



THE MARQUARDT GROUP

Flex Space

2,700 sq ft

1078 Classic Rd

- 2,700 sq ft Total
2,200 sq ft Office
500 sq ft warehouse

SHARED TRUCK COURT

SMALL LAYDOWN AREA

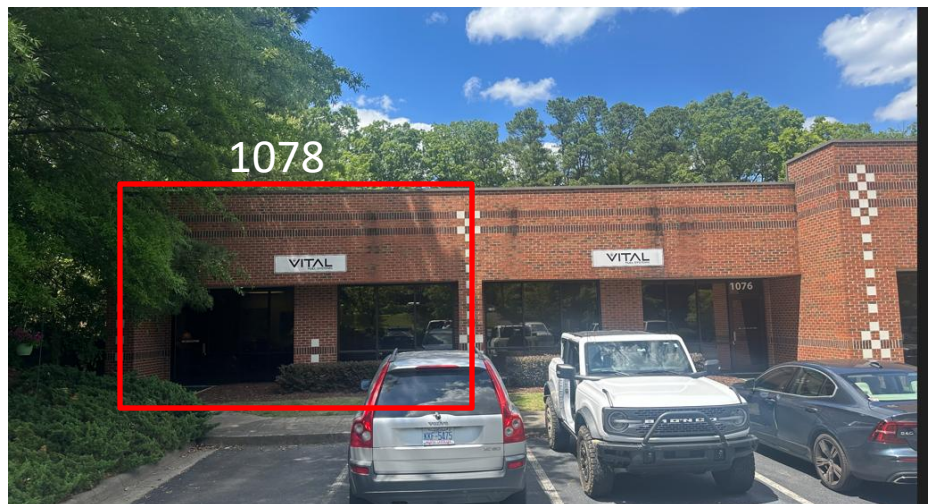
One Drive-in Door

BASE RENT: \$19.50 psf
TICAM: \$2.94 psf (2025)

SALES PRICE: \$850,500

For Lease/Sale

1078 Classic Rd
Apex, NC 27539



The Marquardt Group, LLC

Dan Marquardt

Office: (919) 200-0494

Cell: (919) 623-1920

Dan@TheMarquardtGroup.com

www.TheMarquardtGroup.com

The information contained herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

Flex Space

AVAILABLE NOW

1078 Classic Rd

- 2,700 sq ft Total
2,200 sq ft Office
500 sq ft warehouse

Approx 0.05-acre laydown yard

Tenant pays for:

Utilities, Phone/Internet,
Security, Janitorial and
HVAC maintenance

TICAM includes
reasonable water and
garbage.

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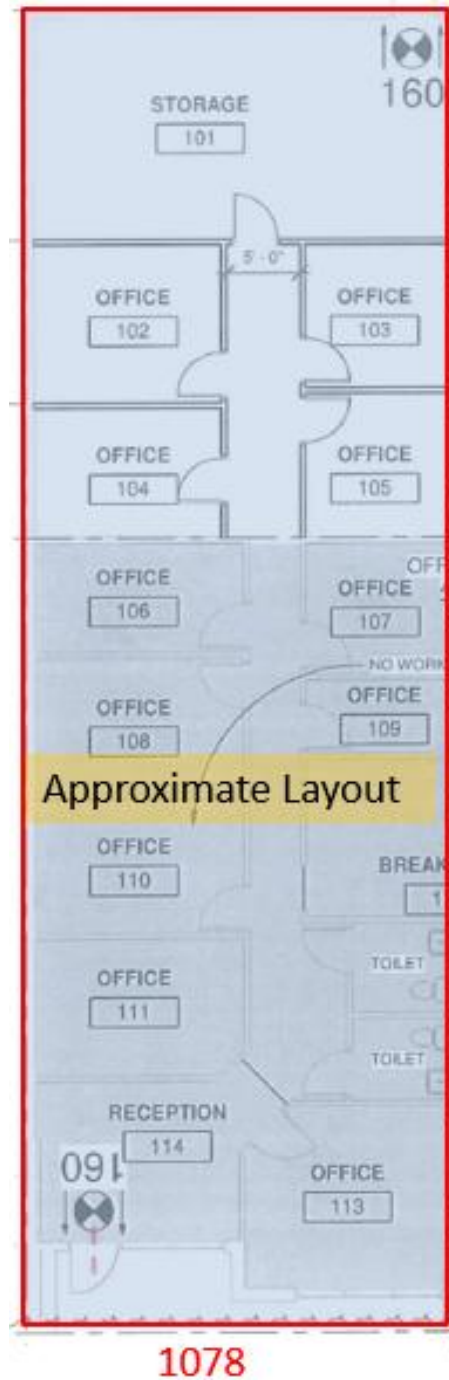
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Not to Scale

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Shared Truck Court | Laydown Area

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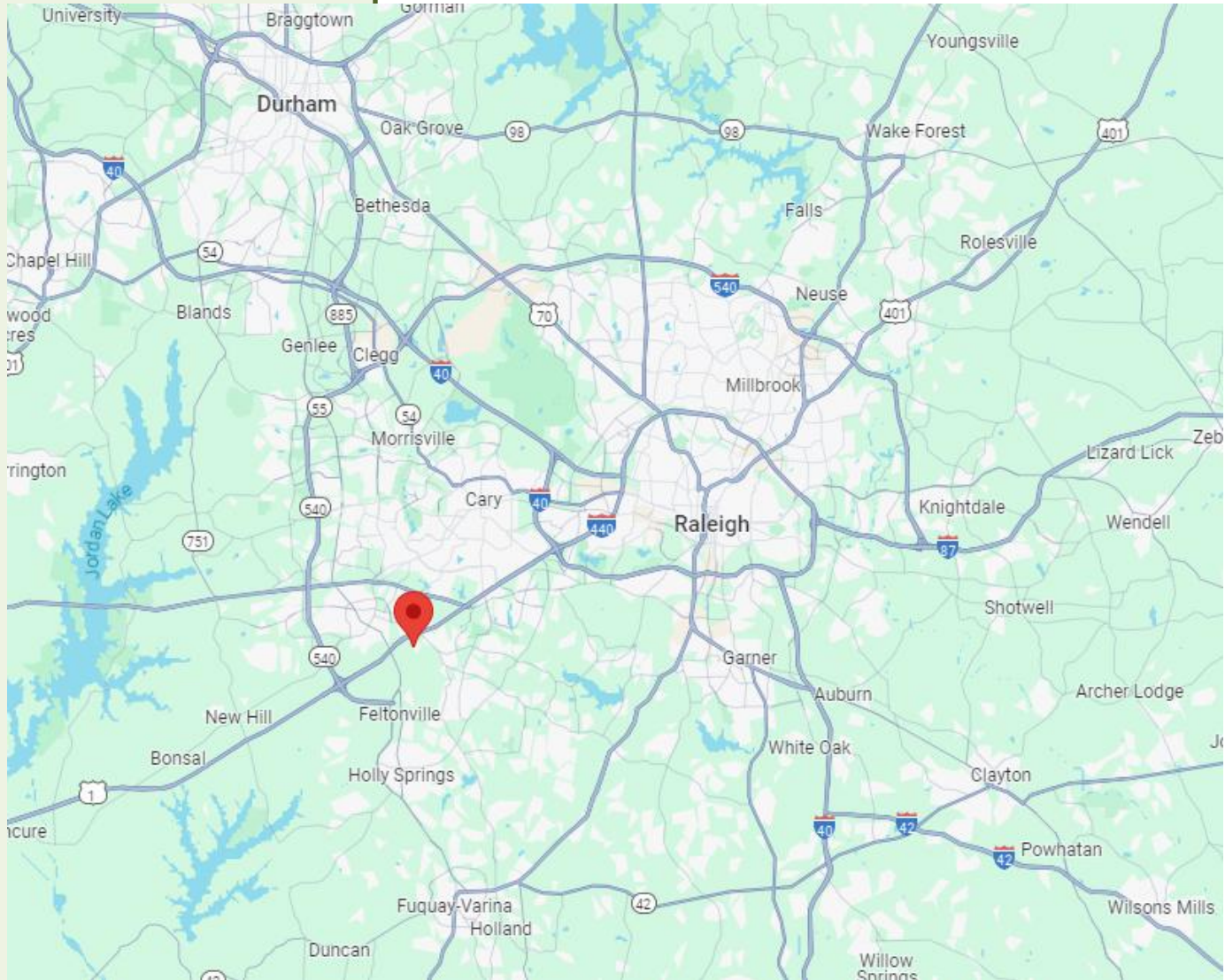
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Flex Space

AVAILABLE NOW

1078 Classic Rd

Includes:

Approx 0.05 Acres
of Laydown Yard
Or
extra parking

Tenant pays for:

Utilities, Phone/Internet,
Security, Janitorial and
HVAC maintenance

TICAM includes
reasonable water and
garbage.

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