



APEX

COMMERCE CENTER
BUILDING 3



**INDUSTRIAL BUILDING
FOR LEASE**

±39,000 - 221,121 SF

2161 PRODUCTION DRIVE
APEX, NC 27539

FOUNDRY
COMMERCIAL

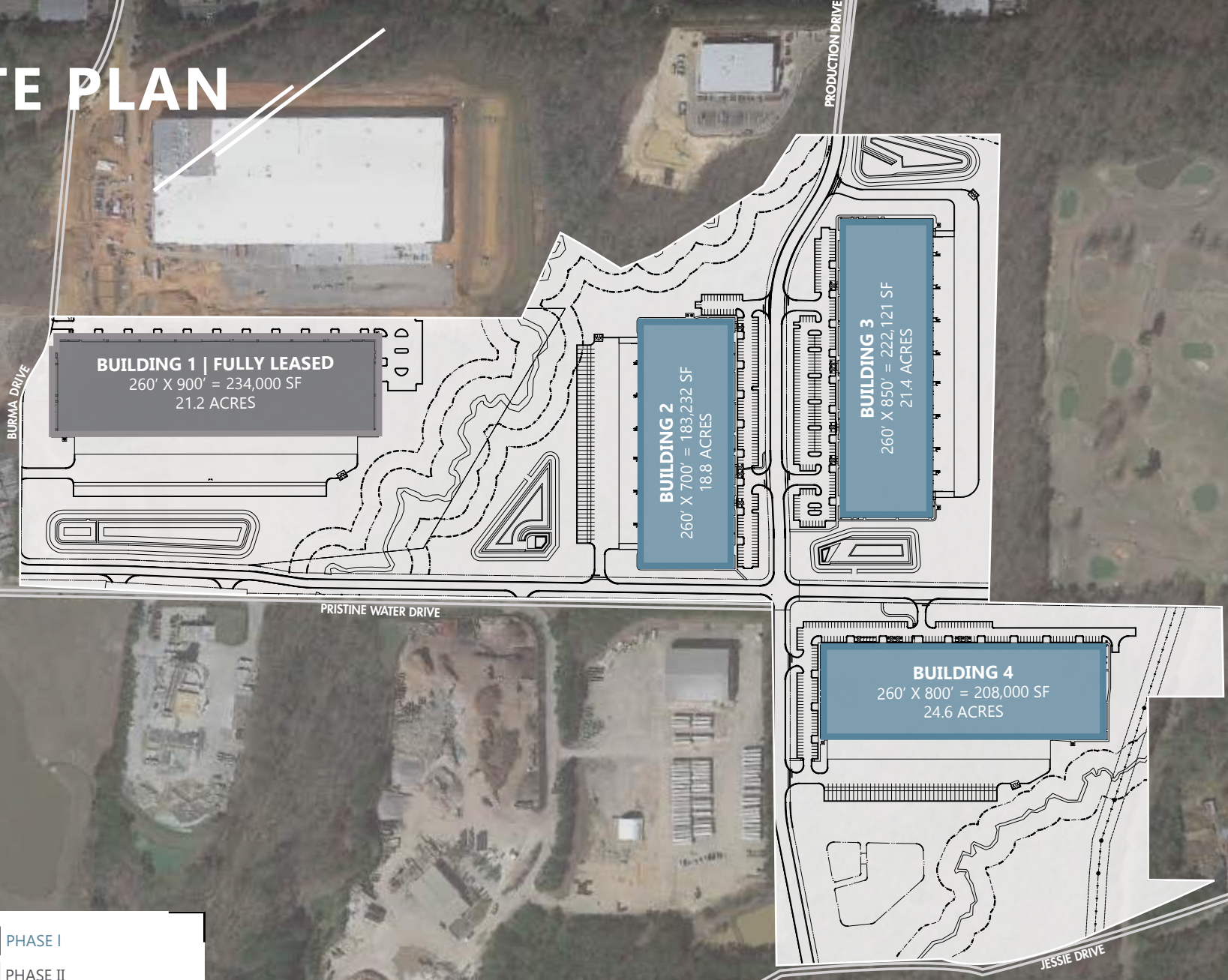
BUILDING FEATURES

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



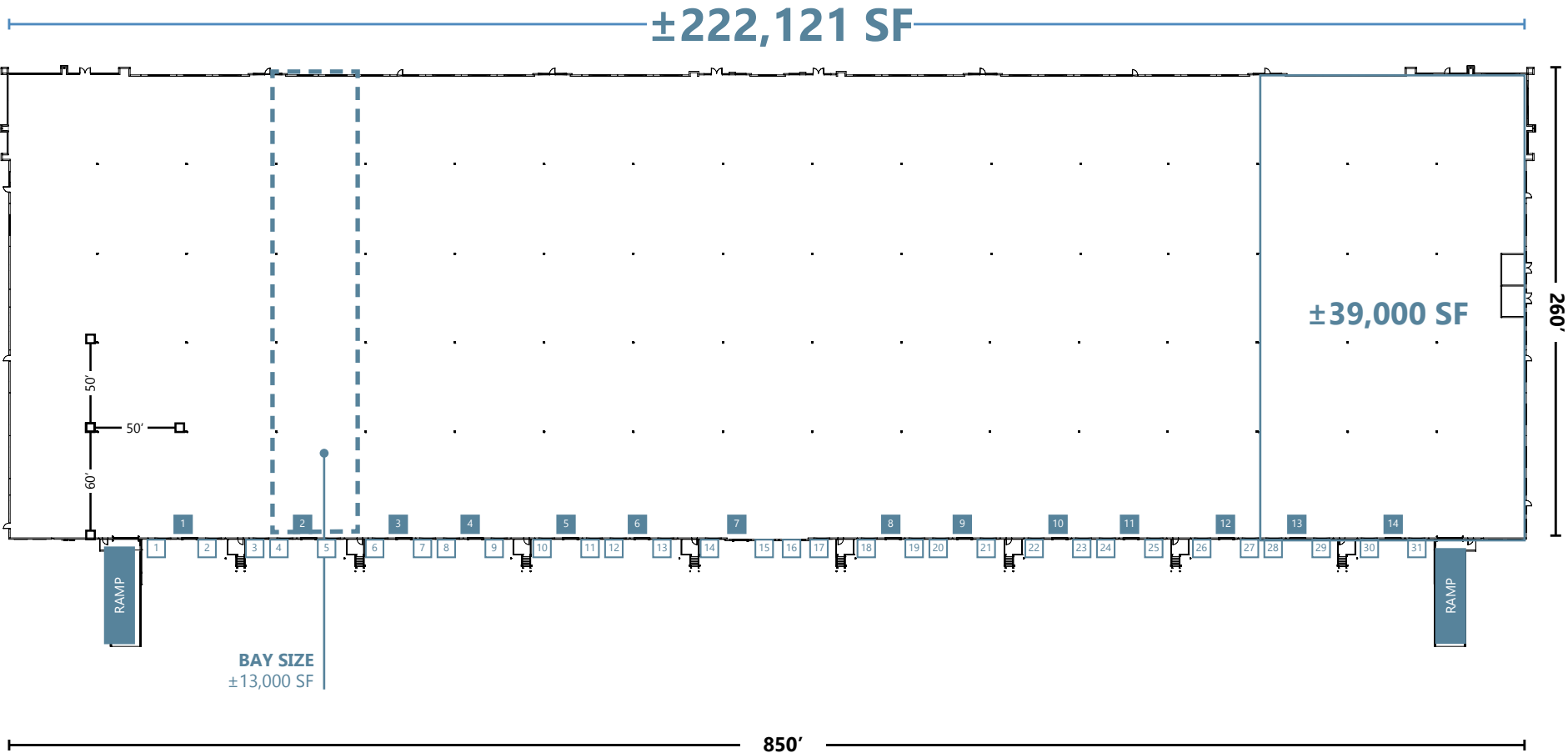
PHASE I

PHASE II



FLOOR PLAN

BUILDING 3

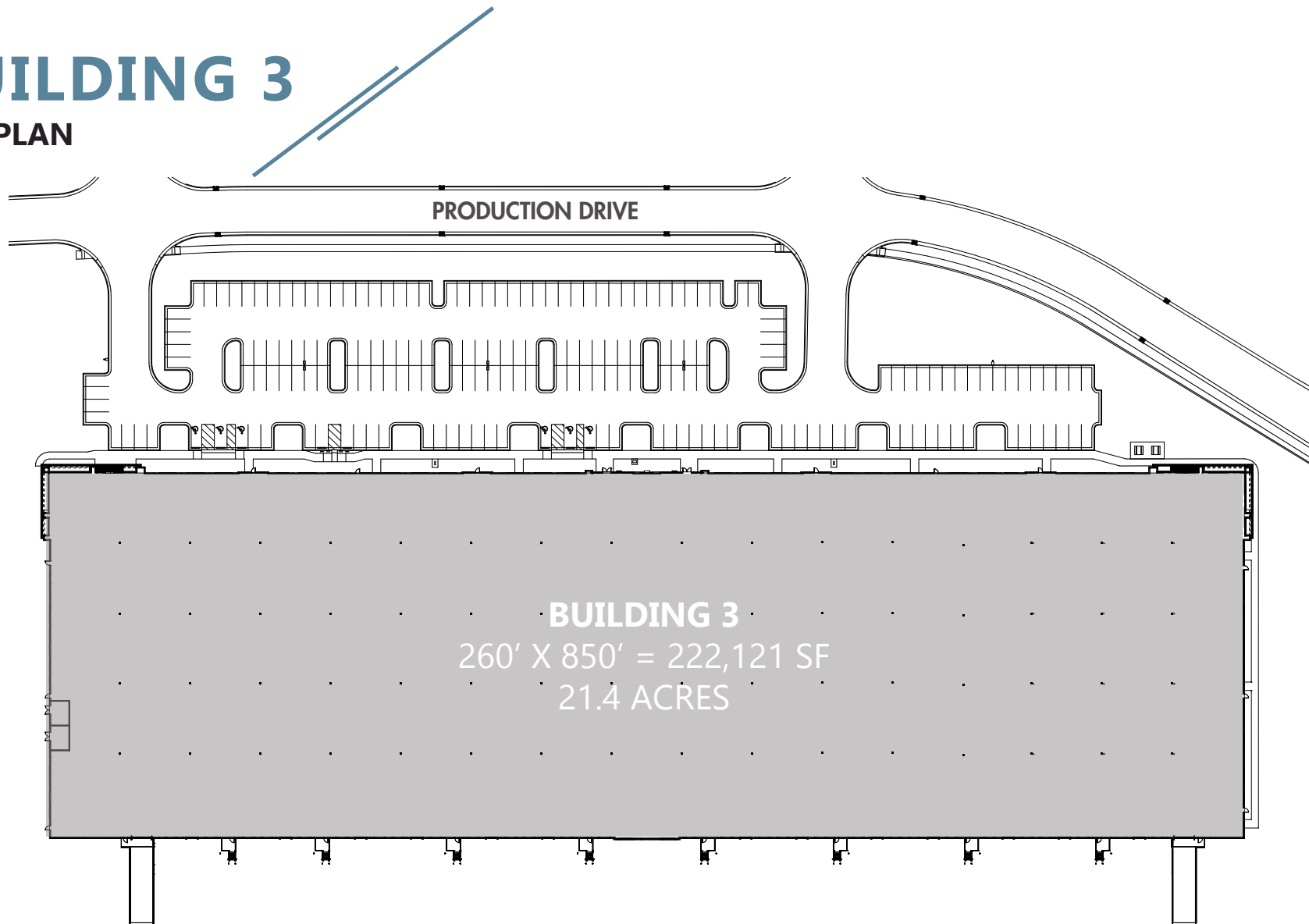


D DOCK DOOR
K KNOCK OUT PANEL



BUILDING 3

SITE PLAN

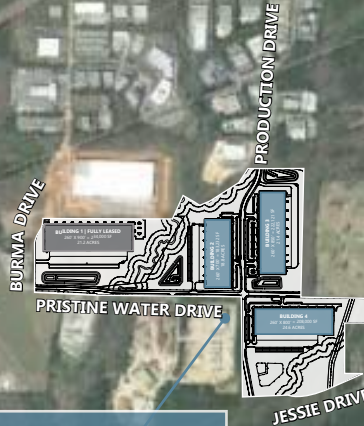


AMENITIES

DOWNTOWN APEX



LUFKIN ROAD
MIDDLE SCHOOL



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

KOKA BOOTH
AMPHITHEATER

HEMLOCK PLAZA



EDERLEE DRIVE

PENNY ROAD

KNIGHTS PLAY
GOLF CENTER

KILDARE FARM ROAD

TENTEN ROAD

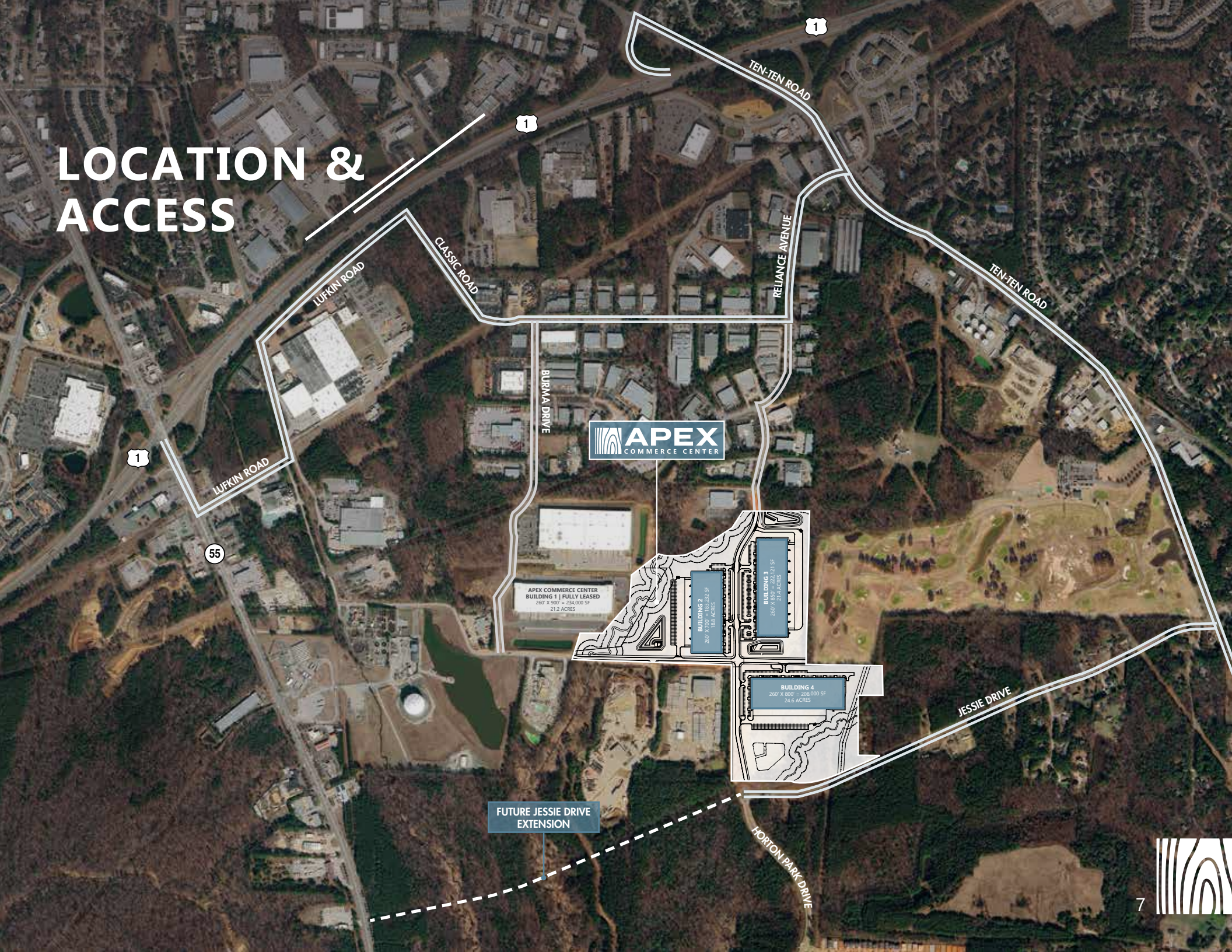


MILLPOND VILLAGE

STEPHENSON ROAD



LOCATION & ACCESS



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

The map illustrates the location of the Apex Commerce Center within the Research Triangle region. The center is marked with a blue circle and labeled 'APEX COMMERCE CENTER'. Major highways shown include Interstate 40, Interstate 85, Interstate 77, and Interstate 95. Local roads such as US-52, US-157, and US-1 are also depicted. Surrounding cities and towns include Durham, Chapel Hill, Morrisville, Cary, Raleigh, Garner, and Clayton. Research Triangle Park is also indicated. The map shows the center's proximity to major transportation corridors and its location relative to other key areas in the region.

Uninterrupted distribution to every major market in the United States

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



LOCATION & ACCESS



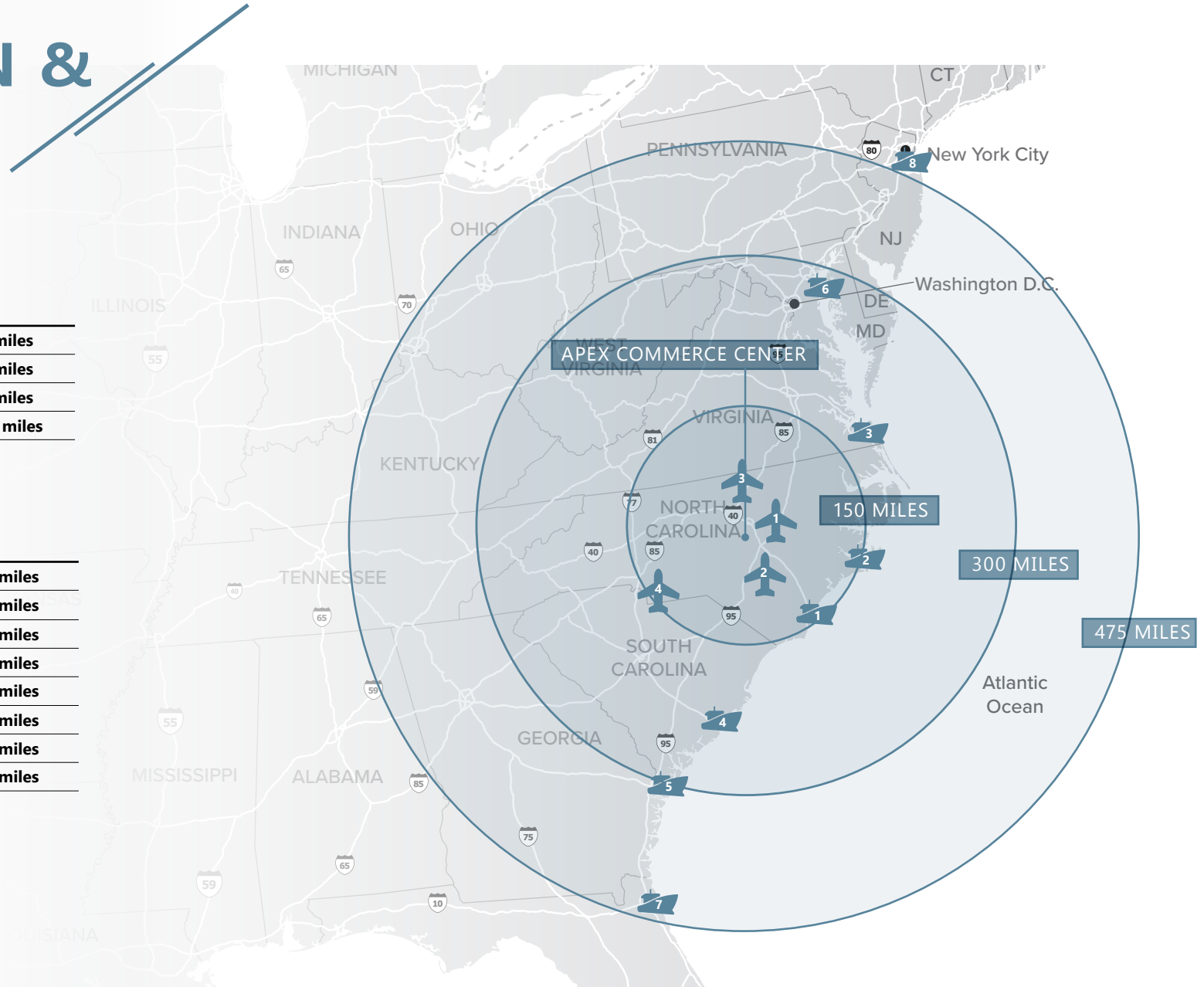
AIRPORTS

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
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