



APEX

COMMERCE CENTER

BUILDING 3



**INDUSTRIAL BUILDING
FOR LEASE**

±39,000 - 221,121 SF

APEX NC
2161 PRODUCTION DRIVE
APEX, NC 27539

FOUNDRY
COMMERCIAL

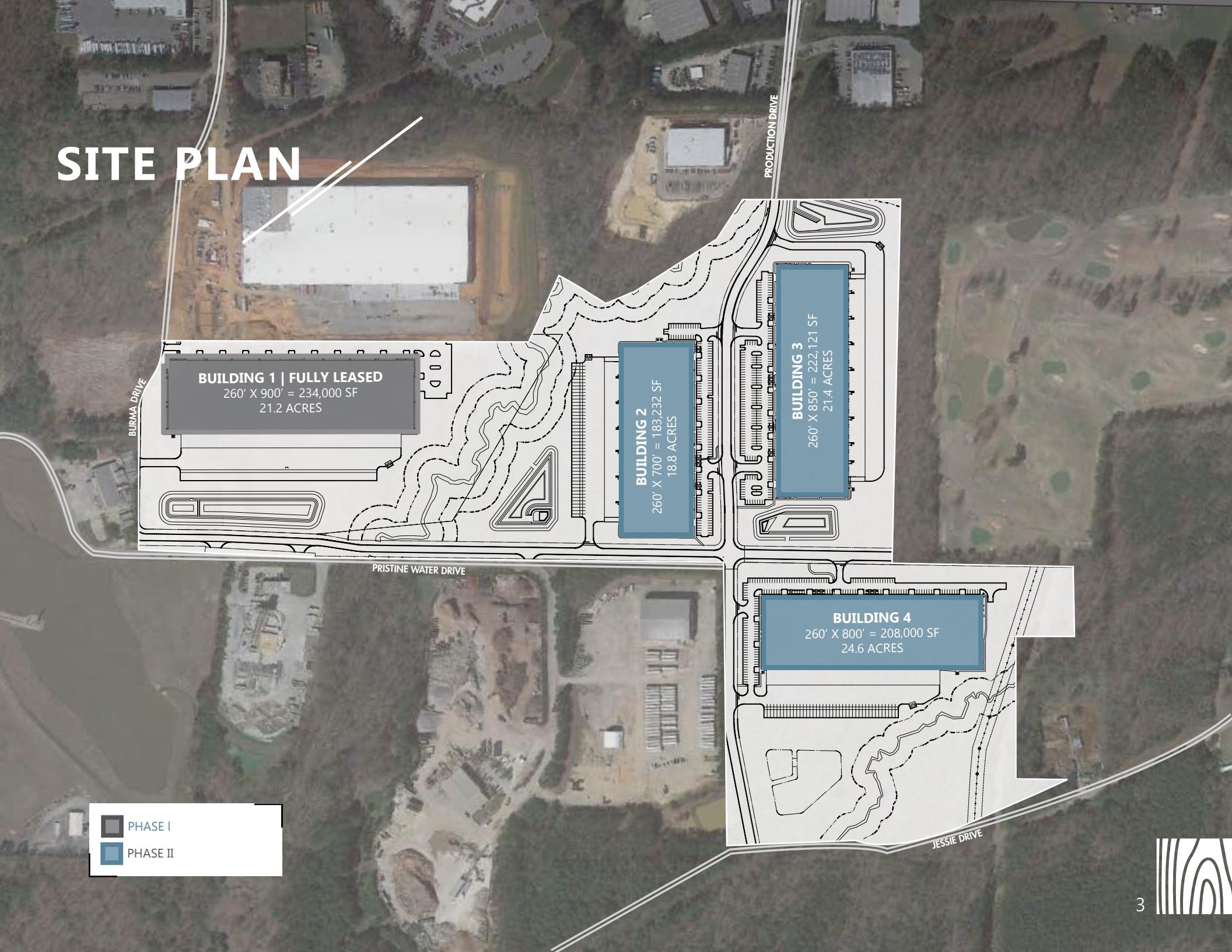
BUILDING FEATURES

PROPERTY NAME	Apex Commerce Center Building 3
ADDRESS	2161 Production Drive
CITY	Apex
STATE/ZIP CODE	NC 27539
COUNTY	Wake
DATE AVAILABLE	Q4 2025
LEASE RATE	Call for pricing
TICAM	\$2.13/SF Estimate
TAX PARCEL ID #	0751235497
ZONING	Light Industrial Conditional Zoning (LI-CZ) ZONING INFO
BUILDING DIMENSIONS	850' X 260'
TOTAL SF	±222,121 SF
AVAILABLE SF	±39,000 - 222,121 SF
BAY SIZE	±13,000 SF
EXTERIOR WALL MATERIAL	Tilt concrete
ROOFING MATERIAL	Mechanically attached .60 mil TPO with R-15 insulation
AUTO PARKING	225 spaces
NO. OF ACRES	±21.4 acres
TRUCK COURT DEPTH	130' with 60' concrete apron
CEILING HEIGHT	32' clear
COLUMN SPACING	50' x 50' with 60' speed bay

FLOOR THICKNESS	4,000 PSI, unreinforced over 4" base
SPRINKLER SYSTEM/TYPE	ESFR for protection of Class I-IV commodities
LOADING DOCK	14 Dock-High Doors (9' x 10') 31 Knockouts for a total of 45 positions (2 knockouts expandable to 12'x14') 2 Drive-In Doors 14' x 16'
DOCK EQUIPMENT	Per tenant specifications
FAN 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"

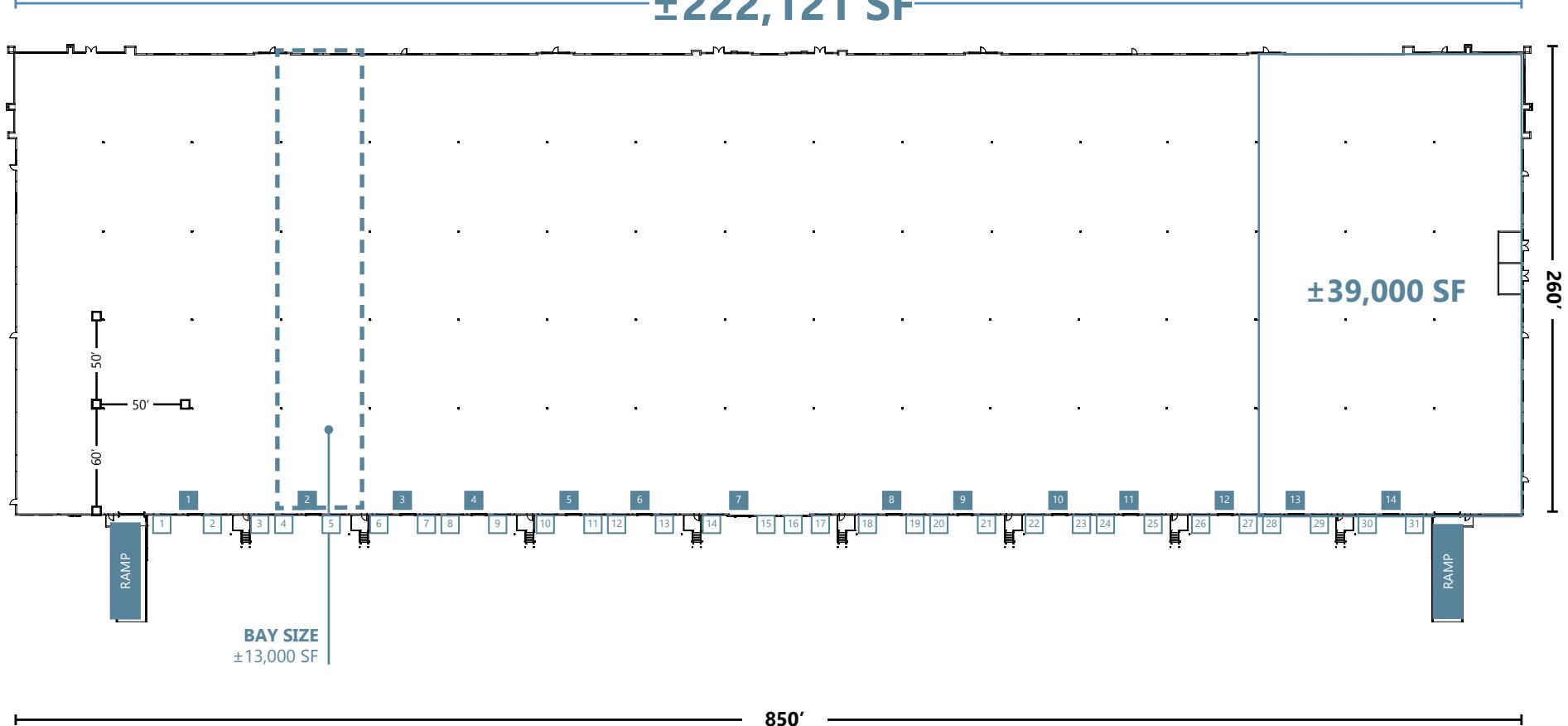


SITE PLAN



FLOOR PLAN

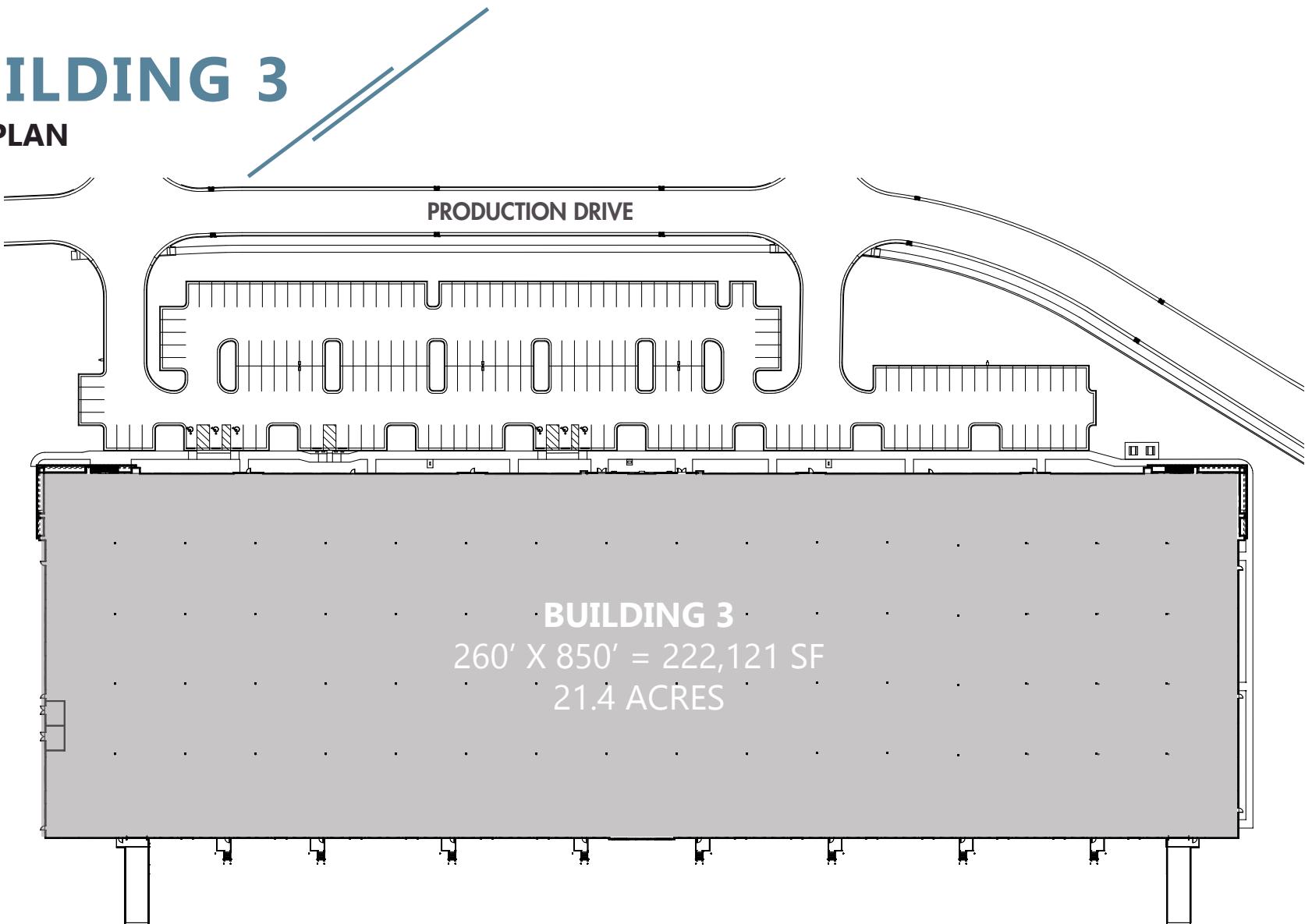
BUILDING 3



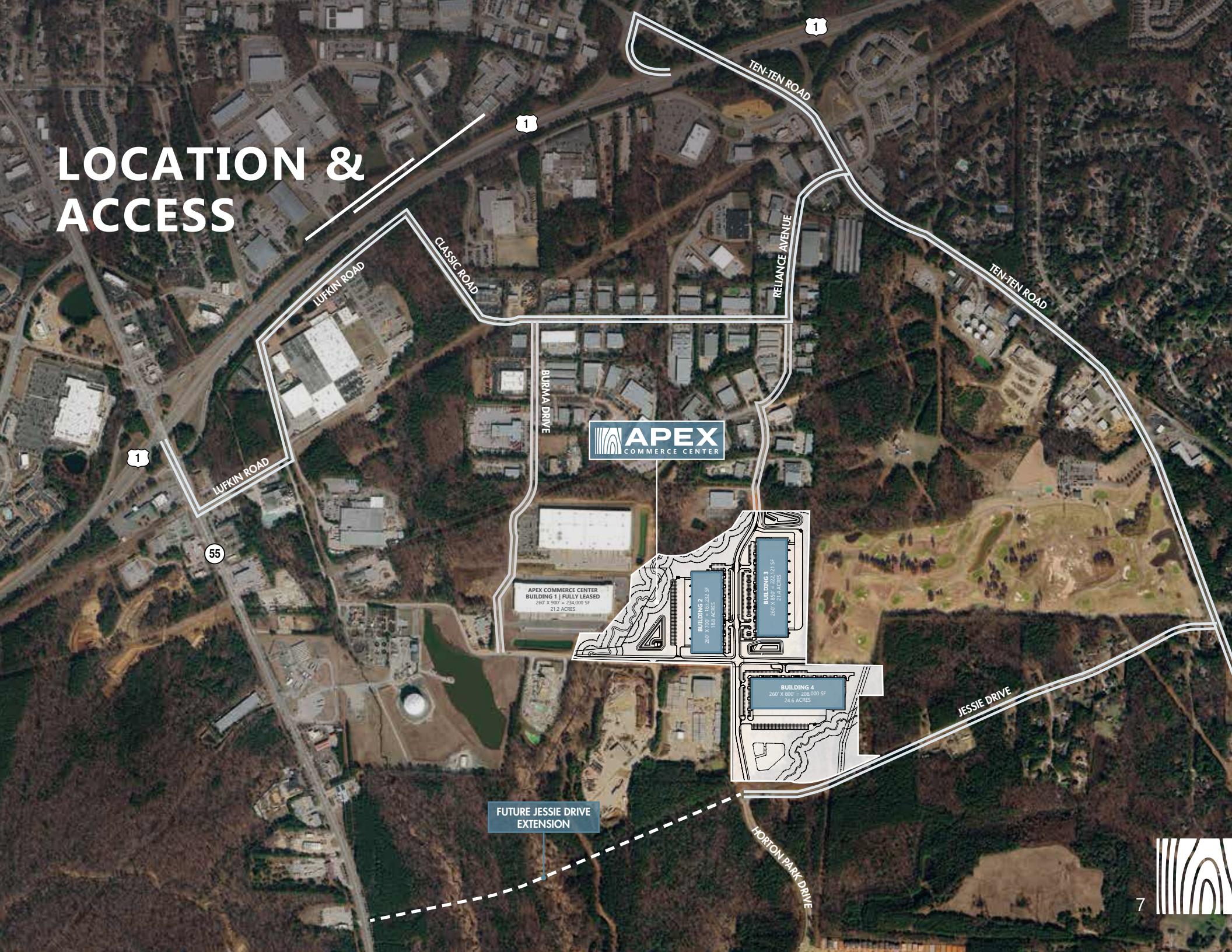
D DOCK DOOR
K KNOCK OUT PANEL

BUILDING 3

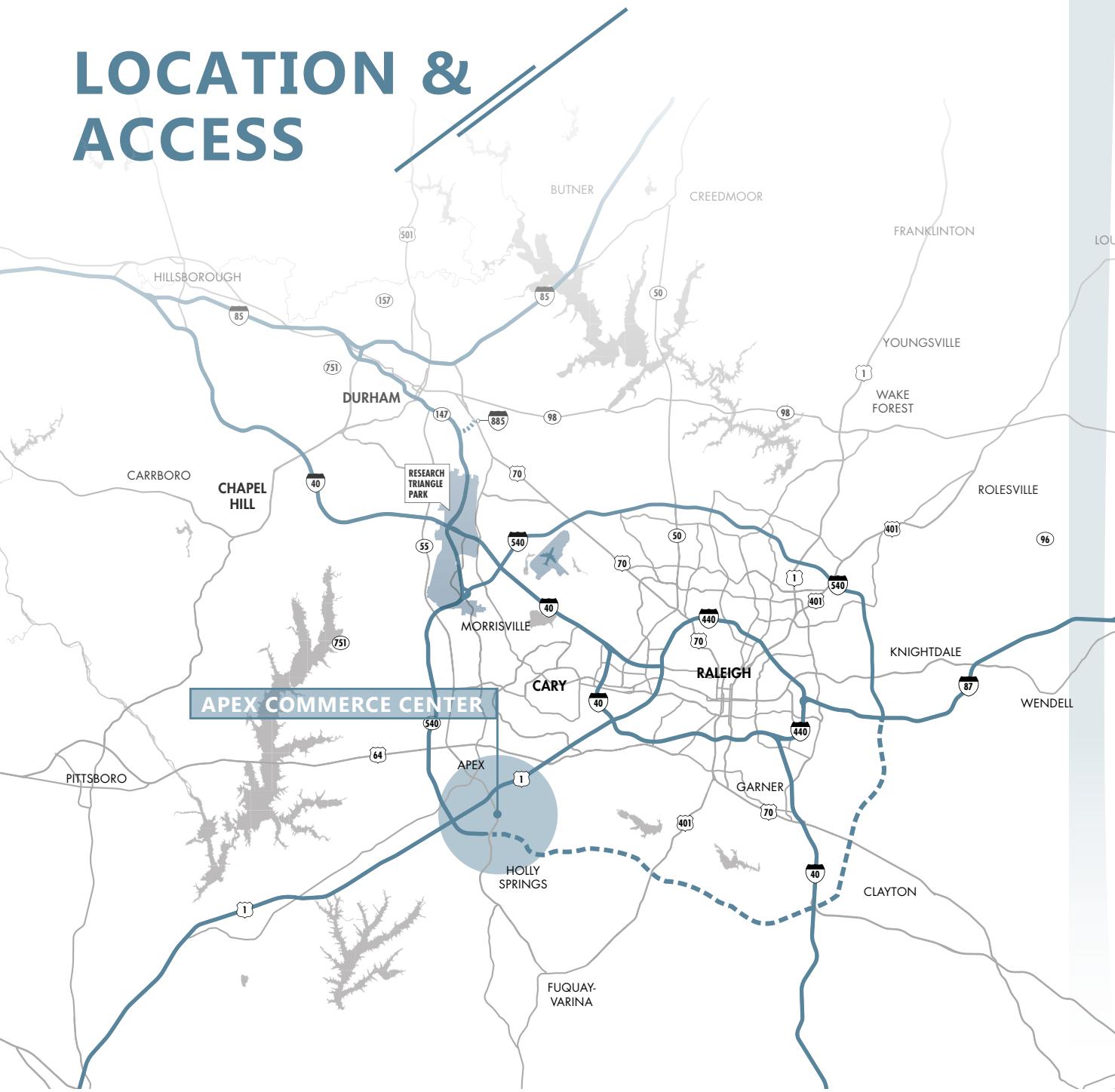
SITE PLAN



LOCATION & ACCESS



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



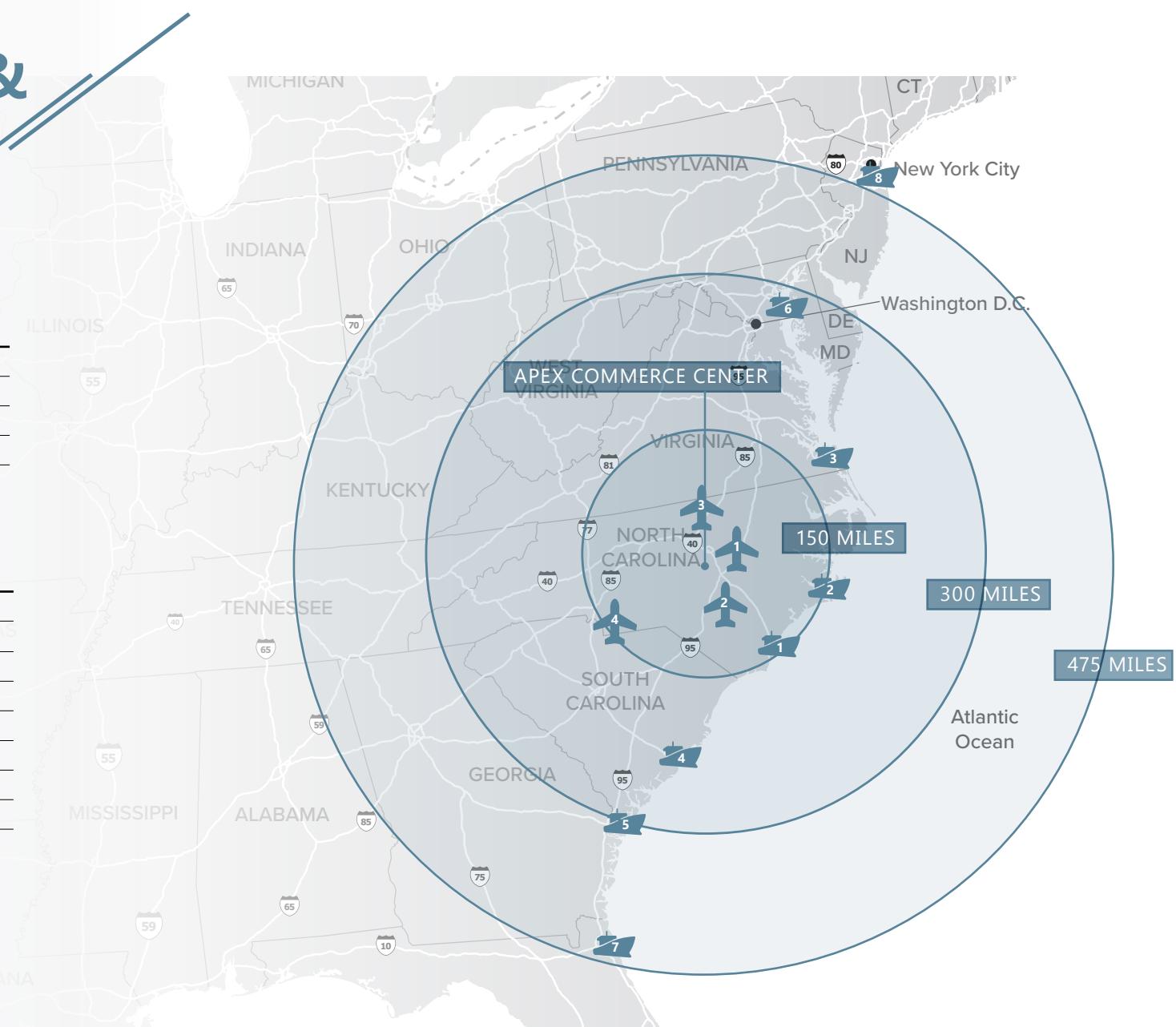
AIRPORTS

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





FOUNDRY
COMMERCIAL

2301 SUGAR BUSH ROAD SUITE 220
RALEIGH, NC 27612

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.