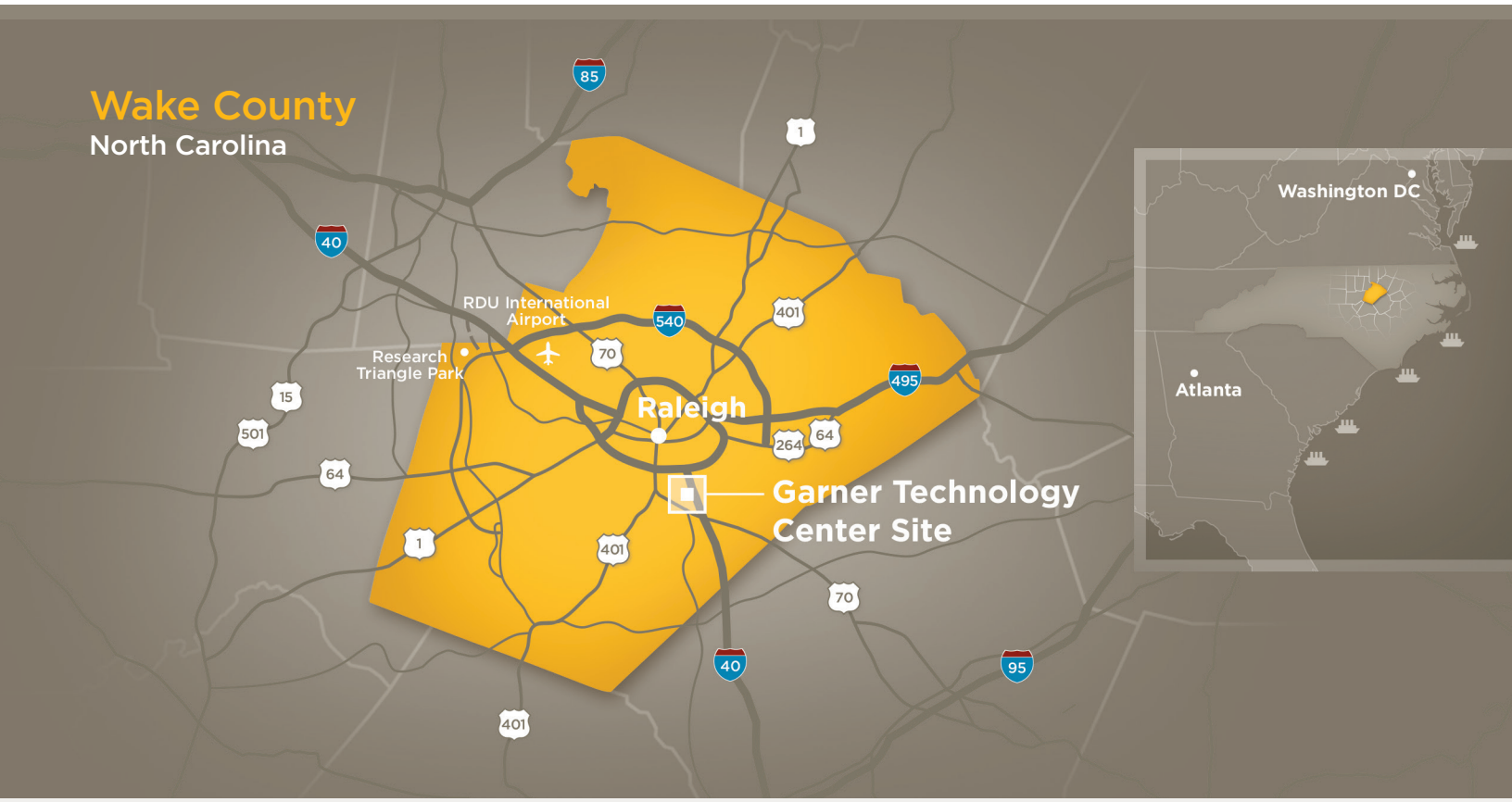


Multi-Tenant Business Park

Site Due Diligence

More than **$2.5 million** in site due diligence already performed, including:

- Phase I and Phase II environmental studies
- Wetland delineation
- Geotechnical study and soil analysis
- Threatened & endangered species survey
- Cultural resources review
- Stream buffer review & determination
- Fully executed Brownfield agreement already in place



Businesses that want to learn more should contact:

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