

Life Science Lab/R&D Facility

FULLY EQUIPPED & MOVE-IN READY SUBLEASE



2100 Production Drive

Apex, NC 27539

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

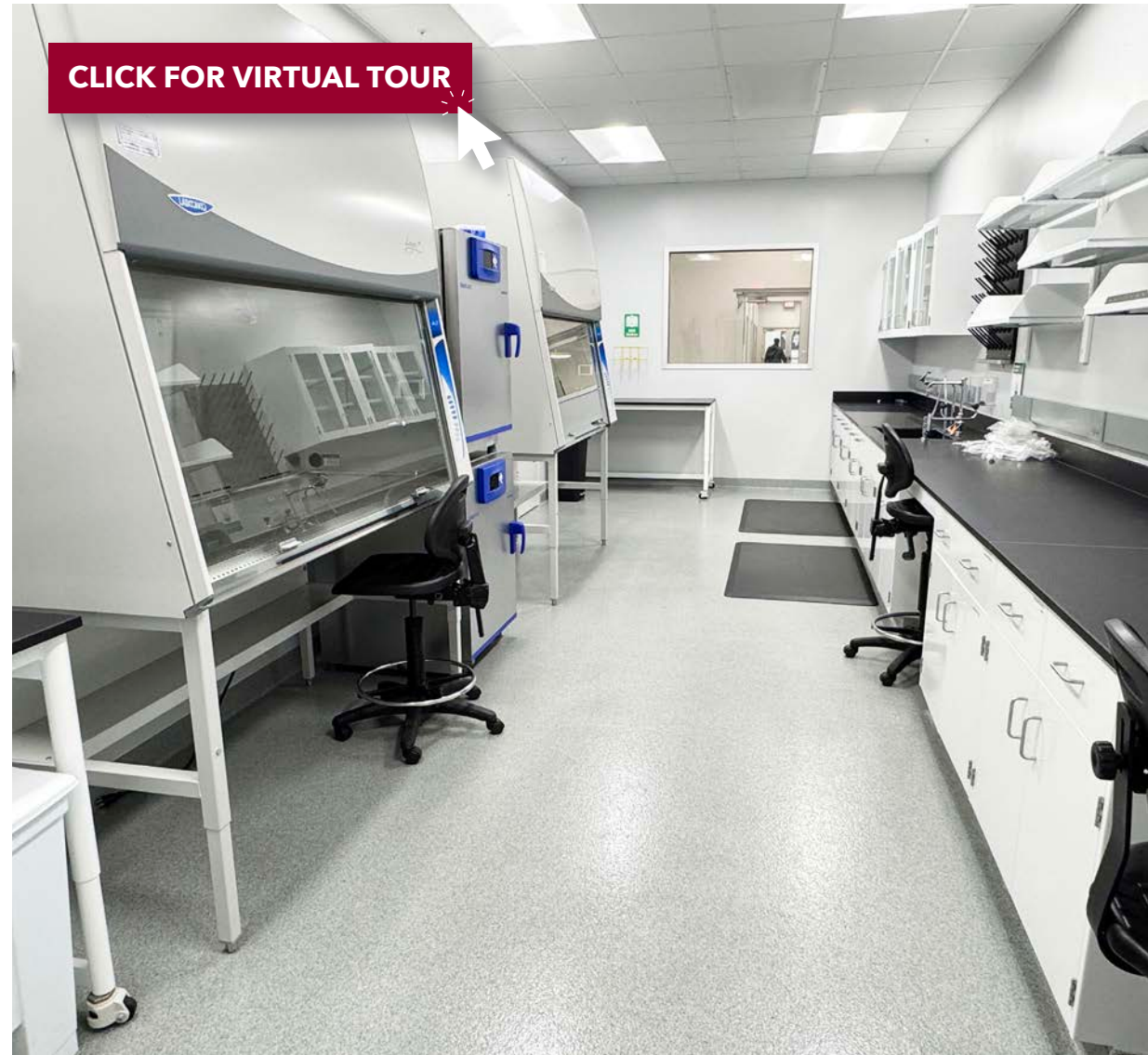
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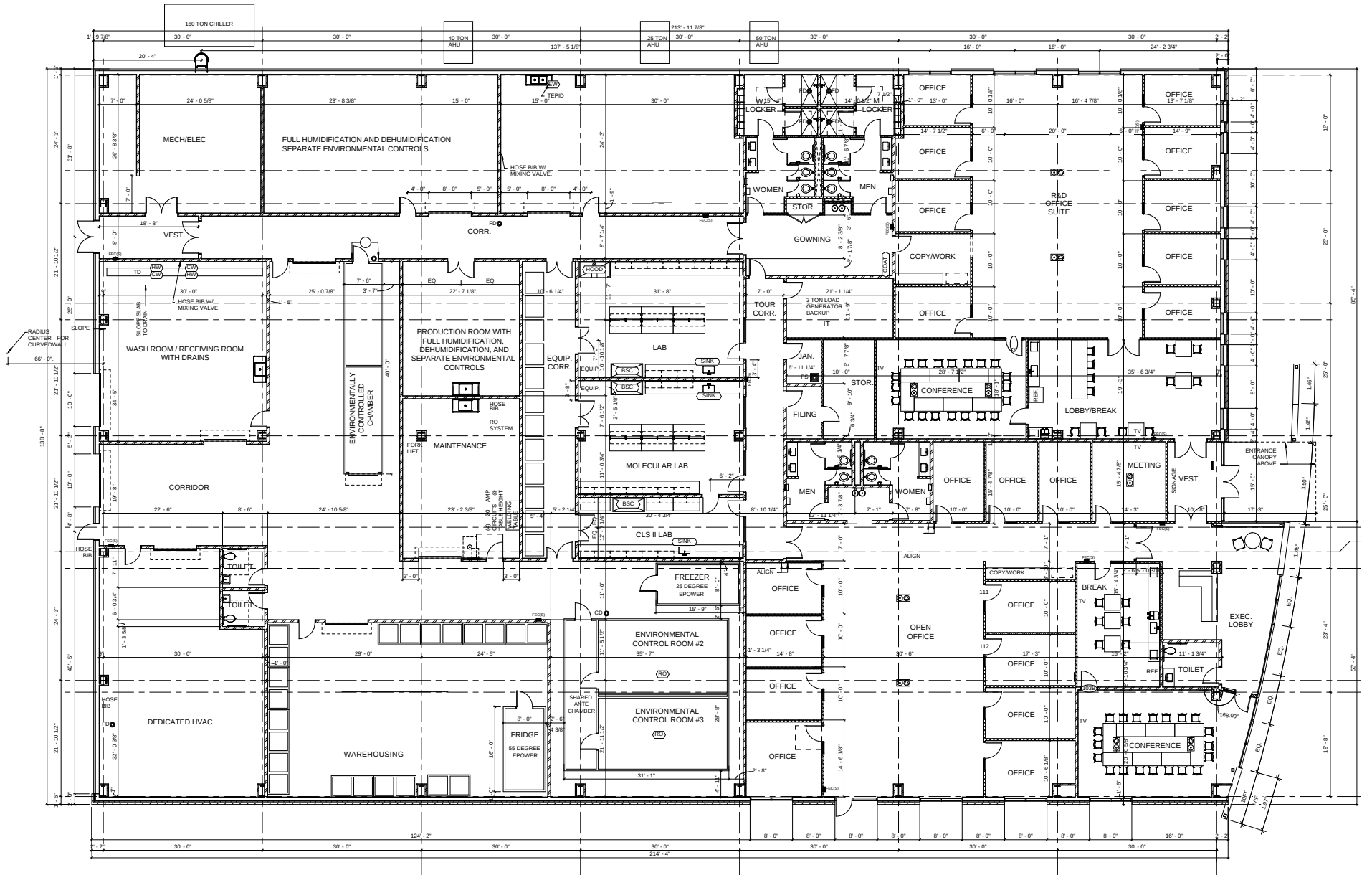
2100 Production Drive offers 30,300 SF of state-of-the-art lab and R&D space, fully equipped for life science, biotech, and pharmaceutical users. This single-tenant opportunity includes robust infrastructure, lab environments, and flexible office layouts, all available immediately in a move-in ready condition.

- » Full lab/R&D building available for sublease in move-in condition
- » 30,300 SF turnkey lab/R&D facility
- » 9.72 acre site
- » 1600 amp, 480v, 3-phase supply
- » Walk-in industrial refrigerator and freezer
- » 8' chemical fume hood
- » Three (3) environmental chambers that can be put under negative pressure (one standalone with anteroom and two with shared anteroom)
- » Multiple HVAC separations
- » Two (2) biosafety cabinets
- » Two (2) drive-in doors
- » 160-ton chiller
- » Three (3) ton load, on-site backup generator
- » 20 private offices, two conference rooms and a meeting room, two open work areas with flex seating, gowning area with showers and locker room
- » Office and lab furniture negotiable
- » Sublease through July 31, 2032
- » Lease Rate: \$30.00 SF/yr NNN



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Scale: 1/8" = 1'-0"

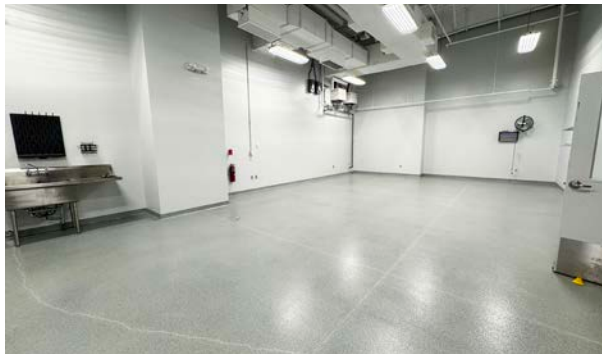
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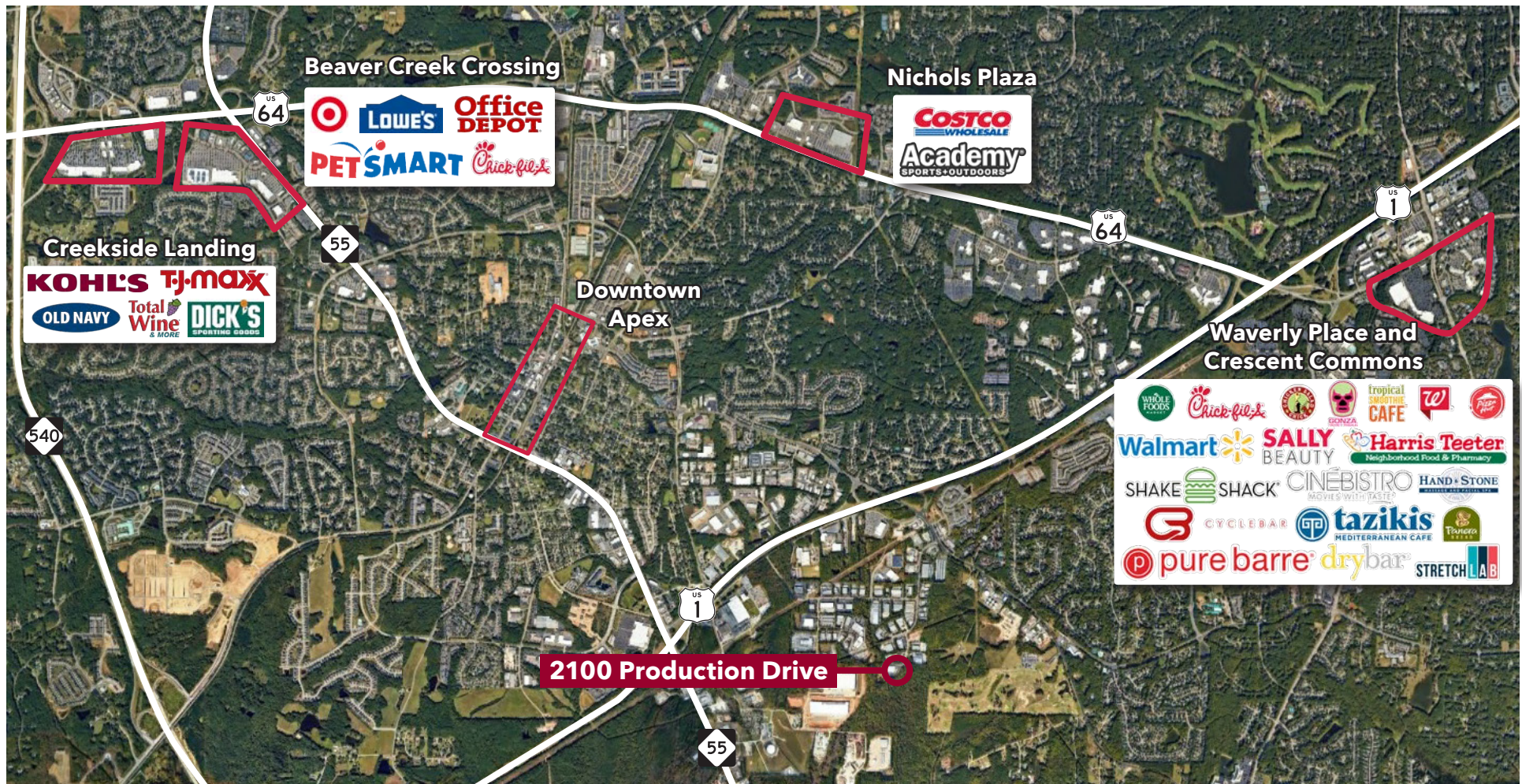
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Apex offers a strategic location with direct access to US 1, NC 55, and NC 540, ensuring fast connectivity to Raleigh-Durham International Airport, Research Triangle Park, and I-40. The area boasts a skilled workforce and strong industrial growth, 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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