

APEX GATEWAY

Up to +/- 486,700 SF Cross-Dock Facility
at the Intersection of NC-751 & US-64 in Apex, NC



+/- 486,700 SF AVAILABLE

- +/- 486,700 SF available at the intersection of NC-751 and US-64 in Apex, NC within master-planned industrial and life science park
- Centrally located between Raleigh, Durham, Chapel Hill and the South Wake County Growth corridors
- Build-to-Suit Opportunity
- 40' Clear Height
- ESFR Sprinkler System
- Full Concrete Truck Court

Developed and managed by Beacon Partners, one of the largest owners of industrial space in the Raleigh market, providing maximum flexibility and service to customers.

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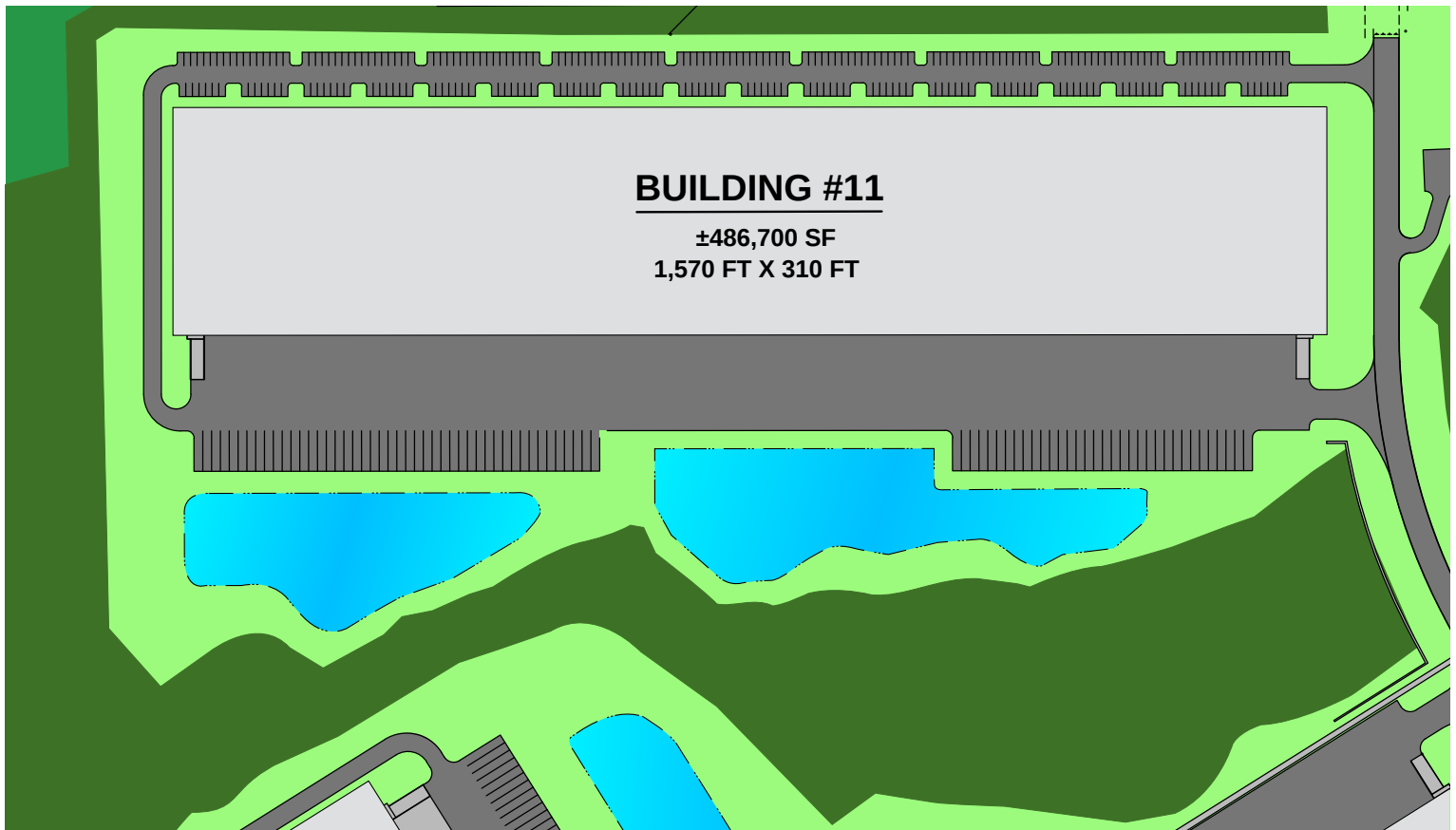
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BUILDING 11 OVERVIEW



BUILDING STATS

LOCATION	US Highway 64 & NC 751-N, Apex, NC 27523
COUNTY	Chatham
OFFICE SF	Build-to-Suit
ZONING	LI-CZ
CLEAR HEIGHT	40'
FIRE PROTECTION	ESFR
TRUCK COURT	185' Concrete Truck Courts
CAR PARKING	279 Automotive Spaces
TRAILER PARKING	80 Trailer Parking Spaces
BUILDING 11 TOTAL SF	+/- 486,700 SF
SPACE AVAILABLE	+/- 200,000 SF to +/- 486,700 SF
OVERALL DIMENSIONS	310' x 1,570'
TYPICAL BAY SPACING	52'6" x 50' with a 60' Speed Bay
TYPICAL BAYS	+/- 16,350 SF
DOCK-HIGH DOORS (9'X10')	+/- 98 Dock Doors
DRIVE-IN DOORS (14'X16')	Two (2)

CONSTRUCTION

WALLS	Tilt Concrete
FLOORS	BTS, 7" Reinforced Floor Slab Typical
STRUCTURE	Class A Joist/Girder System
ROOF	60-mil TPO Membrane Typical

UTILITIES

WATER	Apex Water
SEWER	Apex Water
POWER	Duke Progress Energy
GAS	Dominion

DRIVE TIMES

I-40	14 Miles, 18 Minutes
I-540	13 Miles, 12 Minutes
I-85	28 Miles, 26 Minutes
I-95	59 Miles, 59 Minutes
RTP	16 Miles, 15 Minutes
RDU AIRPORT	17 Miles, 15 Minutes
DOWNTOWN DURHAM	22 Miles, 20 Minutes

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APEX GATEWAY SITE PLAN

Proposed Buildings



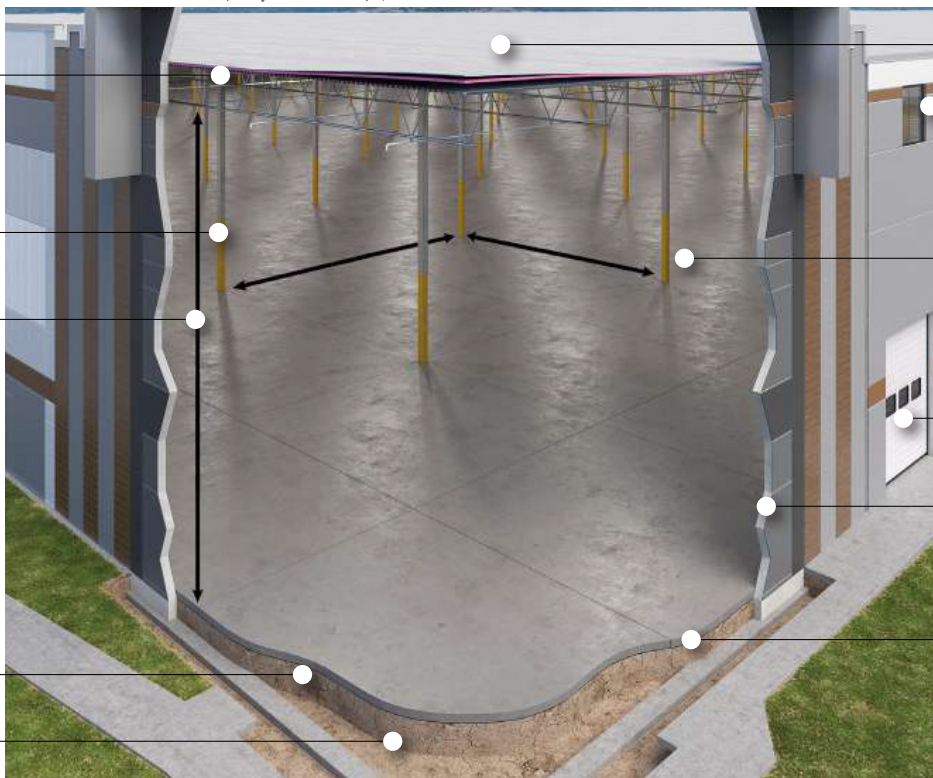
ESFR Sprinkler

Column Spacing
52.5" x 54' Typical

40' Clear Height Typical

Poly Vapor Barrier

Compacted Sub-Base



.60 mil TPO Membrane

5' x 5' Clerestory Windows

53'8" Deep Typical
(70' Deep Speed Bay)

One Hundred and Twenty Four
9' x 10' Dock-High Doors

Tilt Wall Panels

7" Reinforced Floor Slab Typical

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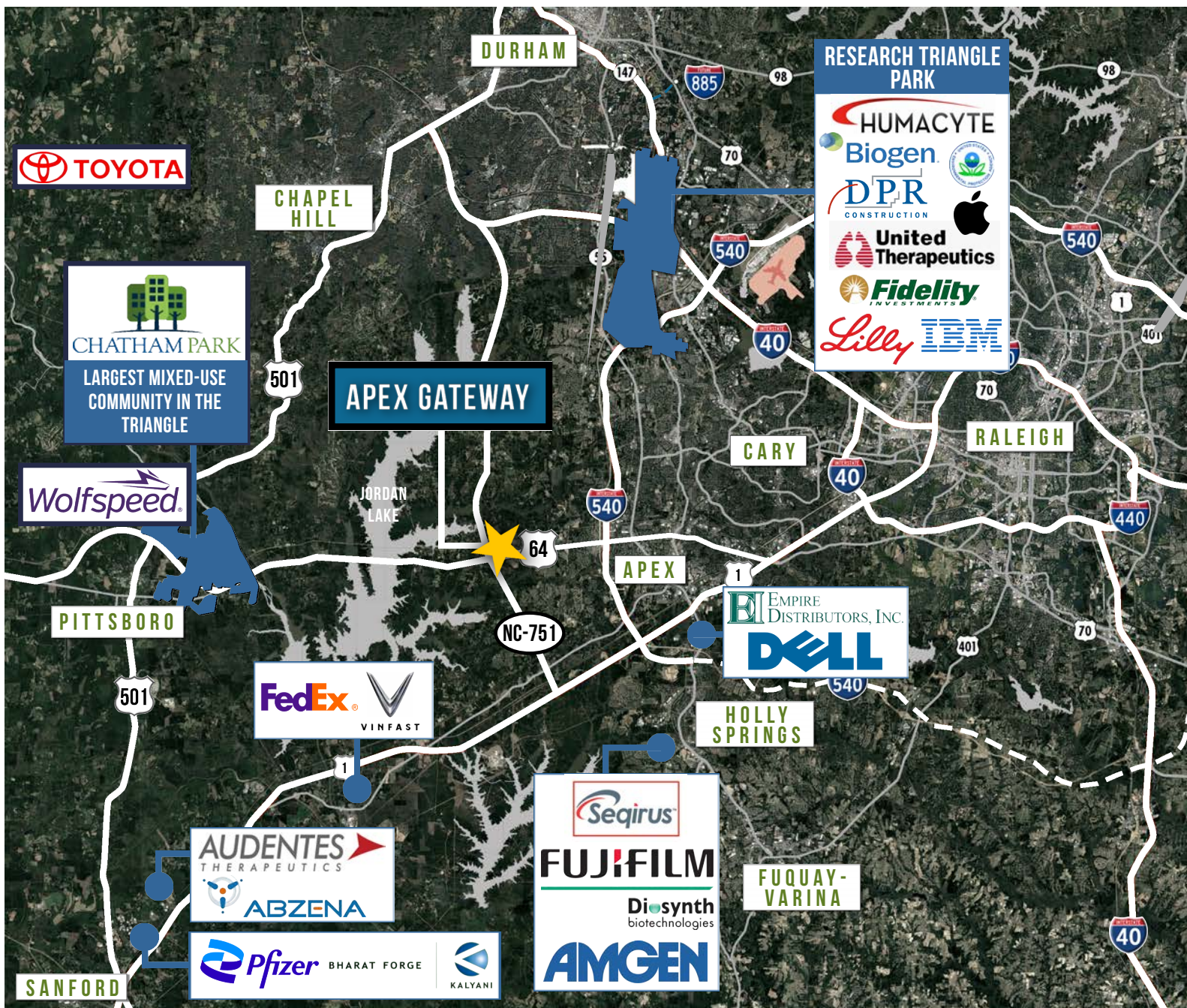
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AREA MAP



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