

APEX GATEWAY

Master Planned Industrial and Life Science Park



920 Gateway Drive, Apex, NC 27523



± 23,212 SF - ± 189,849 SF AVAILABLE

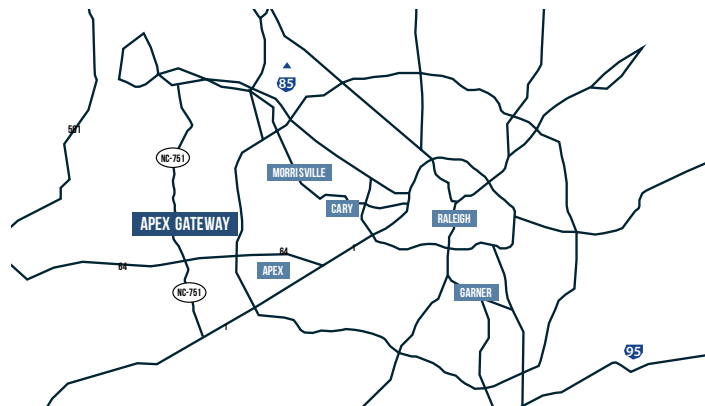
SHELL DELIVERING Q2 2026

FEATURES

- +/- 23,212 SF to +/- 189,849 SF available at the intersection of NC-751 and US-64 in Apex, NC
- Shell delivering Q2 2026
- Centrally located between the RTP / RDU submarket and the US-1 Growth corridors
- Featuring state-of-the-art construction and building aesthetics, a prime distribution location, numerous nearby amenities, and access to major population centers
- 20 minutes to Research Triangle Park and RDU
- ESFR Sprinkler System
- Concrete truck court

DRIVE TIMES

DOWNTOWN RALEIGH	20 miles, 22 minutes
CARY	8 miles, 12 minutes
RTP	16 miles, 15 minutes
RDU AIRPORT	17 miles, 15 minutes
DOWNTOWN DURHAM	22 miles, 20 minutes



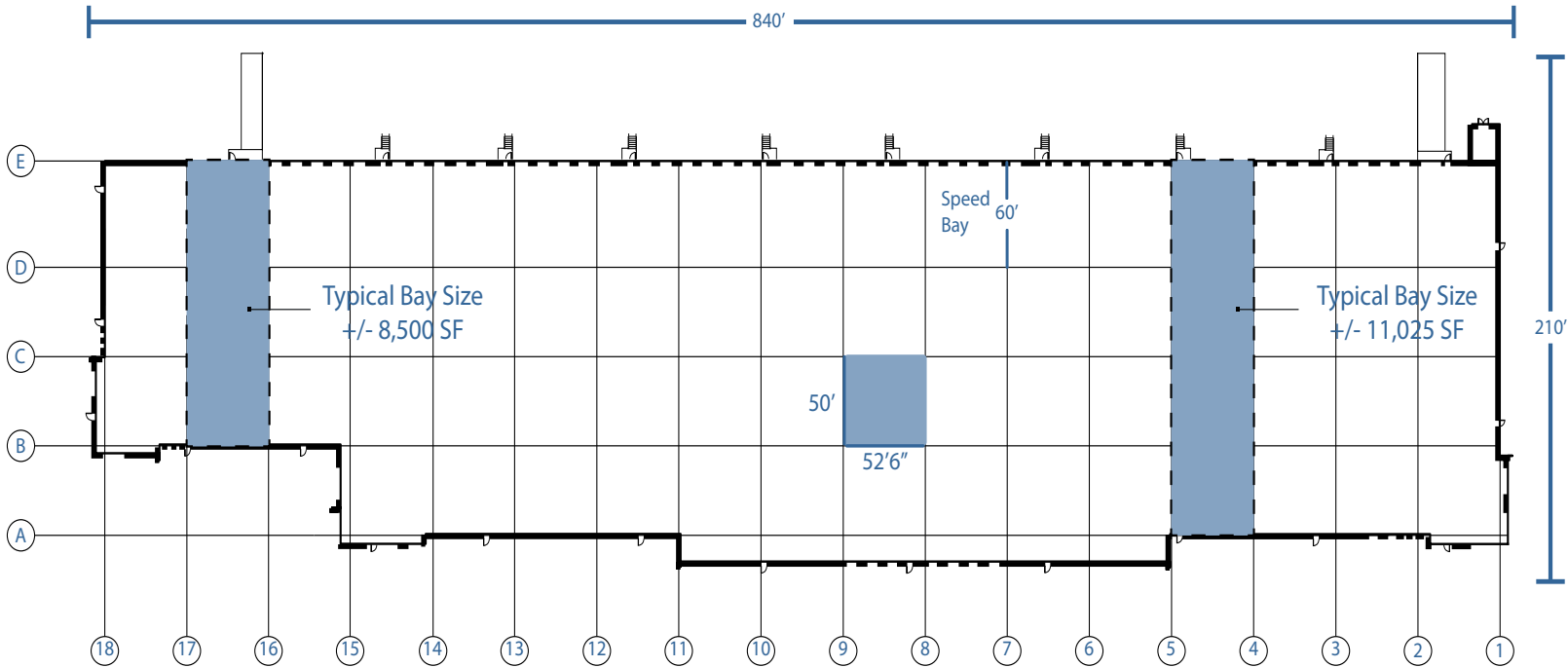
Al Williams
919.424.8154
al.williams@jll.com

Austin Jackson
919.424.8456
austinp.jackson@jll.com

Tim Robertson
704.926.1405
tim.robertson@beacondevelopment.com

Josh McArdle
919.261.7511
josh@beacondevelopment.com

920 GATEWAY OVERVIEW



BUILDING STATS

LOCATION	920 Gateway Drive, Apex, NC 27505
COUNTY	Chatham
OFFICE SF	Build-to-Suit
ZONING	LI-CZ
CLEAR HEIGHT	32'
FIRE PROTECTION	ESFR
TRUCK COURT	200' Shared Truck Court
CAR PARKING	+/- 1 per 1,000 SF (Typical)
TRAILER PARKING	Available
TOTAL SF	+/- 189,849 SF
SPACE AVAILABLE	+/- 23,212 to +/- 189,849 SF
OVERALL DIMENSIONS	840' x 210'
TYPICAL BAY SPACING	52'6" x 50' with a 60' Speed Bay
TYPICAL BAYS	+/- 11,025 SF and +/- 8,500 SF
DOCK-HIGH DOORS	Forty-nine (49) 9' x 10' doors
DRIVE-IN DOORS	Two (2) 14' x 16' doors

CONSTRUCTION

WALLS	Tilt concrete
FLOORS	6" Unreinforced Floor Slab with Speed Bay Reinforced with #3's at 18" O.C
STRUCTURE	Class A joist/girder system
ROOF	60-mil TPO membrane
UTILITIES	
WATER	Apex Water
SEWER	Apex Water
POWER	Duke Progress Energy
GAS	Dominion

Al Williams
919.424.8154
al.williams@jll.com

Austin Jackson
919.424.8456
austinp.jackson@jll.com

Tim Robertson
704.926.1405
tim.robertson@beacondevelopment.com

Josh McArdle
919.261.7511
josh@beacondevelopment.com

APEX GATEWAY SITE PLAN

Proposed Buildings

Under Construction



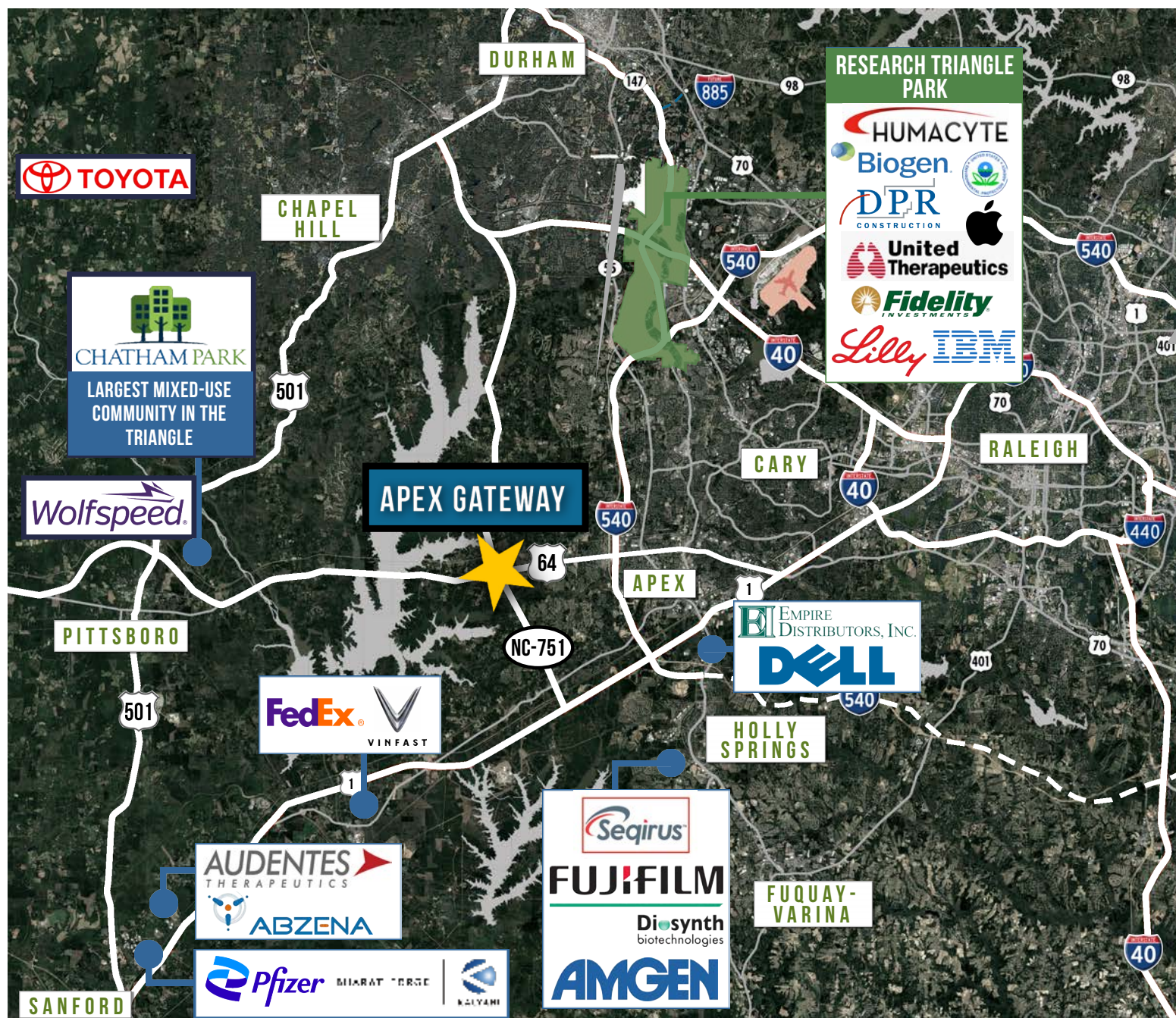
Al Williams
919.424.8154
al.williams@jll.com

Austin Jackson
919.424.8456
austinp.jackson@jll.com

Tim Robertson
704.926.1405
tim.robertson@beacondevelopment.com

Josh McArdle
919.261.7511
josh@beacondevelopment.com

AREA MAP



Contact Us

Al Williams
919.424.8154

al.williams@jll.com

Austin Jackson
919.424.8456

austinp.jackson@jll.com

Tim Robertson
704.926.1405

tim.robertson@beacondevelopment.com

Josh McArdle
919.261.7511

josh@beacondevelopment.com