

**±90,000 SF INDUSTRIAL SPACE AVAILABLE
HEAVY POWER | FULLY CONDITIONED**



8001 KNIGHTDALE BLVD
Knightsdale, NC 27545

PROPERTY INFORMATION

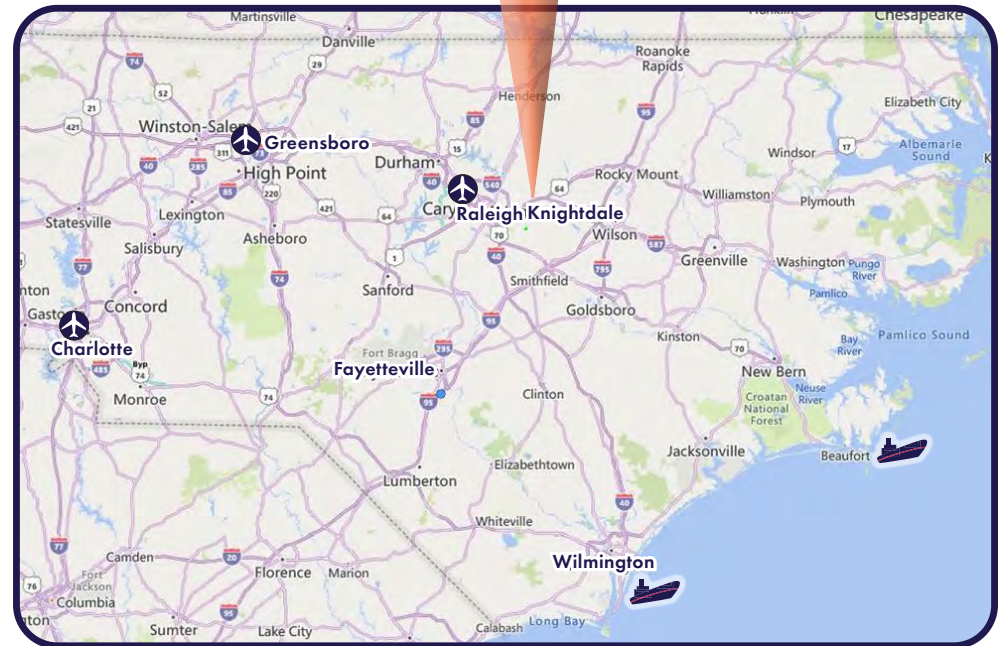
Building Size	±416,379 RSF
Acreage	59.16 acres
Year Built/Renovated	1972/1988/2023
Zoning	MI, Manufacturing & Industrial

SPACE INFORMATION

Space Available	±90,000 SF
Date Available	Immediately
Loading	(4) 8'x10" dock doors (ability to add both grade-level and dock doors)
Clear Height	20.5'-22' (25'02" to deck)
Column Spacing	40' by 40'
Fire Safety	Fully sprinklered, plus supplementary fire protection tanks and ponds
Power	3,000 AMP's/480v
HVAC	Fully conditioned
Lease Rate	Negotiable

HIGHLIGHTS

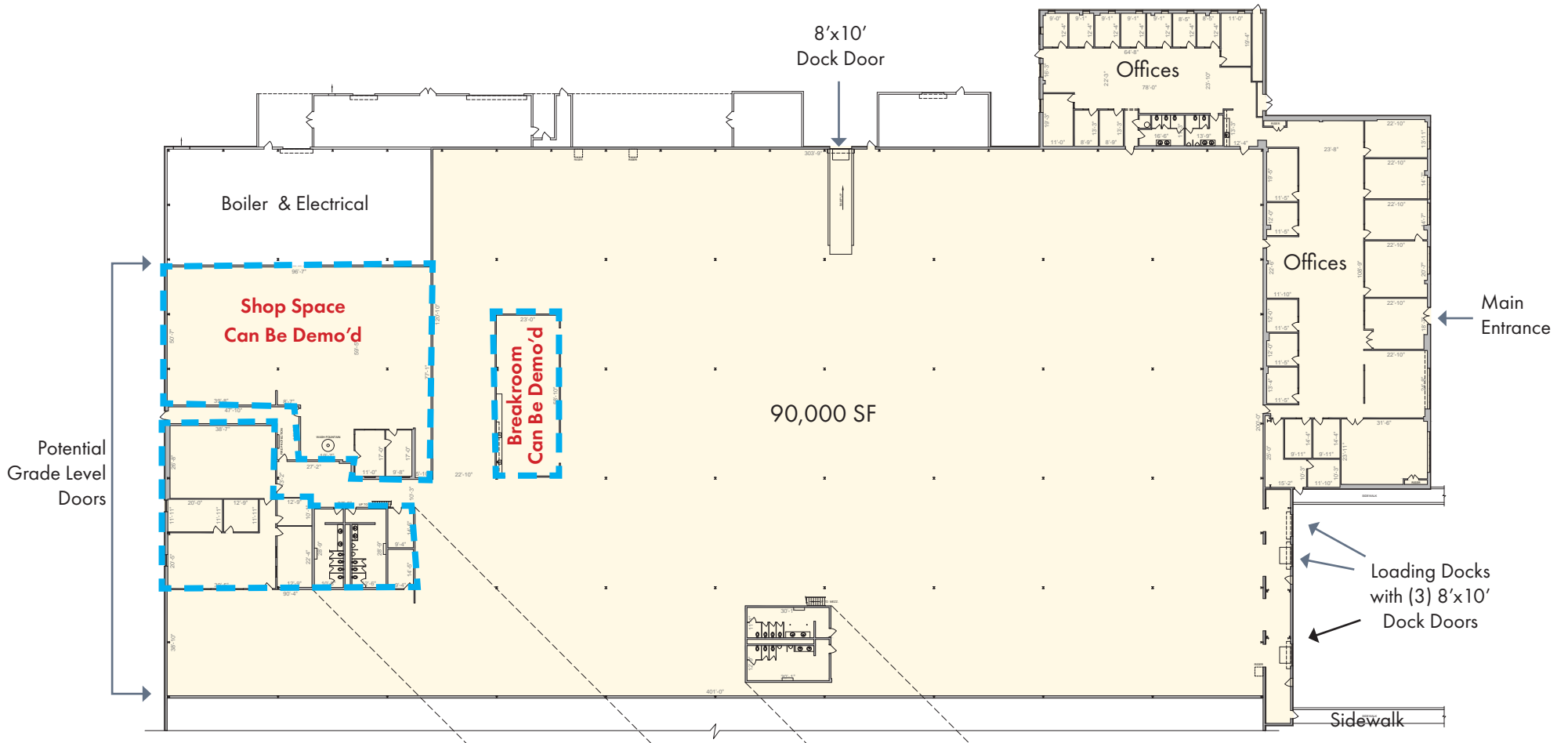
- Manufacturing building with overall capacity of 15MW. Served by a 236 kV Duke Energy substation on site.
- Former US manufacturing HQ for Square D | Schneider Electric.
- Bus duct system throughout (power on demand).
- Signalized entry and frontage on US Hwy 64. 2.5 miles to I-87; 3.2 miles to I-540.
- Ample employee and truck parking.



SITE PLAN



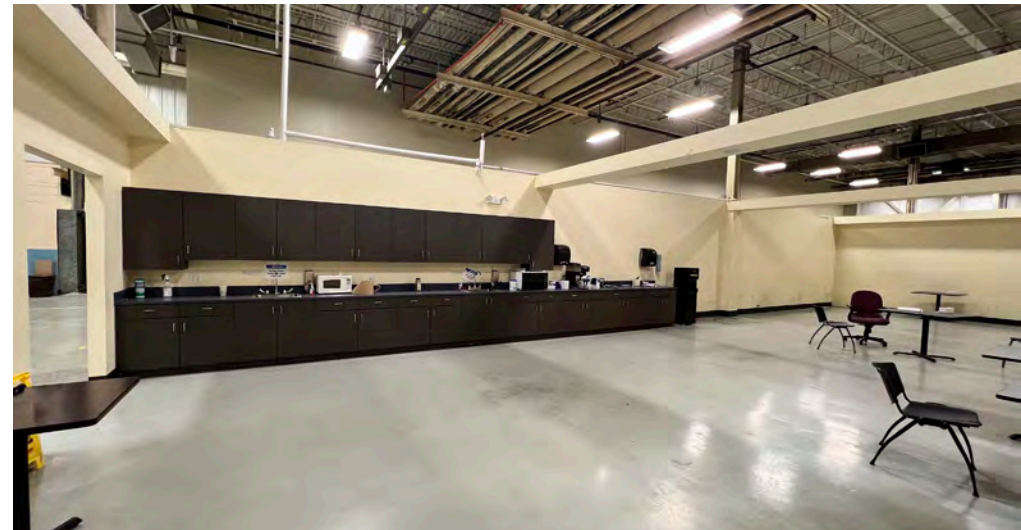
FLOOR PLAN SUITE 130



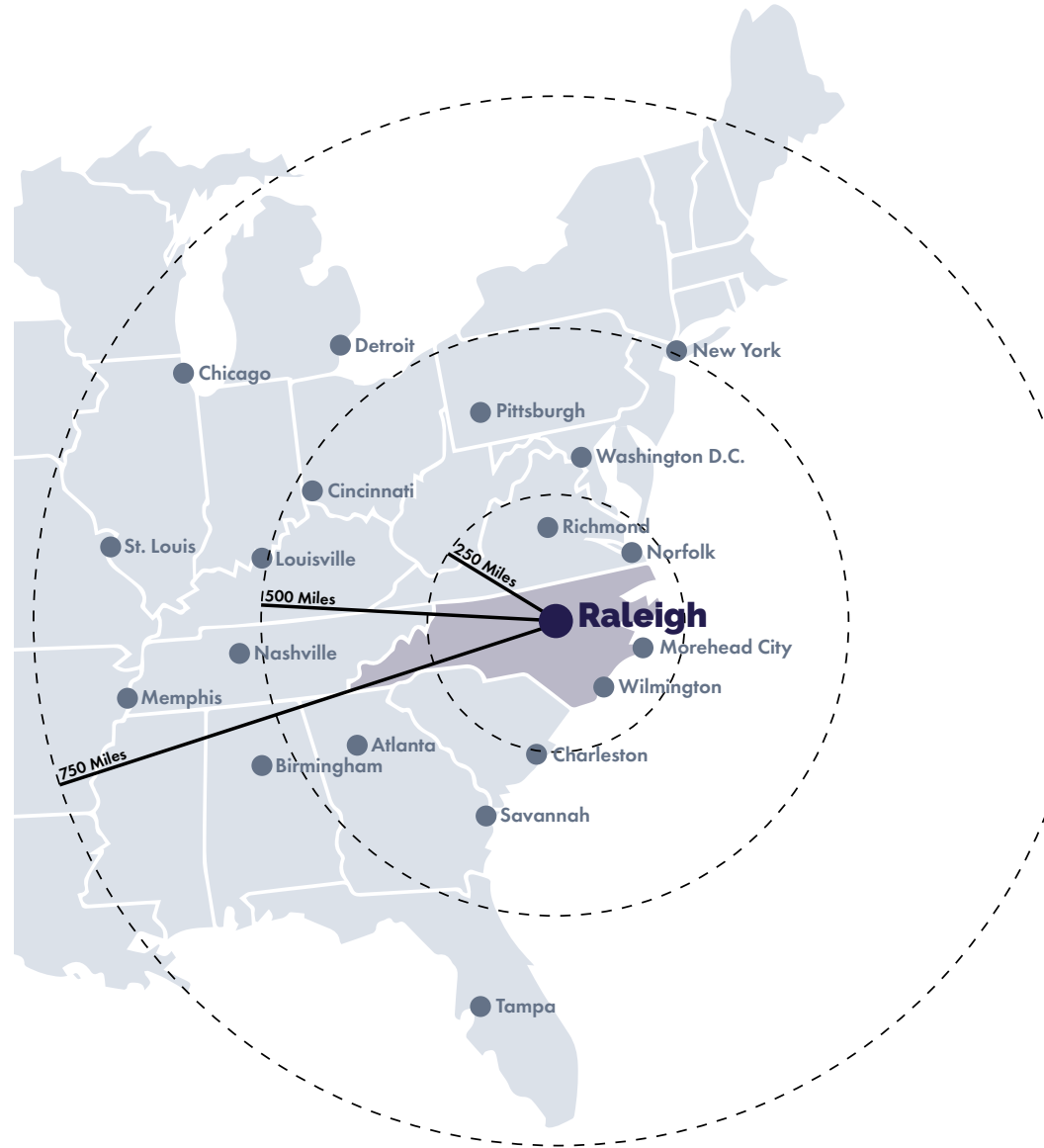
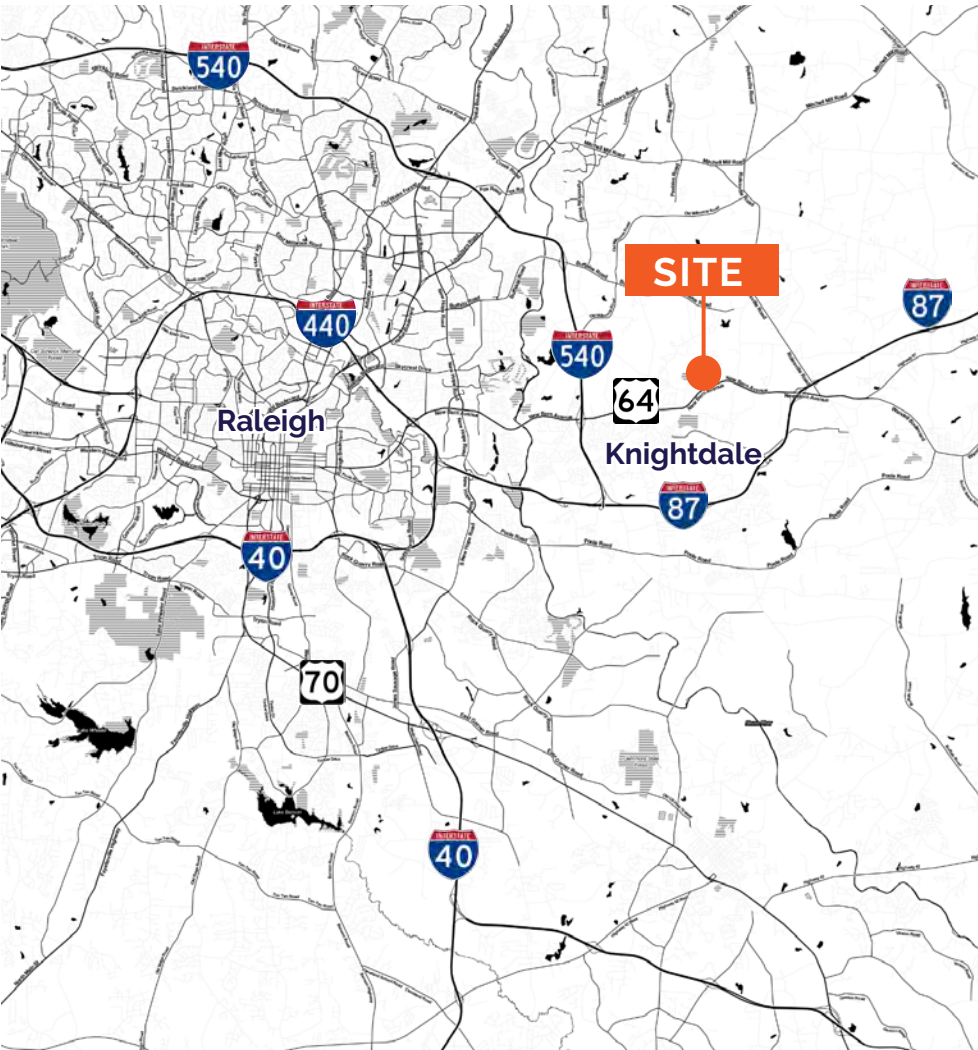
PROPERTY PHOTOS



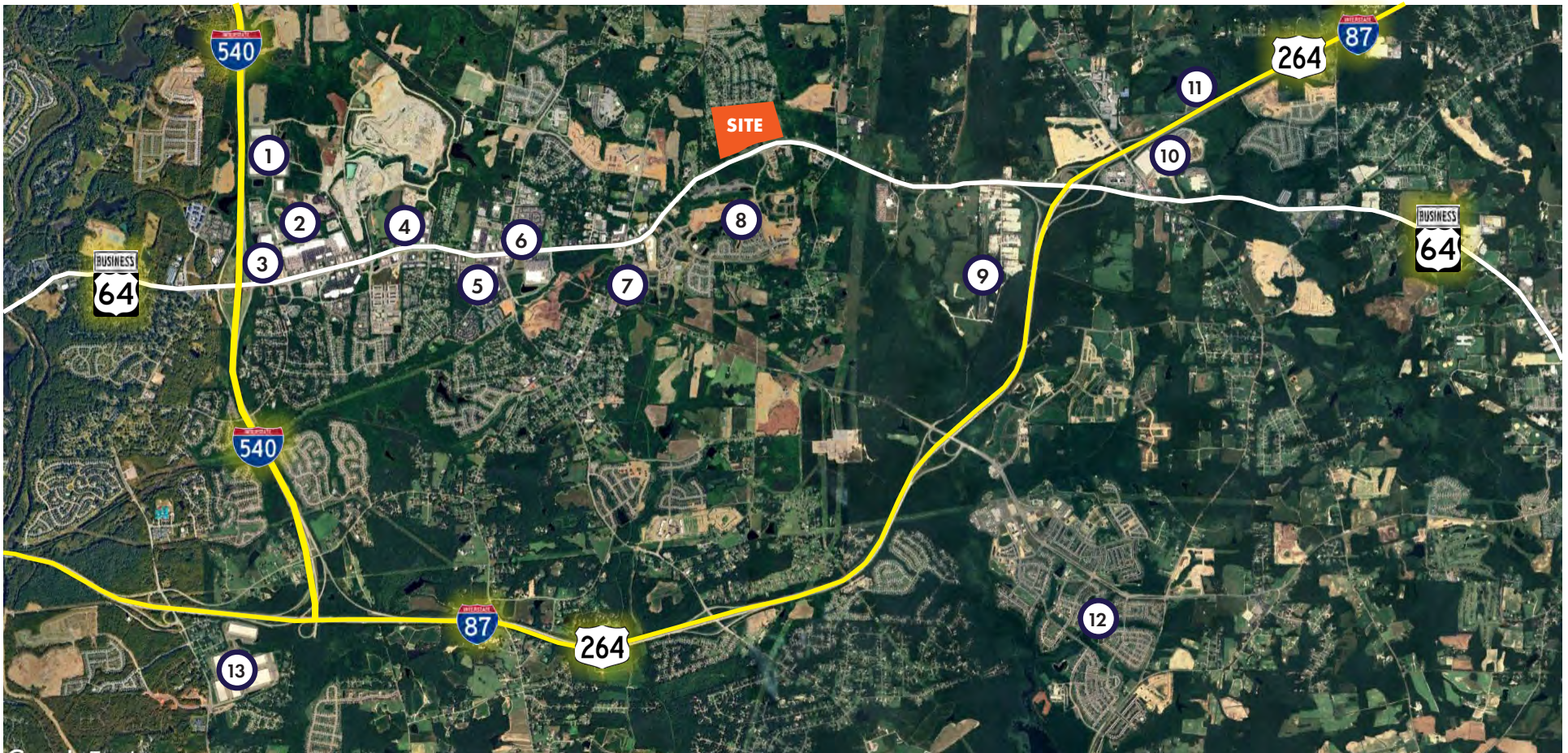
PROPERTY PHOTOS



LOCATION AND ACCESS



NEIGHBORHOOD MAP



- | | | | | | |
|---------------------------------|---------------------------------|--|--|---|-------------------------------|
| 1. Hinton Oaks Industrial Park | 4. 64 East Business Park | 7. Knightdale Station Park
(71-acre with amphitheater, dog park, play area, and more) | 8. Knightdale Station Subdivision
(incl. office and retail space) | 10. Wake Tech Eastern Campus
(106-acre site) | 12. Wendell Falls Subdivision |
| 2. Merritt Midway Business Park | 5. Knightdale Crossing Shopping | | 9. Wendell-Knightdale Airport | 11. Kioti Tractor Division | 13. Eastgate 540 |
| 3. Midtown Commons Shopping | 6. Wake Stone Corporation | | | | |



DRIVE TIME MAP

