



# APEX

COMMERCE CENTER  
BUILDING 4

**INDUSTRIAL BUILDING  
FOR SALE OR LEASE**

**±65,000 - 208,000 SF**

600 PRISTINE WATER DRIVE  
APEX, NC 27539

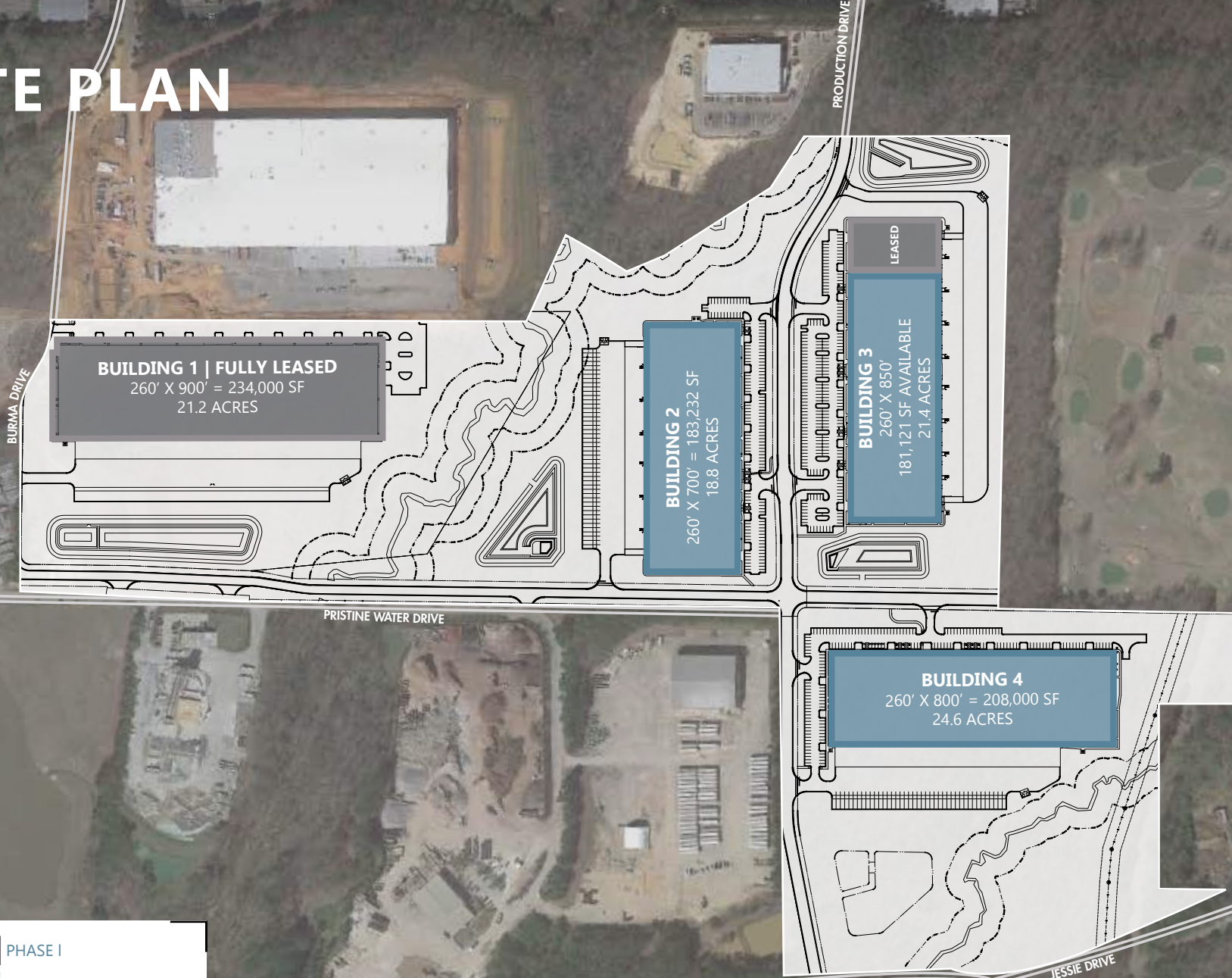


# BUILDING FEATURES

<b>PROPERTY NAME</b>	Apex Commerce Center   Building 4
<b>ADDRESS</b>	600 Pristine Water Drive
<b>CITY</b>	Apex
<b>STATE/ZIPCODE</b>	North Carolina 27539
<b>COUNTY</b>	Wake
<b>DATE AVAILABLE</b>	Immediately
<b>LEASE RATE</b>	Call for pricing
<b>SALE PRICE</b>	Call for pricing
<b>TICAM</b>	\$2.13/SF Estimate
<b>TAX PARCEL ID #</b>	0751322322
<b>ZONING</b>	Light Industrial Conditional Zoning (LI-CZ) <a href="#">ZONING INFO</a>
<b>BUILDING DIMENSIONS</b>	260' X 800'
<b>TOTAL SF</b>	±208,000 SF
<b>AVAILABLE SF</b>	±65,000 - 208,000 SF 3,135 SF Spec Office
<b>BAY SIZE</b>	±13,000 SF
<b>EXTERIOR WALL MATERIAL</b>	Tilt concrete
<b>ROOFING MATERIAL</b>	Mechanically attached .60 mil TPO with R-15 insulation
<b>AUTO PARKING</b>	178 spaces
<b>TRAILER PARKS</b>	41 spaces

<b>NO. OF ACRES</b>	±24.6 acres
<b>TRUCK COURT DEPTH</b>	180' with 60' concrete apron and 50' trailer staging
<b>CEILING HEIGHT</b>	32' clear
<b>COLUMN SPACING</b>	50' x 50' with 60' speed bay
<b>FLOOR THICKNESS</b>	7" unreinforced concrete over 6" base 4,000 PSI
<b>SPRINKLER SYSTEM/TYPE</b>	ESFR for protection of Class I-IV commodities
<b>LOADING DOCK</b>	12 Dock-High Doors (9' x 10') 23 knockouts for a total of 33 positions (2 knockouts expandable to 12' x 14') 2 Drive-In Doors 14' x 16'
<b>DOCK EQUIPMENT</b>	Per tenant specifications
<b>FANS AIR CHANGES</b>	2 air changes per hour
<b>ELECTRICAL CAPACITY</b>	Per tenant's specs
<b>NATURAL GAS SERVICE PROVIDER</b>	Dominion Energy
<b>WATER AND SEWER PROVIDER</b>	Town of Apex
<b>TELECOM PROVIDER</b>	AT&T and Spectrum
<b>ELECTRICAL PROVIDER</b>	Town of Apex
<b>WATER LINE</b>	2"
<b>SEWER LINE</b>	2" force main
<b>WATER MAIN SIZE</b>	12"
<b>GAS LINE</b>	2"

# SITE PLAN

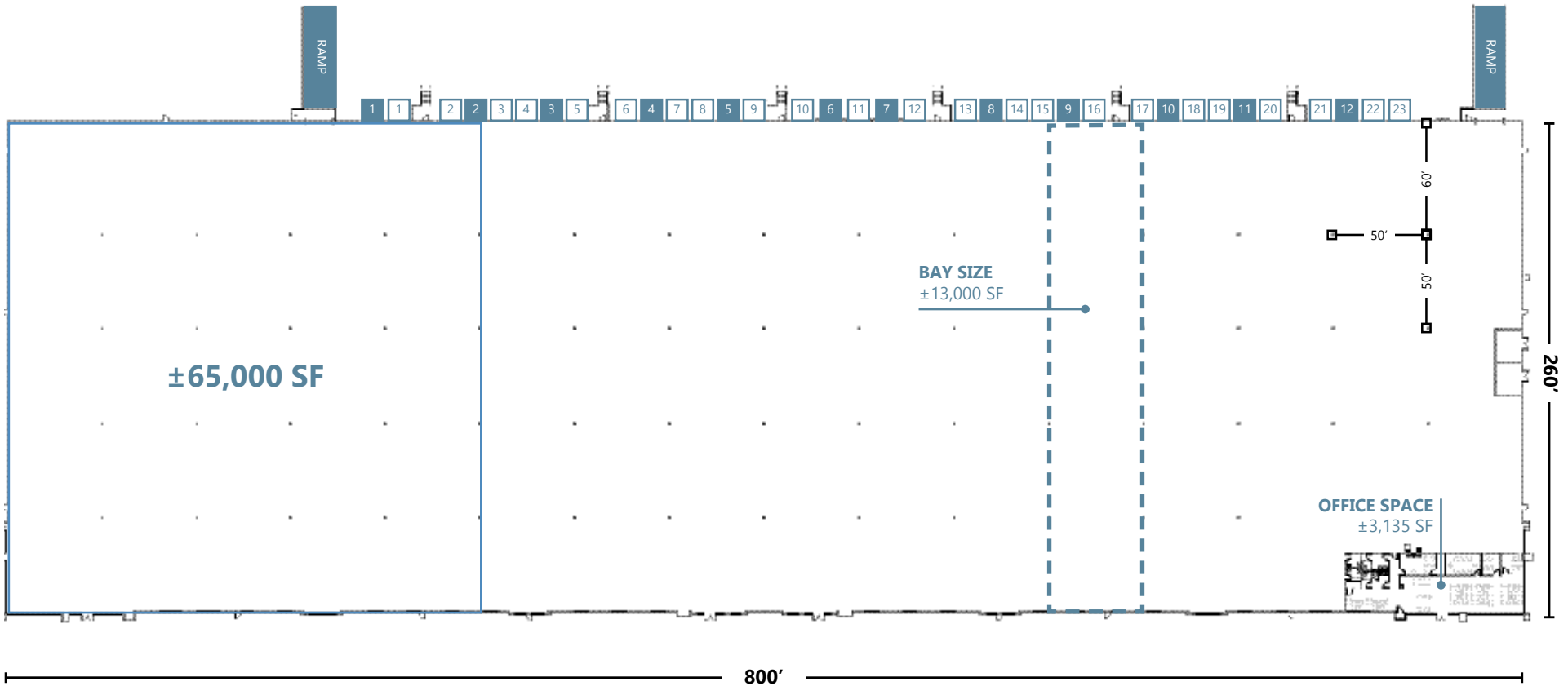


■ PHASE I  
■ PHASE II

# FLOOR PLAN

## BUILDING 4

±208,000 SF

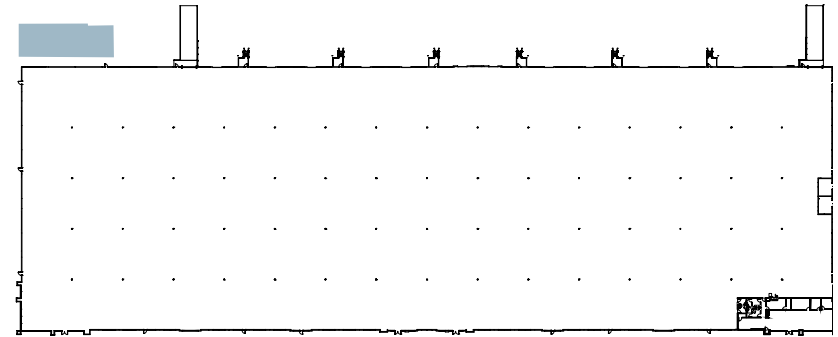


- D** DOCK DOOR
- K** KNOCK OUT PANEL

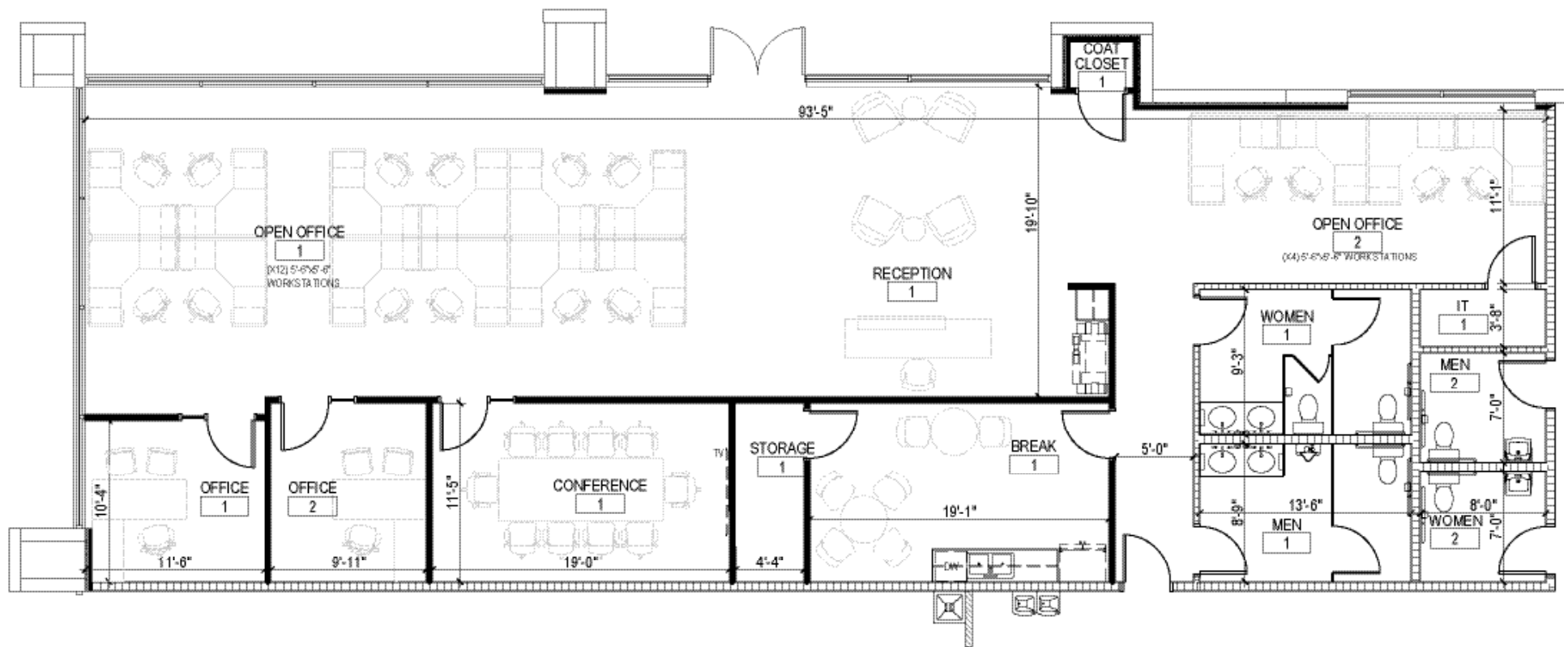
# FLOOR PLAN

## BUILDING 4

±3,135 SF SPEC OFFICE TEST FIT



KEY PLAN





**APEX**  
COMMERCE CENTER

**BUILDING 3**

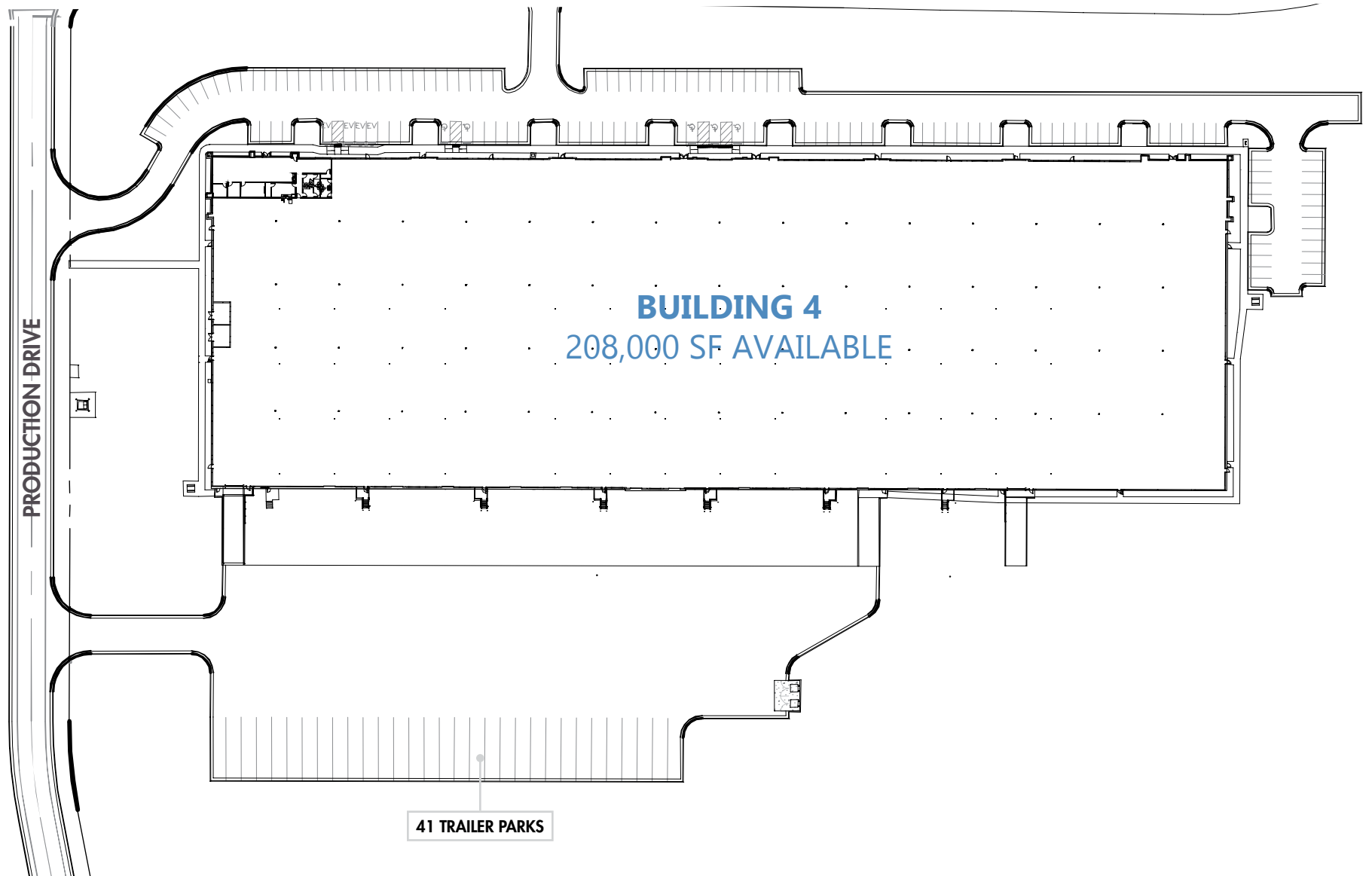
**BUILDING 4**

**BUILDING 2**



# BUILDING 4

## SITE PLAN



# AMENITIES

## DOWNTOWN APEX

SCRATCH  
JJ'S TAVERN  
The PROVINCIAL

CANDLEWOOD  
SUITES

Walmart  
Save money. Live better.

BRUE  
PRINT

WOOD SPRING  
SUITES

QUALITY  
INN

LUFKIN ROAD  
MIDDLE SCHOOL



APEX  
COMMERCE CENTER

KOKA BOOTH  
AMPHITHEATER

HEMLOCK PLAZA

CVS  
ACE  
Hardware  
REDLINE  
ATHLETICS

PENNY ROAD

KNIGHTS PLAY  
GOLF CENTER

KILDAIRE FARM ROAD

TENTEN ROAD

Walgreens

Publix  
STARBUCKS  
BRUE  
PRINT  
WAKE TECHNICAL  
COMMUNITY COLLEGE

MILLPOND VILLAGE

Harris Teeter

STEPHENSON ROAD

Veridea

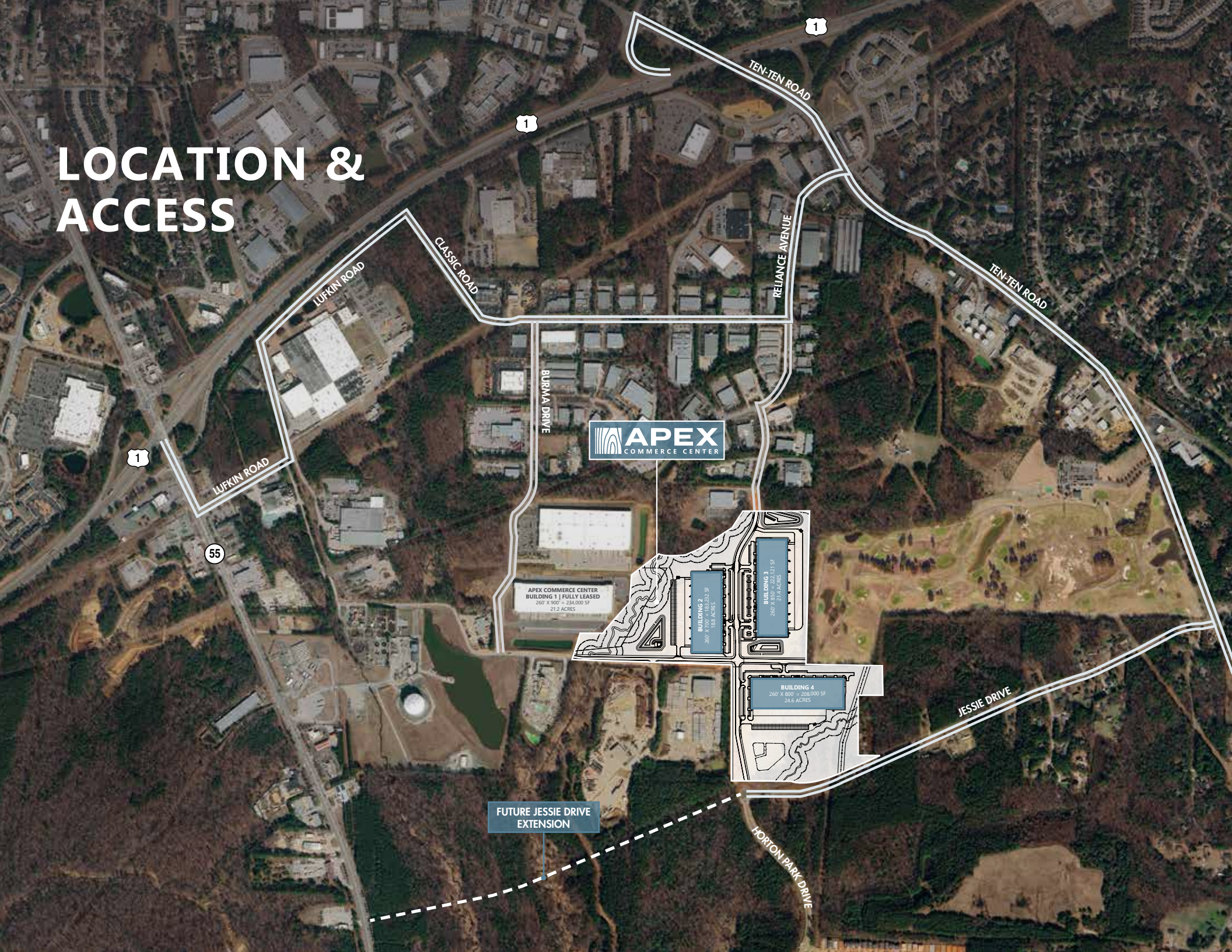
- \$3B, 1,100-acre mixed-use development by RXR
- 8,000 residential units
- 340,000 SF campus for Wake Technical Community College
- 200,000 SF of retail
- 12M SF of total planned commercial space to include Life Sciences & Industrial

55

540

1

# LOCATION & ACCESS



**APEX**  
COMMERCE CENTER

APEX COMMERCE CENTER  
BUILDING 1 | FULLY LEASED  
260' X 900' = 234,000 SF  
21.2 ACRES

BUILDING 2  
260' X 720' = 187,200 SF  
18.8 ACRES

BUILDING 3  
240' X 850' = 204,000 SF  
21.4 ACRES

BUILDING 4  
260' X 800' = 208,000 SF  
24.6 ACRES

FUTURE JESSIE DRIVE  
EXTENSION





# LOCATION & ACCESS



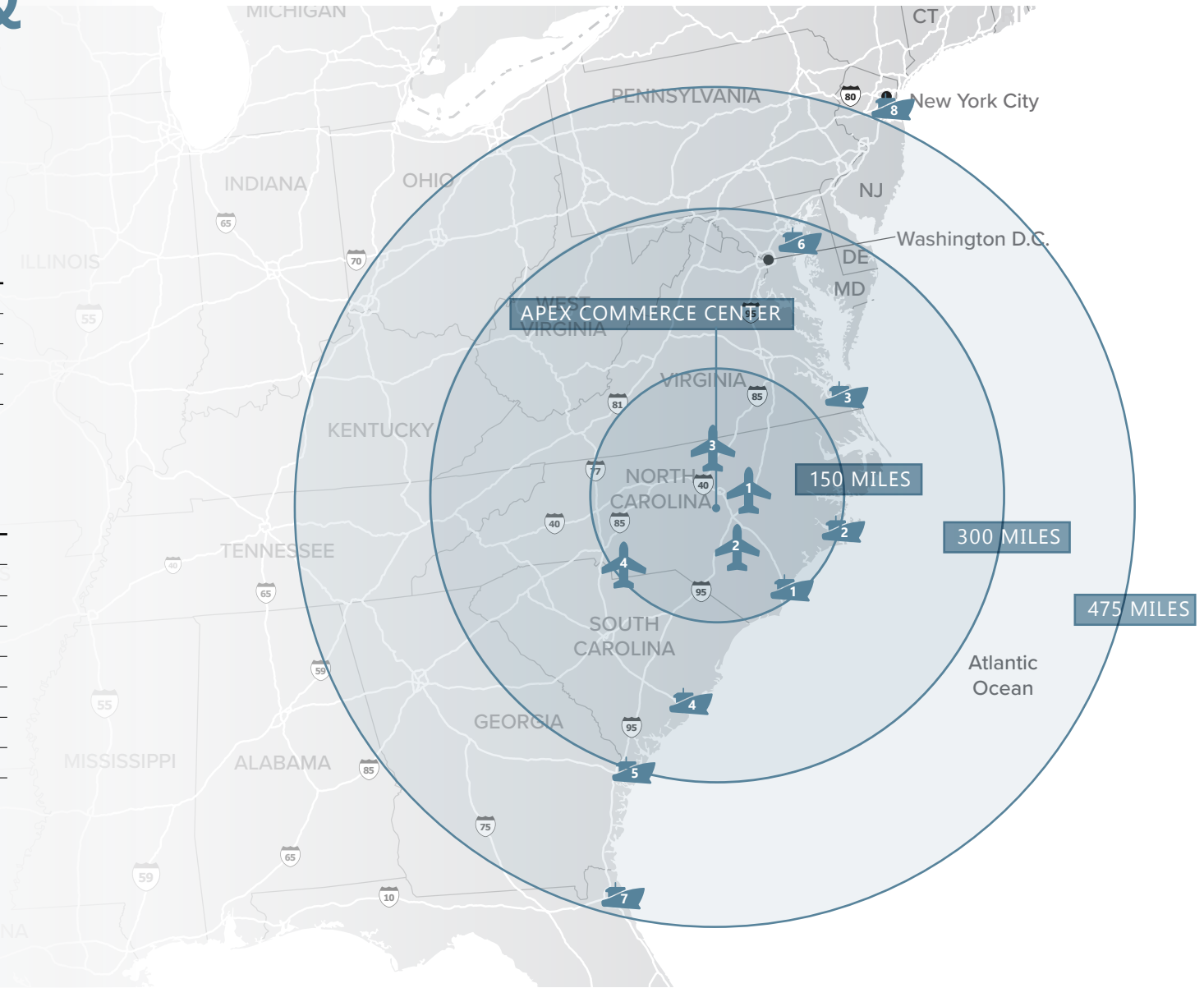
## AIRPORTS

1	Raleigh-Durham International	16 miles
2	Fayetteville Regional	60 miles
3	Piedmont Triad International	84 miles
4	Charlotte Douglas International	147 miles



## SEAPORTS

1	Wilmington, NC	147 miles
2	Morehead City, NC	162 miles
3	Norfolk, VA	202 miles
4	Charleston, SC	275 miles
5	Savannah, GA	317 miles
6	Baltimore, MD	335 miles
7	Jacksonville, FL	462 miles
8	New York/New Jersey	513 miles





**JACKSON RIVES**

JACKSON.RIVES@FOUNDRYCOMMERCIAL.COM

**919.656.2816**

**JORDAN RIVES**

JORDAN.RIVES@FOUNDRYCOMMERCIAL.COM

**336.688.4702**

**JEFF STEPHENS, SIOR**

JEFF.STEPHENS@FOUNDRYCOMMERCIAL.COM

**919.302.6985**



**FOUNDRYCOMMERCIAL.COM**

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.