



APEX

COMMERCE CENTER
BUILDING 4



INDUSTRIAL BUILDING
FOR SALE OR LEASE

±65,000 - 208,000 SF

600 PRISTINE WATER DRIVE
APEX, NC 27539

FOUNDRY
COMMERCIAL

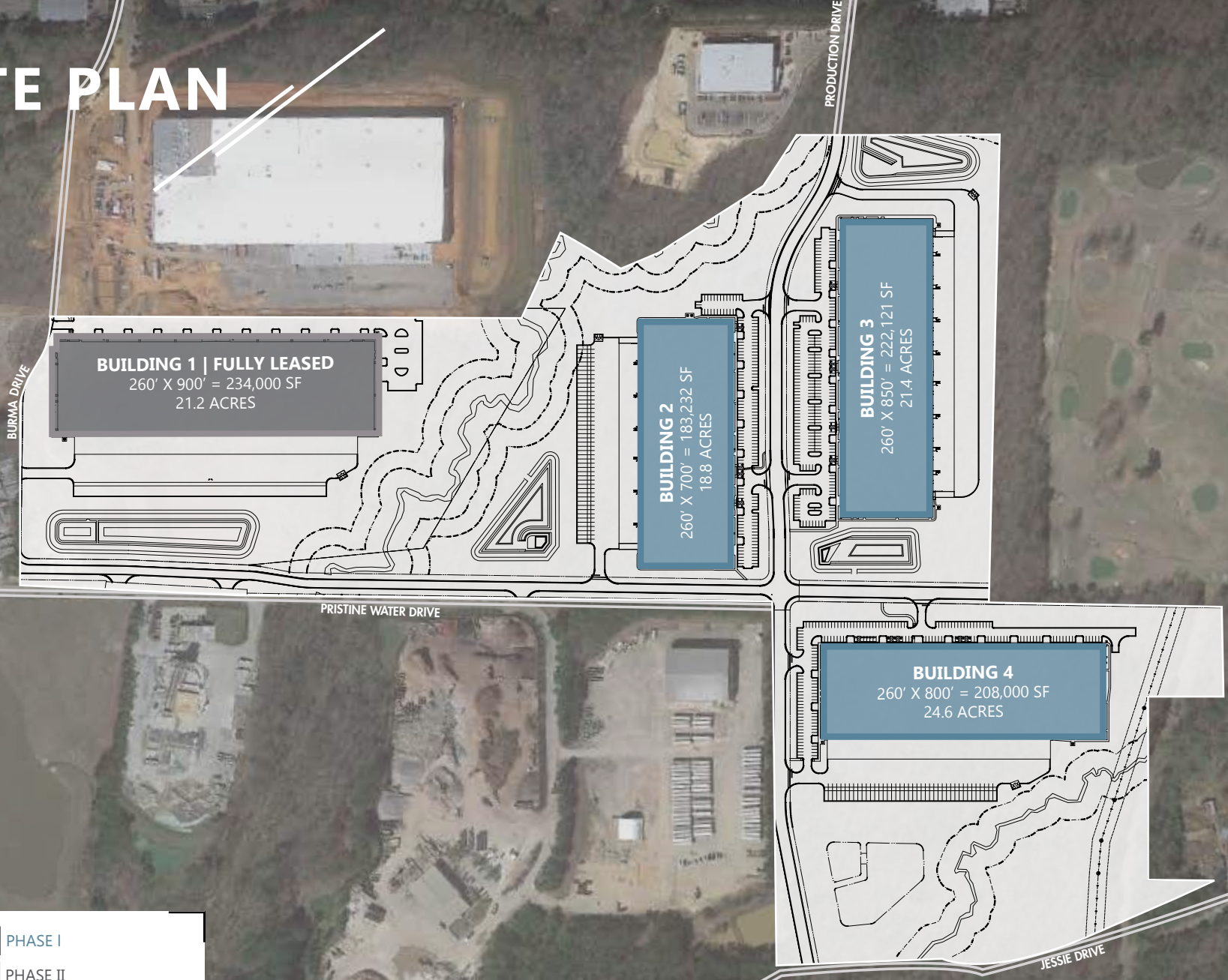
BUILDING FEATURES

PROPERTY NAME	Apex Commerce Center Building 4
ADDRESS	600 Pristine Water Drive
CITY	Apex
STATE/ZIPCODE	North Carolina 27539
COUNTY	Wake
DATE AVAILABLE	Q4 2025
LEASE RATE	Call for pricing
SALE PRICE	Call for pricing
TICAM	\$2.13/SF Estimate
TAX PARCEL ID #	0751322322
ZONING	Light Industrial Conditional Zoning (LI-CZ) ZONING INFO
BUILDING DIMENSIONS	260' X 800'
TOTAL SF	±208,000 SF
AVAILABLE SF	±65,000 - 208,000 SF
BAY SIZE	±13,000 SF
EXTERIOR WALL MATERIAL	Tilt concrete
ROOFING MATERIAL	Mechanically attached .60 mil TPO with R-15 insulation
AUTO PARKING	178 spaces
TRAILER PARKS	41 spaces
NO. OF ACRES	±24.6 acres

TRUCK COURT DEPTH	180' with 60' concrete apron and 50' trailer staging
CEILING HEIGHT	32' clear
COLUMN SPACING	50' x 50' with 60' speed bay
FLOOR THICKNESS	7", 4,000 PSI, un-reinforced over 4" base
SPRINKLER SYSTEM/TYPE	ESFR for protection of Class I-IV commodities
LOADING DOCK	10 Dock-High Doors (9' x 10') 23 knockouts for a total of 35 positions (2 knockouts expandable to 12' x 14') 2 Drive-In Doors 14' x 16'
DOCK EQUIPMENT	Per tenant specifications
FANS AIR CHANGES	2 air changes per hour
ELECTRICAL CAPACITY	Per tenant's specs
NATURAL GAS SERVICE PROVIDER	Dominion Energy
WATER AND SEWER PROVIDER	Town of Apex
TELECOM PROVIDER	AT&T and Spectrum
ELECTRICAL PROVIDER	Town of Apex
WATER LINE	2"
SEWER LINE	2" force main
WATER MAIN SIZE	12"



SITE PLAN



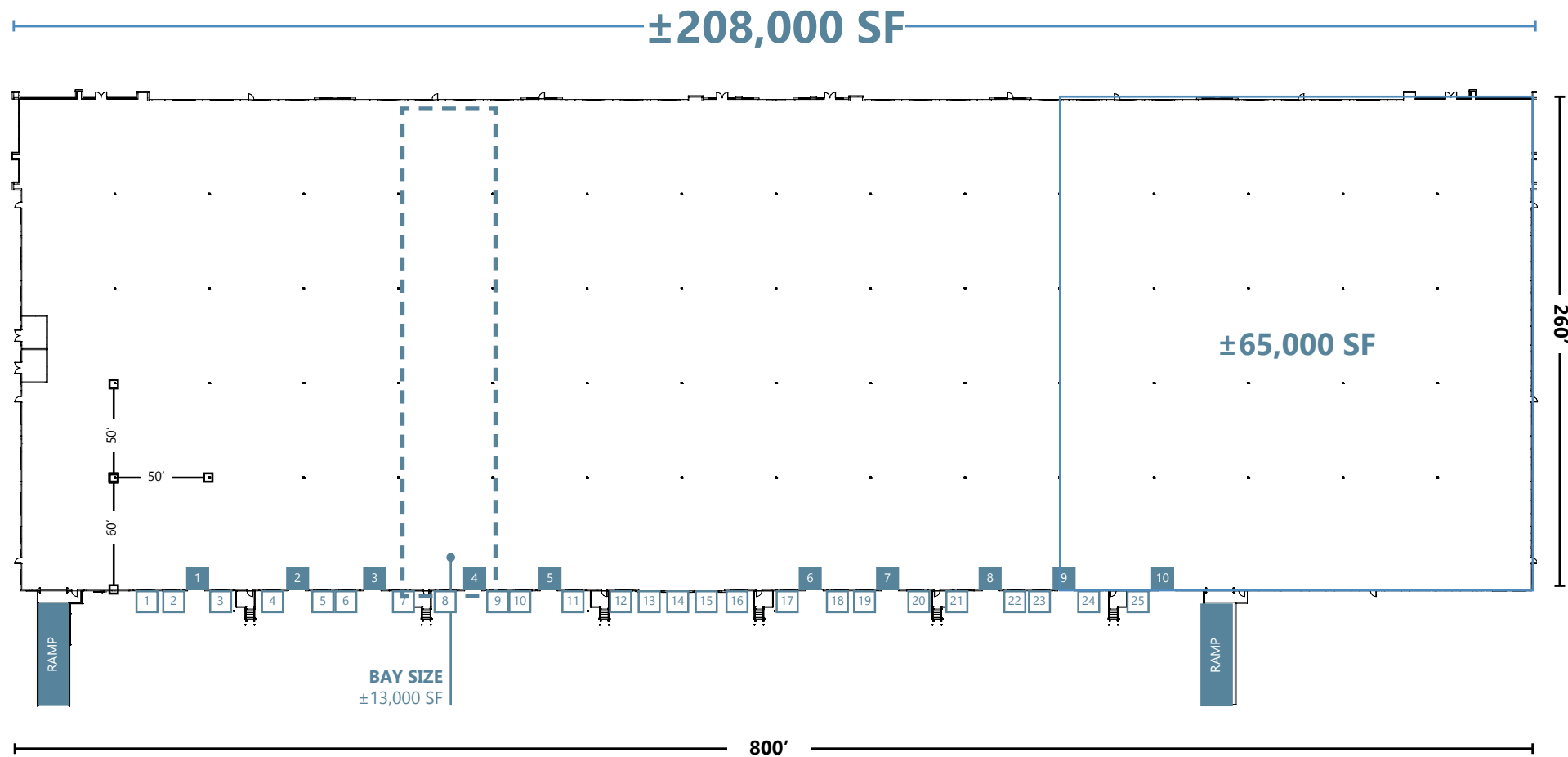
PHASE I

PHASE II



FLOOR PLAN

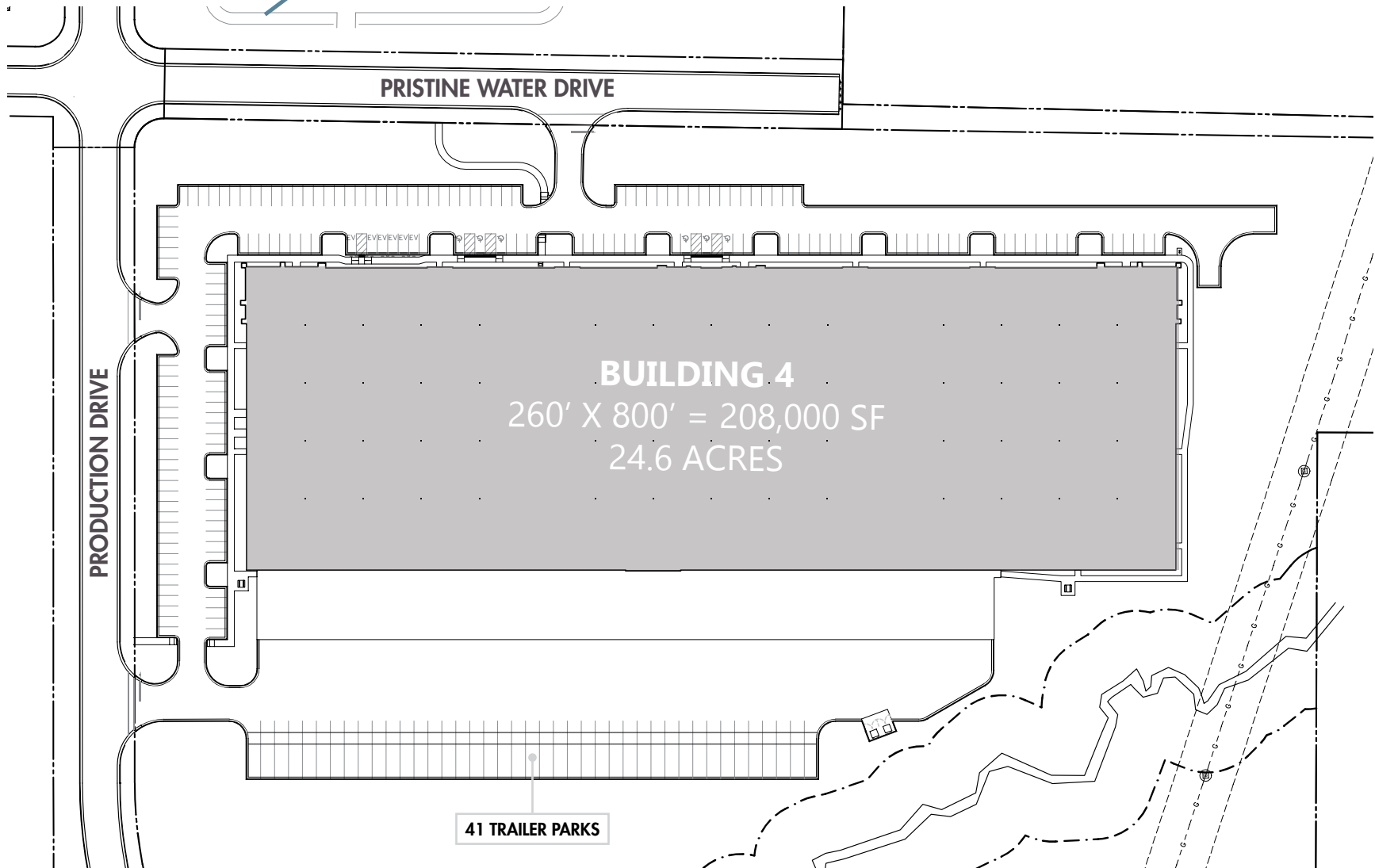
BUILDING 4



- D DOCK DOOR
- K KNOCK OUT PANEL

BUILDING 4

SITE PLAN



AMENITIES

DOWNTOWN APEX



LUFKIN ROAD
MIDDLE SCHOOL



KOKA BOOTH
AMPHITHEATER

HEMLOCK PLAZA



EDERLEE DRIVE

PENNY ROAD

KNIGHTS PLAY
GOLF CENTER

KILDARE FARM ROAD

TEN TEN ROAD



MILLPOND VILLAGE

STEPHENSON ROAD

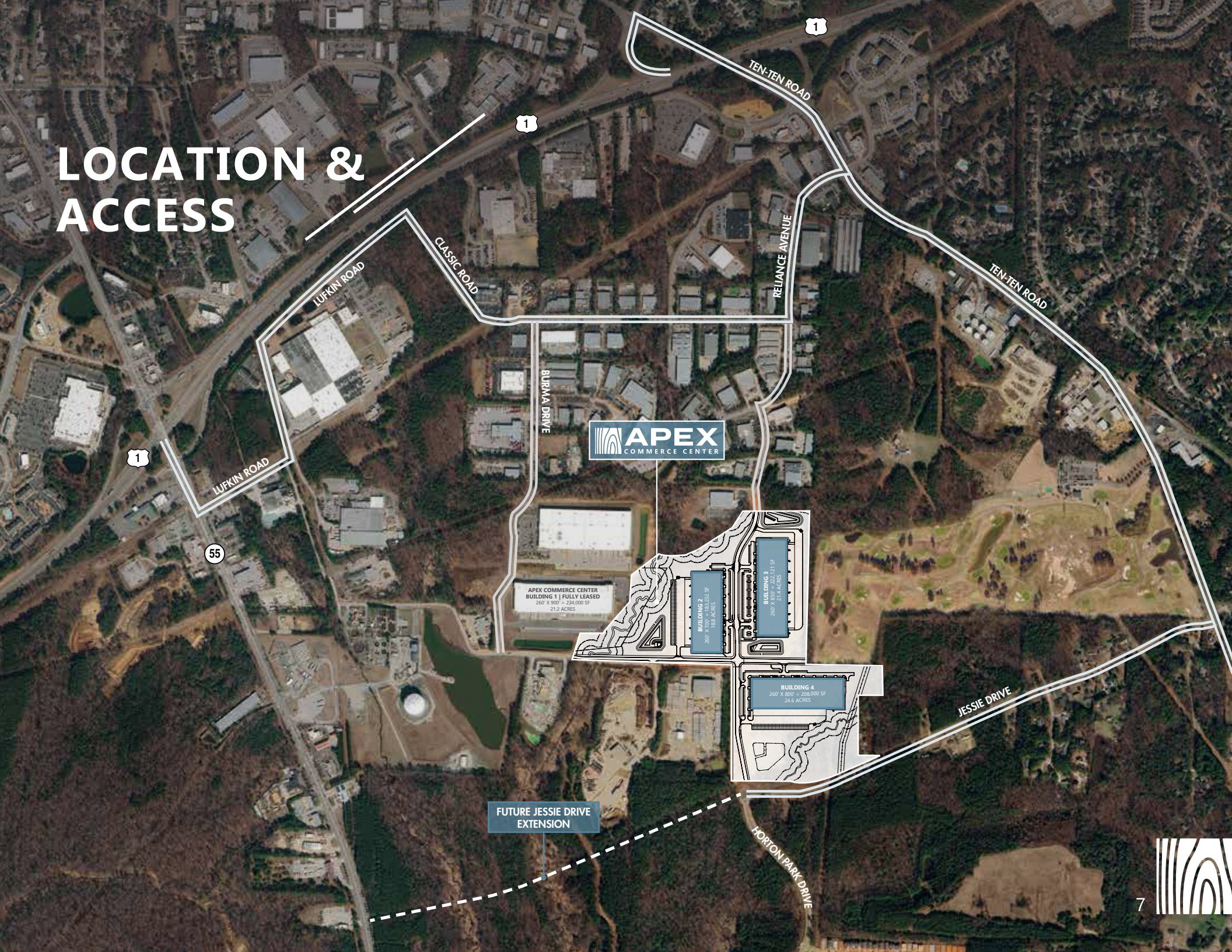
VERIDEA

±1,100-Acre Mixed-Use Development approved for:

- 8,000 residential units
- 12,000,000 SF of commercial development (office/industrial/warehouse)
- 3,500,000 SF of retail
- Unlimited healthcare, hospitality and civic uses



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

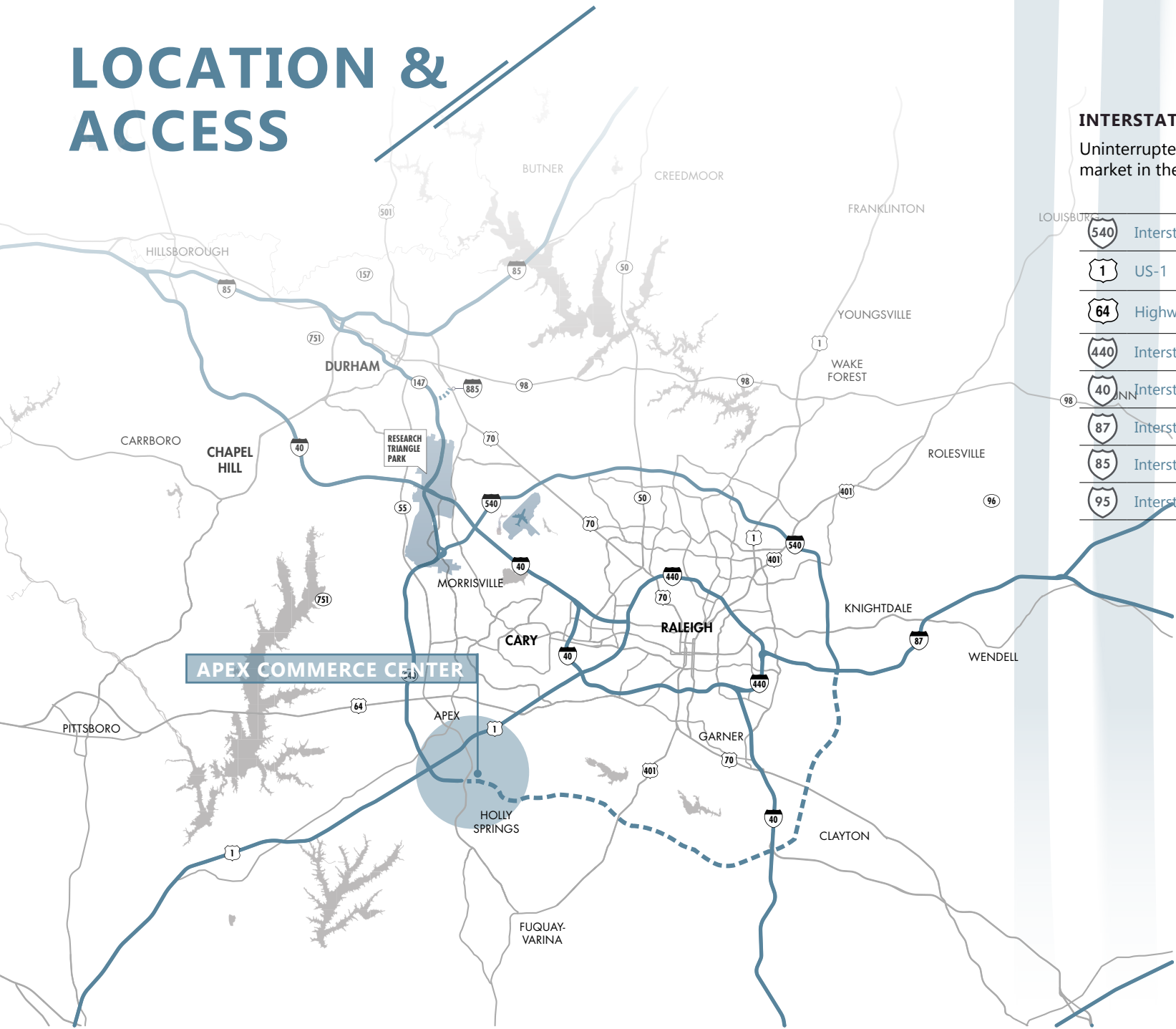
BUILDING 3
260' X 800' = 208,000 SF
21.4 ACRES

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

FUTURE JESSIE DRIVE
EXTENSION



LOCATION & ACCESS



INTERSTATES

Uninterrupted distribution to every major market in the United States

	Interstate 540	2 miles
	US-1	2 miles
	Highway 64	4 miles
	Interstate 440	8 miles
	Interstate 40	8 miles
	Interstate 87	19 miles
	Interstate 85	28 miles
	Interstate 95	35 miles



LOCATION & ACCESS



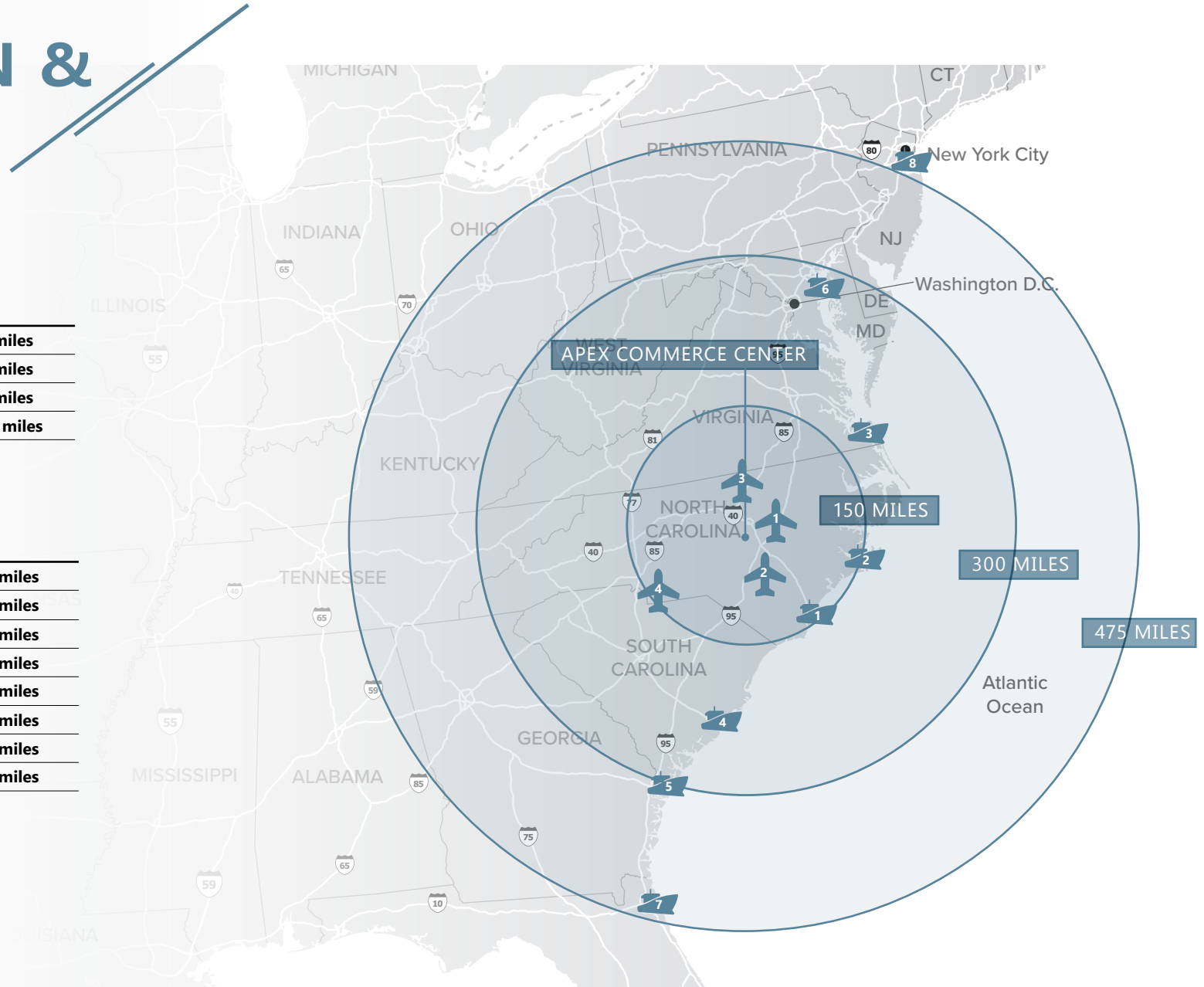
AIRPORTS

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





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