

APEX GATEWAY

1.2MM SF Master Planned Industrial and Life Science Park
at the Intersection of NC-751 & US-64 in Apex, NC



+/- 138,079 SF AVAILABLE

DELIVERING Q3 2024

PARK FEATURES

- +/- 25,600 to +/- 138,079 SF available at the intersection of NC-751 and US-64 in Apex, NC
- Single tenant opportunities with turn-key upfits available
- Delivery Q3 2024
- Centrally located between Raleigh, Durham, Chapel Hill and the South Wake County Growth corridors
- The 1.2MM SF park features state-of-the-art construction and building aesthetics, a prime distribution location, numerous nearby amenities, and access to major population centers
- 20 minutes to Research Triangle Park and RDU
- ESFR Sprinkler System
- Concrete truck court with ample trailer parking

DRIVE TIMES

DOWNTOWN RALEIGH	20 miles, 22 minutes
CARY	8 miles, 12 minutes
RTP	16 miles, 15 minutes
RDU AIRPORT	17 miles, 15 minutes
DOWNTOWN DURHAM	22 miles, 20 minutes



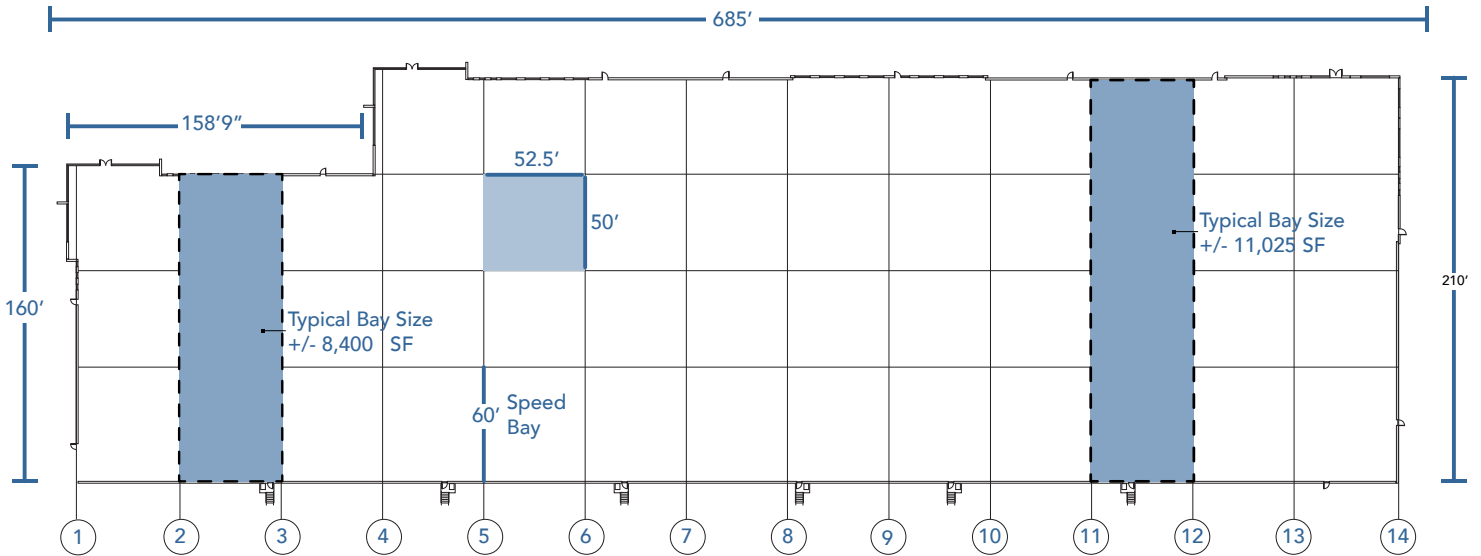
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BUILDING 1 OVERVIEW



BUILDING STATS

LOCATION	US Highway 64 & NC 751-N, Apex, NC 27523
COUNTY	Chatham
OFFICE SF	Build-to-Suit
ZONING	LI-CZ
CLEAR HEIGHT	32'
FIRE PROTECTION	ESFR
TRUCK COURT	130' Concrete Truck Courts
CAR PARKING	1 per 1,000 SF (Typical)
TRAILER PARKING	Available
BUILDING 1 TOTAL SF	+/- 138,079 SF
SPACE AVAILABLE	+/- 25,600 SF to +/- 138,079 SF
OVERALL DIMENSIONS	685' x 210'
TYPICAL BAY SPACING	52'6" x 50' with a 60' Speed Bay
TYPICAL BAYS	+/- 11,025 SF +/- 8,400 SF
DOCK-HIGH DOORS (9'X10')	Thirty Seven (37)
DRIVE-IN DOORS (14'X16')	Two (2)

CONSTRUCTION

WALLS	Tilt concrete
FLOORS	6" Unreinforced Slabs (Reinforced Speedbays)
STRUCTURE	Class A joist/girder system
ROOF	60-mil TPO membrane
UTILITIES	
WATER	Apex Water
SEWER	Apex Water
POWER	Duke Progress Energy
GAS	Dominion

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APEX GATEWAY SITE PLAN

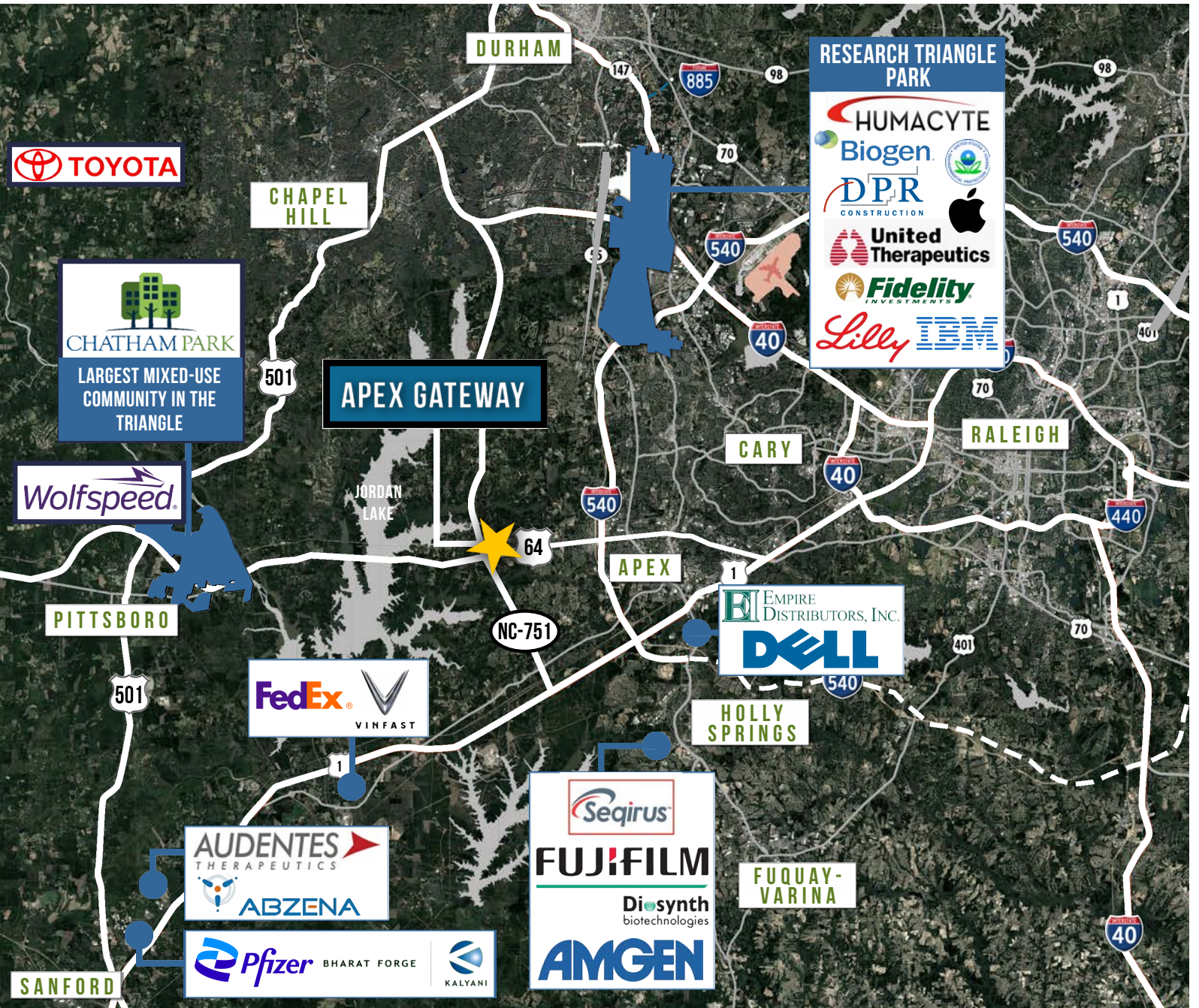


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