

APEX GATEWAY

Master Planned Class A Industrial Park



JLL



BEACON
PARTNERS

855 Gateway Drive, Apex, NC 27523



± 25,648 SF - ± 128,014 SF AVAILABLE

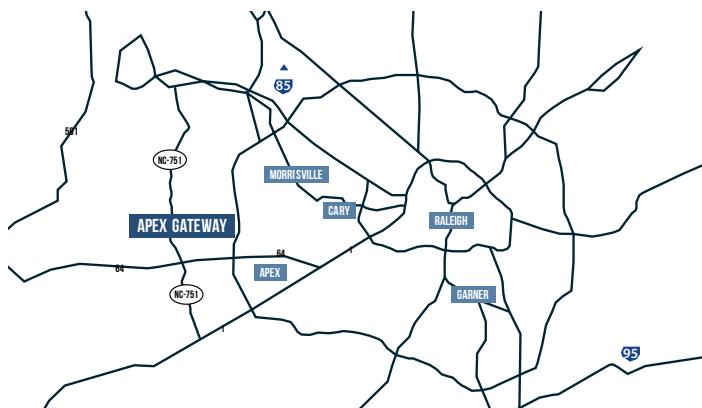
Build-to-Suit Opportunity

FEATURES

- **± 25,648 SF to ± 128,014 SF available** at the intersection of NC-751 and US-64 in Apex, NC
- Up to **± 2.6 Acres** of Secured Storage Opportunities within Full 180' Concrete Truck Court
- Fantastic Solution for City Counter, Warehousing, and Last Mile Occupiers
- 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

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



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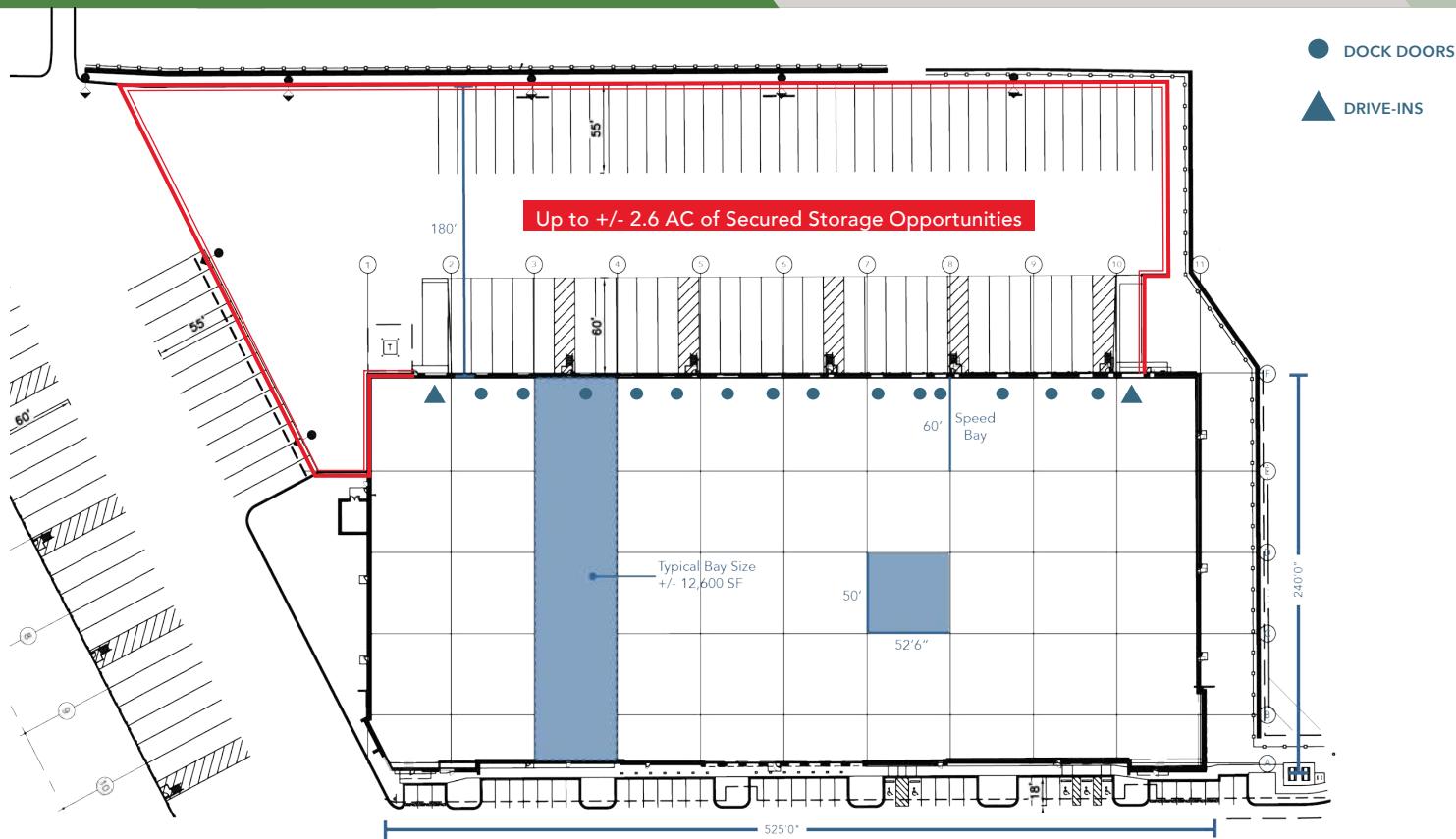
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855 GATEWAY OVERVIEW



BUILDING STATS

LOCATION	855 Gateway Drive, Apex, NC 27505
COUNTY	Chatham
OFFICE SF	Build-to-Suit
ZONING	LI-CZ
CLEAR HEIGHT	32'
FIRE PROTECTION	ESFR
TRUCK COURT	180' Truck Court - +/- 2.6 AC Fully Securable
CAR PARKING	+/- 1.0/1,000 SF
TRAILER PARKING	Forty (40) Trailer Stalls
TOTAL SF	+/- 128,014 SF
SPACE AVAILABLE	+/- 25,648 to +/- 128,014 SF
OVERALL DIMENSIONS	525' x 240'
TYPICAL BAY SPACING	52'6" x 50' with a 60' Speed Bay
TYPICAL BAYS	+/- 12,600 SF
DOCK-HIGH DOORS	Fourteen (14) 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

APEX GATEWAY SITE PLAN

Proposed Buildings

Under Construction



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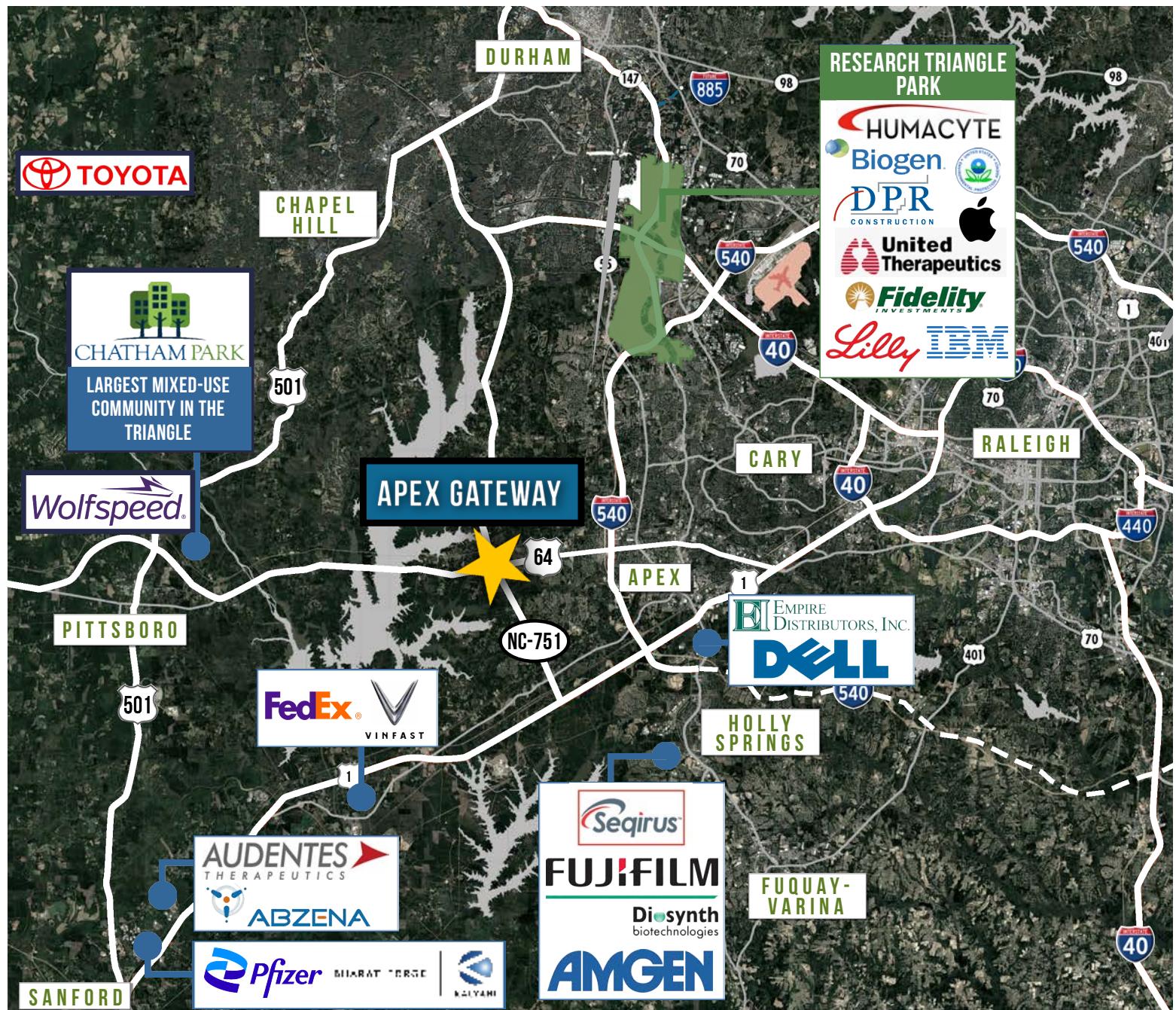
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AREA MAP



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