

Fully Conditioned Flex Space for Lease

11,669 SF | TWO DOCK DOORS | FULLY CONDITIONED



2031 Production Drive

Apex, NC 27539

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Property Summary

FULLY CONDITIONED INDUSTRIAL FOR LEASE
2031 Production Drive
Apex, NC 27539

Fully
Conditioned

Three-Phase
Power

Rear Truck
Court

2031 Production Drive is a well-located industrial property in a thriving business district in Apex. The site offers excellent accessibility and a strategic access to US 1 Hwy and NC 55 Hwy, and is five minutes to the Triangle Expressway (NC 540 Hwy) for fast connectivity to I-40, the Research Triangle Park, and Raleigh-Durham International Airport.

- » 11,669 SF flex industrial facility
- » 3,189 SF of well appointed office with two private offices, a break room, conference room, open work space and a shower
- » 8,480 SF warehouse - **fully conditioned**
- » Warehouse clear heights between 18'-11" and 21'-0"
- » Two (2) dock high doors and one (1) drive-in door
- » Three-phase power with 120/208 service
- » Fully sprinklered
- » Rear truck court
- » LI-CU (Light Industrial Conditional Use) zoning
- » Built in 2007
- » Lease Rate: \$17.95 SF/yr NNN



US 1 Hwy
3 minutes

US 64 Hwy
5 minutes

NC 55 Hwy
6 minutes

NC 540 Hwy
7 minutes

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RALEIGH DURHAM

Interior Gallery

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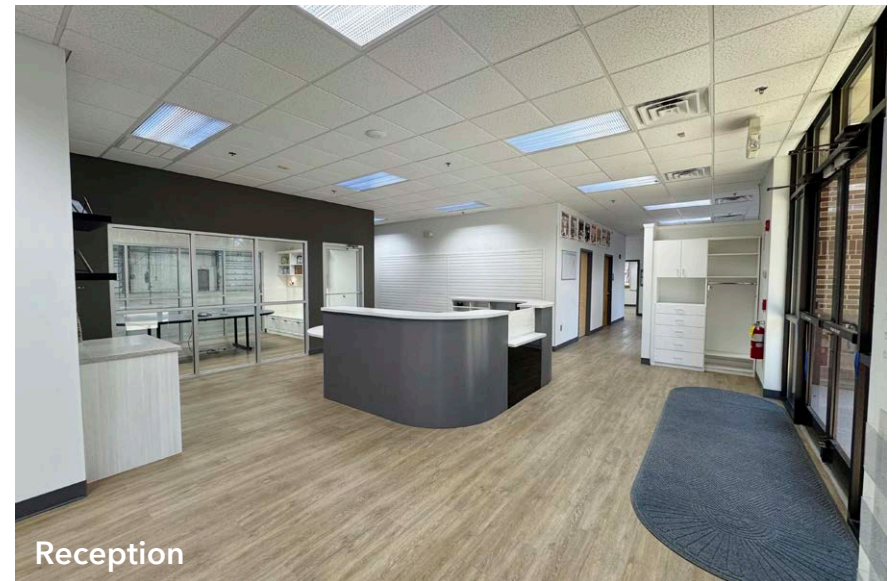
Executive Suite



Truck Court



Warehouse



Reception

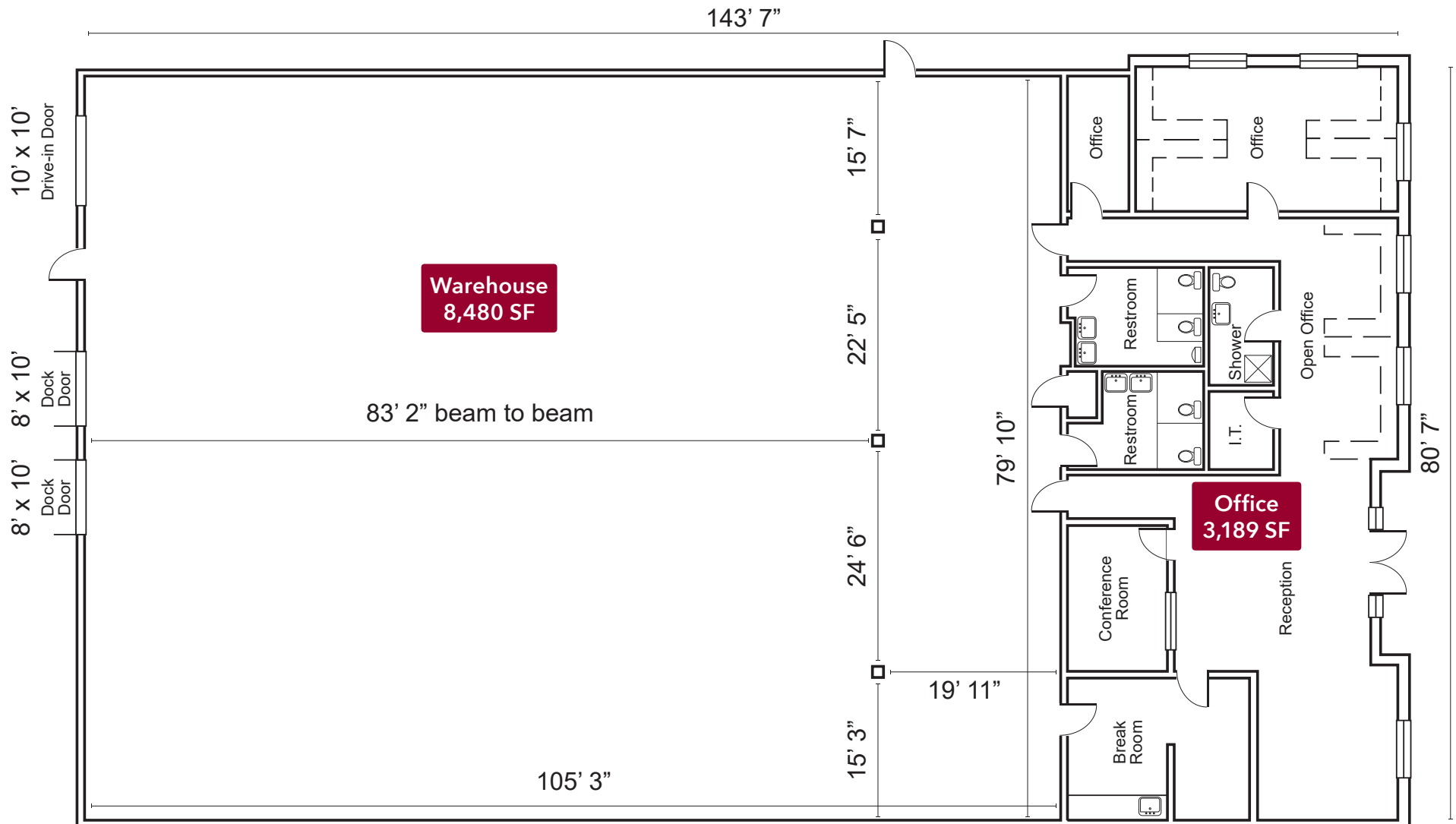
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Floor Plan

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Area Overview

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Apex offers a strategic location with direct access to US 1, NC 55, and NC 540, ensuring fast connectivity to Raleigh-Durham International Airport, Research Triangle Park, and I-40. The area boasts a skilled workforce and strong industrial growth, making it ideal for manufacturing and logistics. With competitive operating costs, excellent infrastructure, and nearby retail and dining, Apex provides both business efficiency and employee convenience—a smart choice for industrial tenants.

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