

APEX GATEWAY

Master Planned Industrial and Life Science Park



920 Gateway Drive, Apex, NC 27523



± 23,212 SF - ± 189,849 SF AVAILABLE

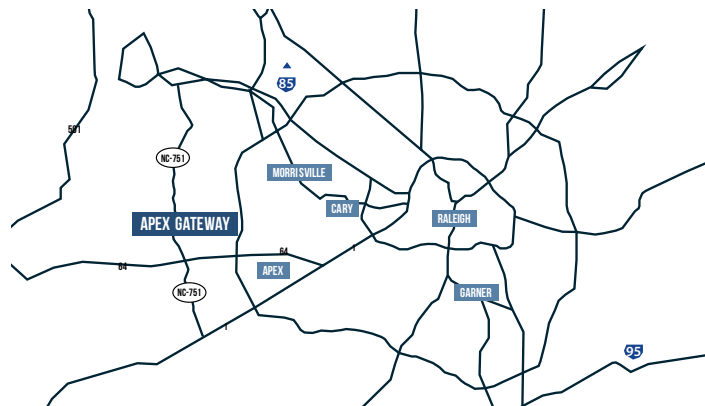
SHELL DELIVERING Q2 2026

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



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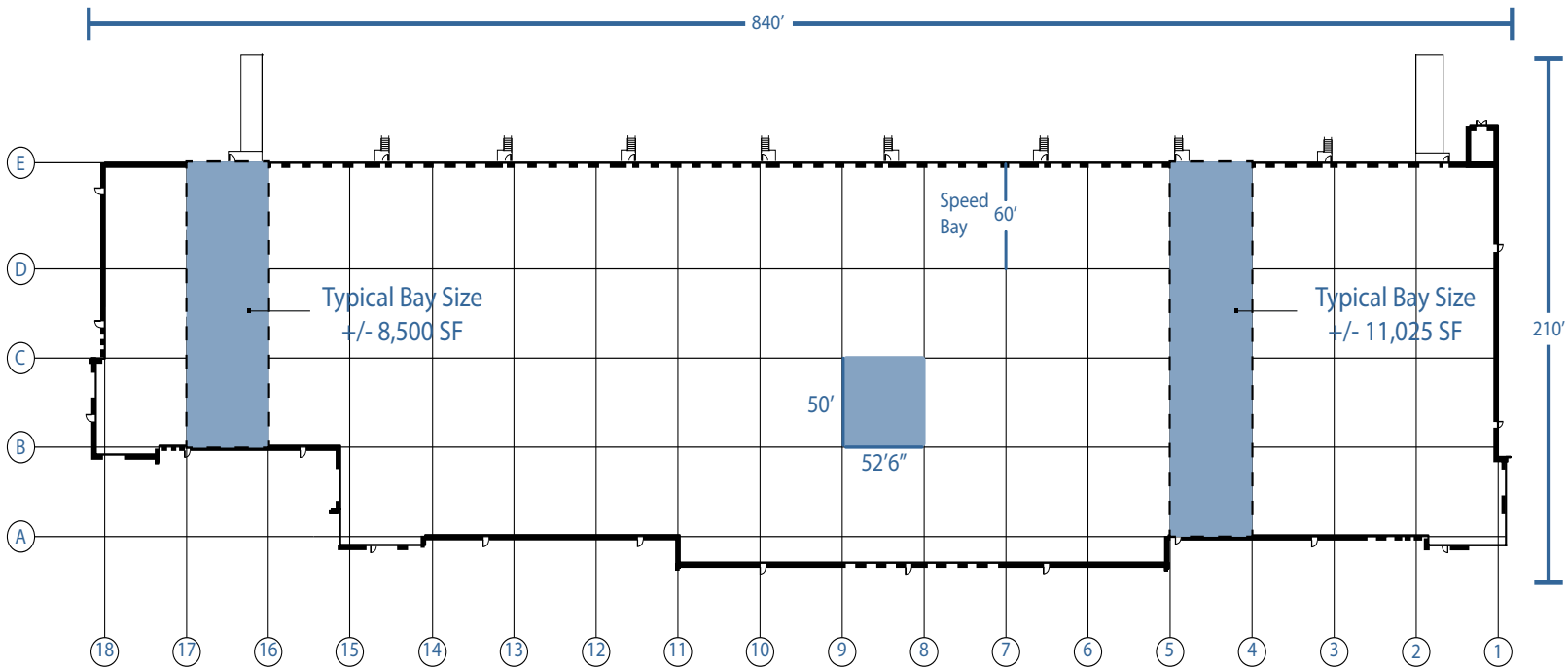
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920 GATEWAY OVERVIEW



BUILDING STATS		CONSTRUCTION	
LOCATION	920 Gateway Drive, Apex, NC 27505	WALLS	Tilt concrete
COUNTY	Chatham	FLOORS	6" Unreinforced Floor Slab with Speed Bay Reinforced with #3's at 18" O.C
OFFICE SF	Build-to-Suit	STRUCTURE	Class A joist/girder system
ZONING	LI-CZ	ROOF	60-mil TPO membrane
CLEAR HEIGHT	32'	UTILITIES	
FIRE PROTECTION	ESFR	WATER	Apex Water
TRUCK COURT	200' Shared Truck Court	SEWER	Apex Water
CAR PARKING	+/- 1 per 1,000 SF (Typical)	POWER	Duke Progress Energy
TRAILER PARKING	Available	GAS	Dominion
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		

APEX GATEWAY SITE PLAN

Proposed Buildings



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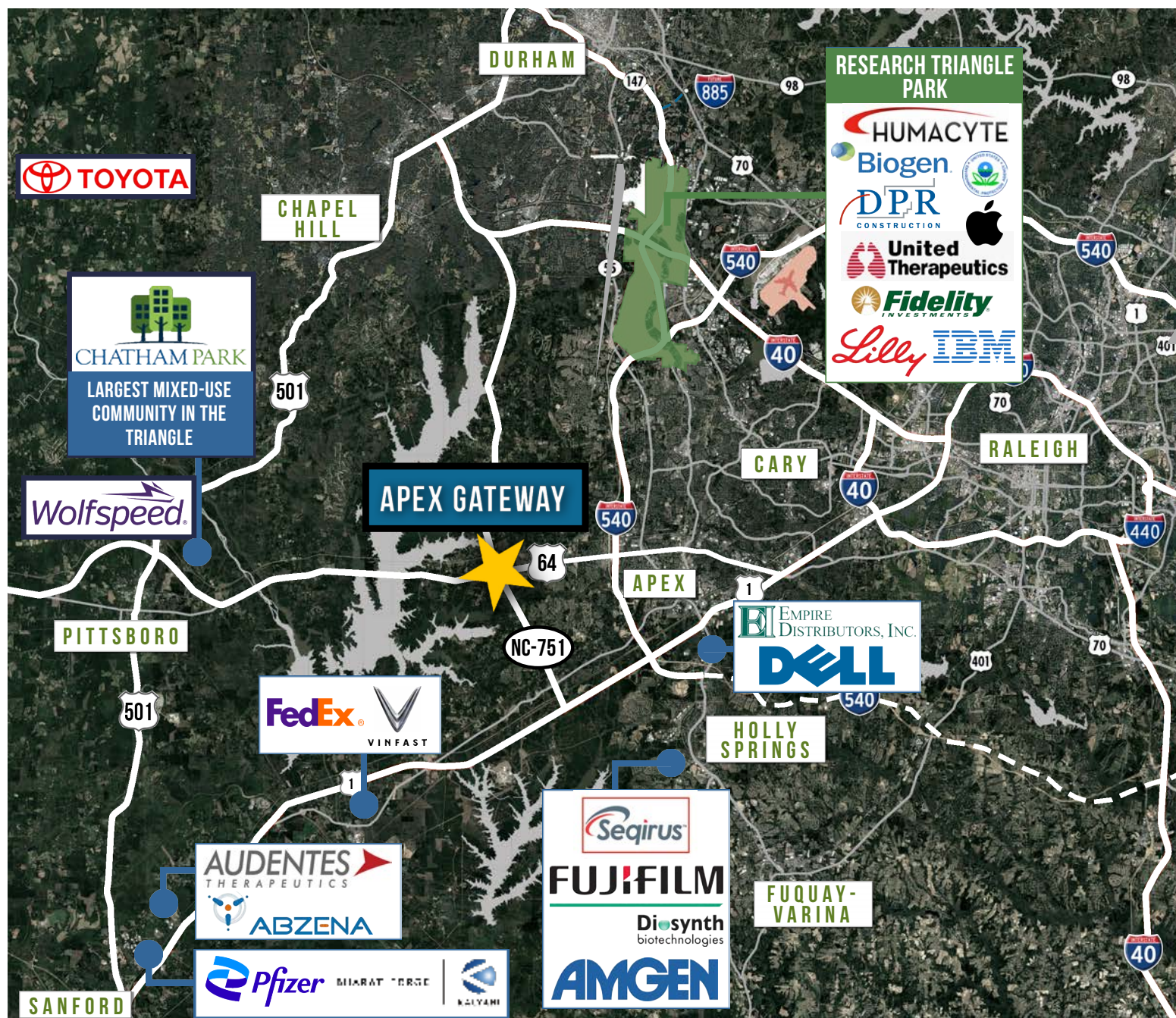
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AREA MAP



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