

APEX GATEWAY

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



+/- 176,571 SF AVAILABLE

DELIVERING Q3 2024

PARK FEATURES

- +/- 25,600 to +/- 176,571 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 |



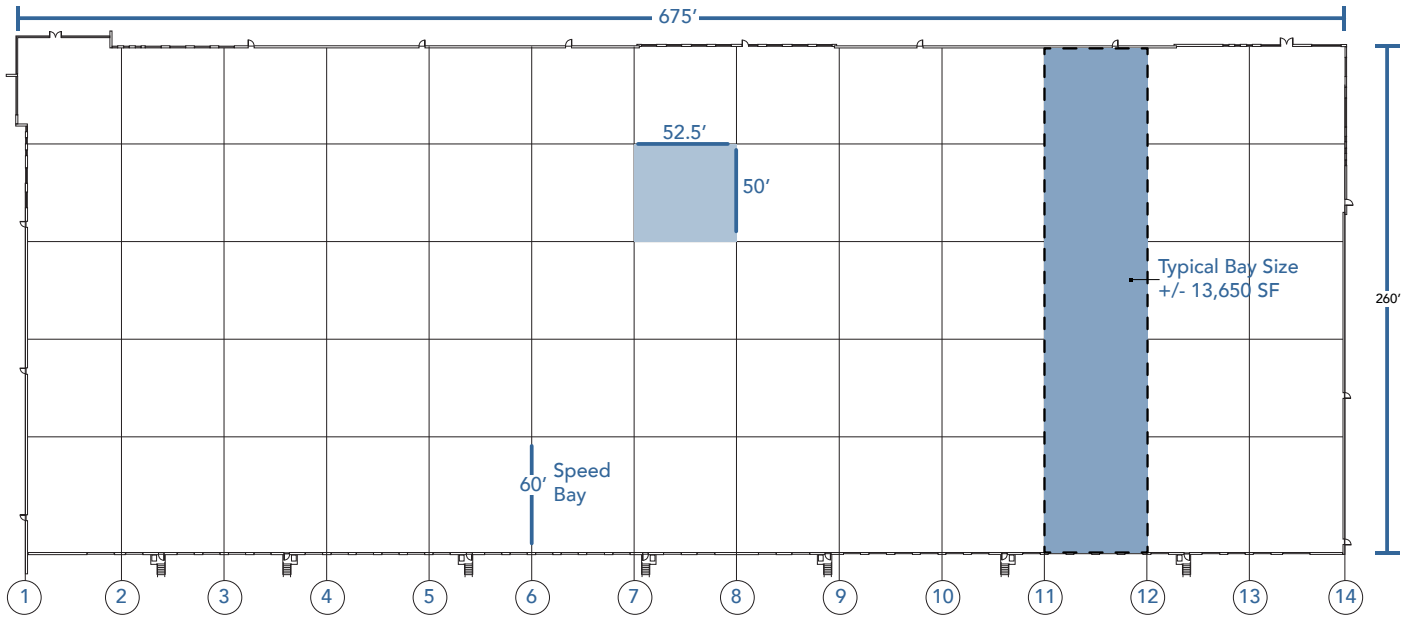
Al Williams
919.424.8154
al.williams@jll.com

Matt Winters
919.424.8452
matt.winters@jll.com

Tim Robertson
704.926.1405
tim.robertson@beacondevelopment.com



BUILDING 2 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 | +/- 176,571 SF |
| SPACE AVAILABLE | +/- 25,600 SF to +/- 176,571 SF |
| OVERALL DIMENSIONS | 675' x 260' |
| TYPICAL BAY SPACING | 52'6" x 50' with a 60' Speed Bay |
| TYPICAL BAY | +/- 13,650 SF |
| DOCK-HIGH DOORS (9'X10') | Thirty Six (36) |
| 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 |

Al Williams
919.424.8154
al.williams@jll.com

Matt Winters
919.424.8452
matt.winters@jll.com

Tim Robertson
704.926.1405
tim.robertson@beacondevelopment.com



APEX GATEWAY SITE PLAN

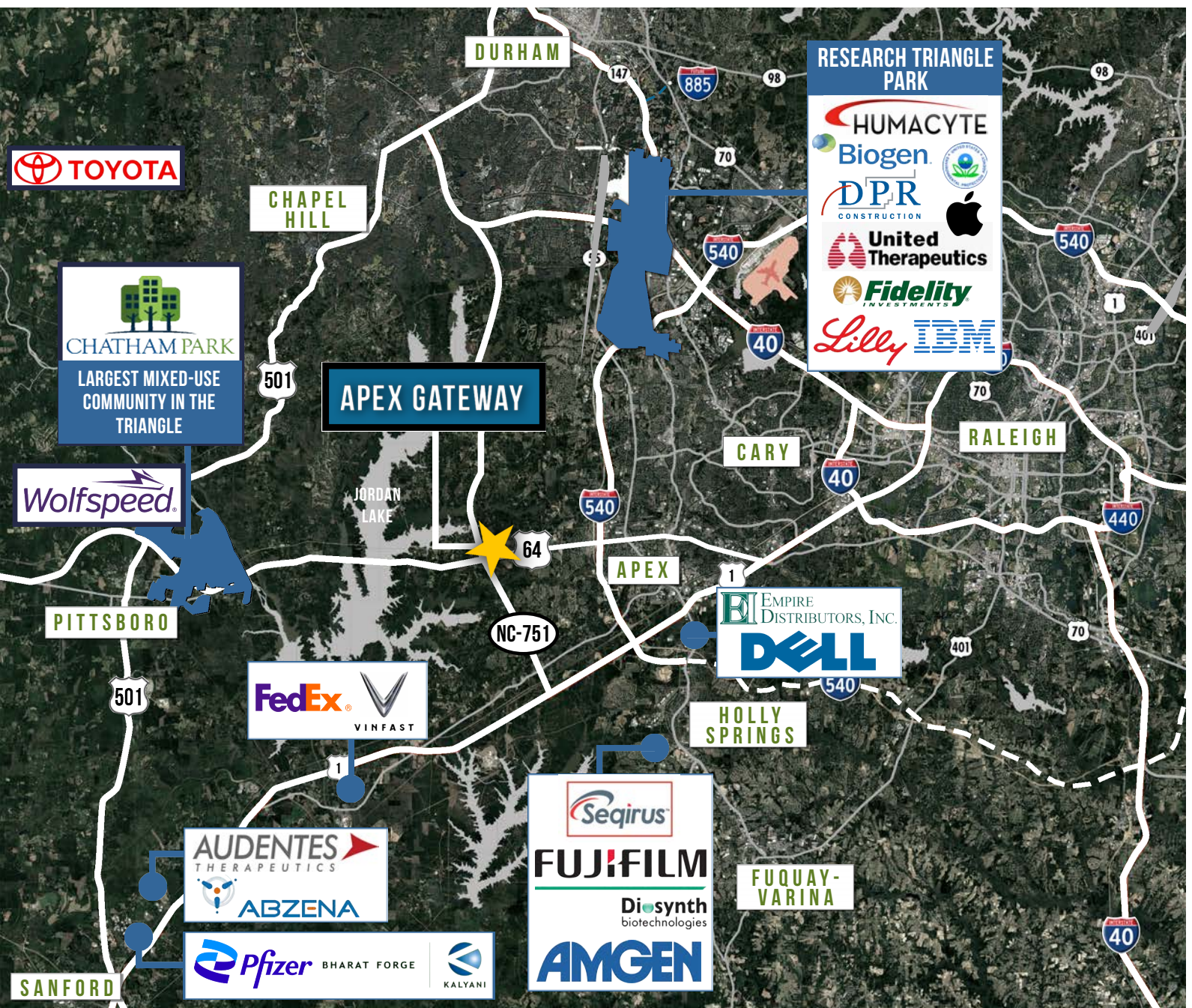


Al Williams
919.424.8154
al.williams@jll.com

Matt Winters
919.424.8452
matt.winters@jll.com

Tim Robertson
704.926.1405
tim.robertson@beacondevelopment.com





Contact Us

Al Williams
 919.424.8154
 al.williams@jll.com

Matt Winters
 919.424.8452
 matt.winters@jll.com

Tim Robertson
 704.926.1405
 tim.robertson@beacondevelopment.com