

MERRITT CAPITAL BUSINESS PARK - PHASE III

WAKE FOREST, NC | NOW PRE-LEASING | 1,300 – 203,500 SF LIGHT INDUSTRIAL



PARK FEATURES



Situated along Ligon Mill Road and Unicon Drive, minutes from US-1, US-401 and I-540



Small and large suites available, including incubator spaces



18' clear heights



Rear-loaded docks and drive-in capabilities



SITE PLAN

Merritt Capital Business Park
Wake Forest, NC 27587

- LIGHT INDUSTRIAL
- SMALL-BAY WAREHOUSES

FUTURE CONSTRUCTION

ADDRESS	TOTAL SF	CLEAR HEIGHT
1800 Industry Oaks Lane	63,900 SF	18'
1808 Industry Oaks Lane	72,000 SF	18'
1816 Industry Oaks Lane	67,600 SF	18'
TOTAL SF	203,500 SF	



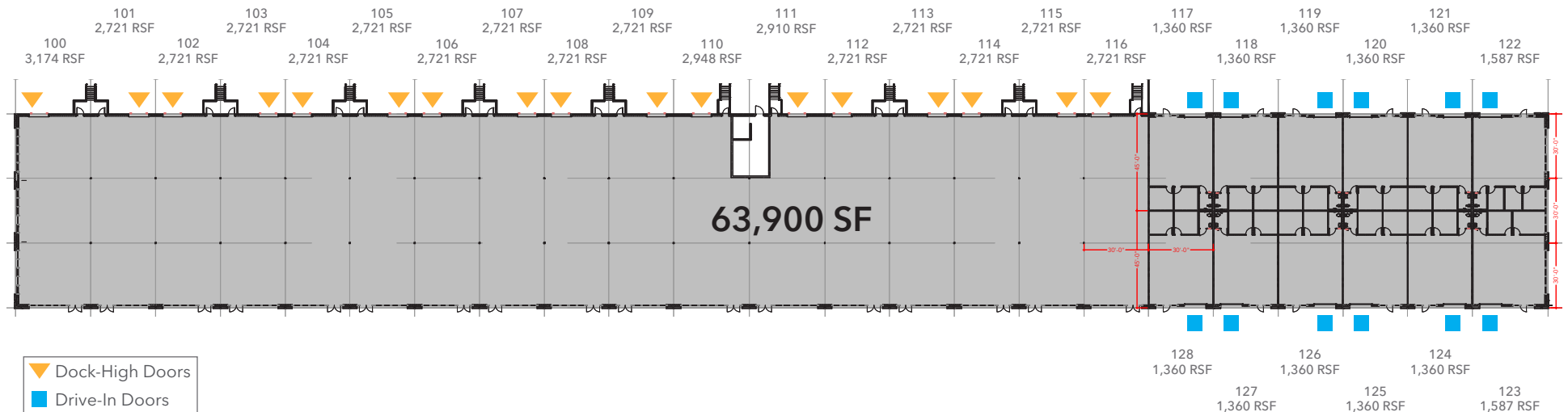
EXISTING

ADDRESS	TOTAL SF	CLEAR HEIGHT
740 Merritt Capital Drive	85,800 SF	18'
744 Merritt Capital Drive	30,000 SF	18'
741 Merritt Capital Drive	84,400 SF	18'
745 Merritt Capital Drive	55,200 SF	18'
TOTAL SF	255,400 SF	



CONCEPTUAL BUILDING PLAN

1800 INDUSTRY OAKS LANE



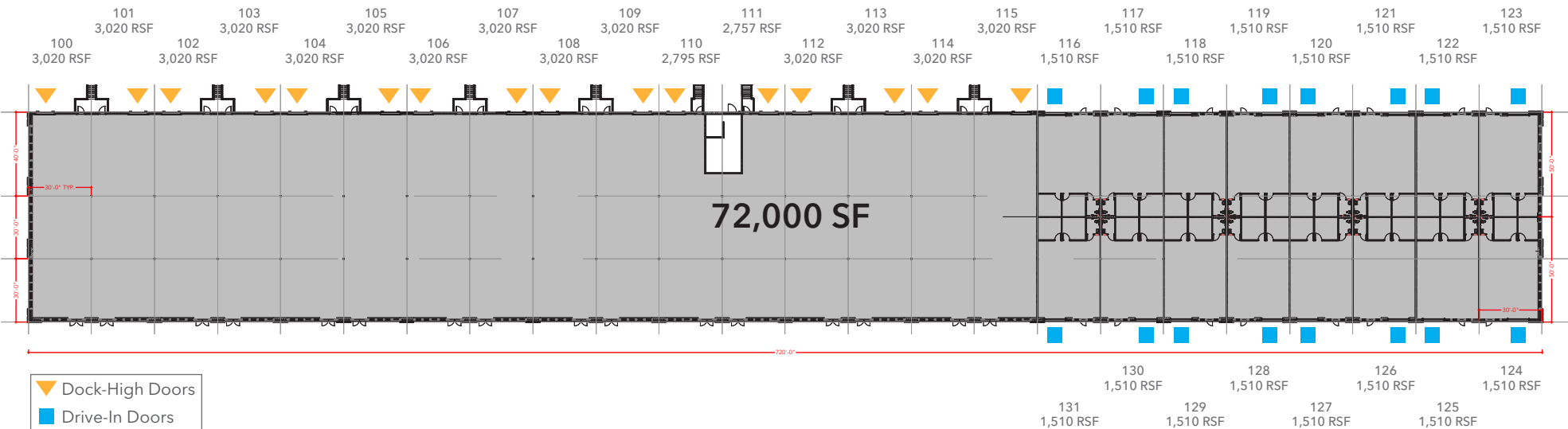
BAY SIZE	1,354-3,174 SF
COLUMN SPACING	30'-35'
EXTERIOR CONSTRUCTION	Tilt-Up Brick Veneer
CEILING HEIGHT	18' Clear
TRUCK COURT	108'
PARKING	2 spaces per 1,000 SF
ZONING	Light Industrial (LI)

SPRINKLER SYSTEM	CMDA Heads (ESFR Ready)
DOCK-HIGH DOORS	17 (9'x10')
DRIVE-IN DOORS	12 (10'x12') Grade-Level Drive-In Available
POWER/ELECTRICAL	277/480v 3-phase power for dock-high bays & 120/208v single-phase power for incubator suites



CONCEPTUAL BUILDING PLAN

1808 INDUSTRY OAKS LANE



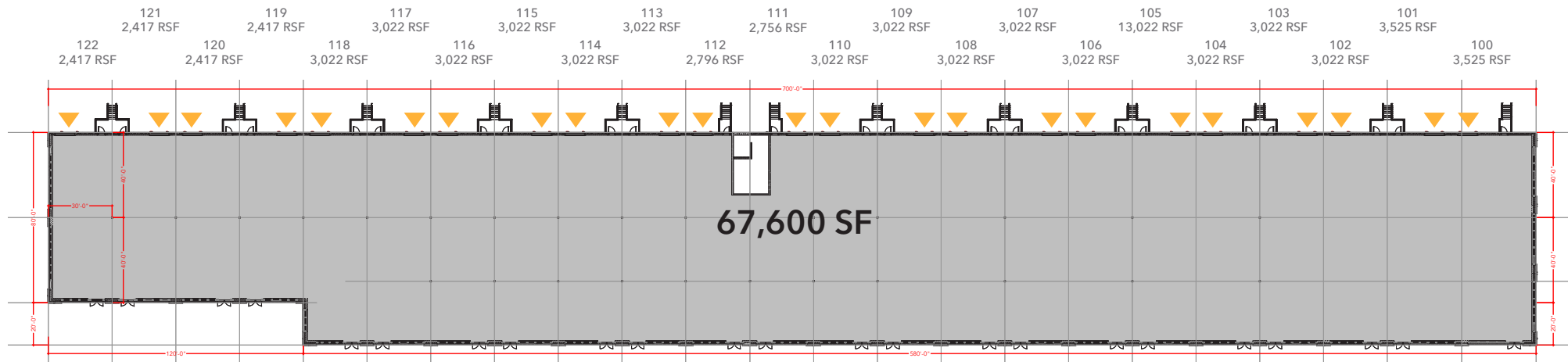
BAY SIZE	1,510-3,020 SF
COLUMN SPACING	30'
EXTERIOR CONSTRUCTION	Tilt-Up Brick Veneer
CEILING HEIGHT	18' Clear
TRUCK COURT	150'
PARKING	2 spaces per 1,000 SF
ZONING	Light Industrial (LI)

SPRINKLER SYSTEM	CMDA Heads (ESFR Ready)
DOCK-HIGH DOORS	17 (9'x10')
DRIVE-IN DOORS	14 (10'x12') Grade-Level Drive-In Available
POWER/ELECTRICAL	277/480v 3-phase power for dock-high bays & 120/208v single-phase power for incubator suites



CONCEPTUAL BUILDING PLAN

1816 INDUSTRY OAKS LANE



▼ Dock-High Doors

BAY SIZE	2,417-3,525 SF
COLUMN SPACING	30'-35'
EXTERIOR CONSTRUCTION	Tilt-Up Brick Veneer
CEILING HEIGHT	18' Clear
TRUCK COURT	150'
PARKING	2 spaces per 1,000 SF

ZONING	Light Industrial (LI)
SPRINKLER SYSTEM	CMDA Heads (ESFR Ready)
DOCK-HIGH DOORS	23 (9'x10')
DRIVE-IN DOORS	None
POWER/ELECTRICAL	277/480v 3-phase power



LOCATION

PREMIER LOCATION & ACCESSIBILITY

Merritt Capital Business Park is conveniently situated along Ligon Mill Road with easy access to US-1 and I-540, ensuring effortless connectivity for businesses in one of the region's fastest-growing markets.

INTERSTATES

 **Interstate 40** 22.7 Miles

 **Interstate 540** 5.8 Miles

 **US Route 70** 13.8 Miles

 **Interstate 440** 10 Miles

AIRPORTS

Raleigh Durham International 24 Miles

DOWNTOWN DURHAM
32 MILES | 42 MINUTES

**MERRITT CAPITAL
BUSINESS PARK**

WAKE
FOREST

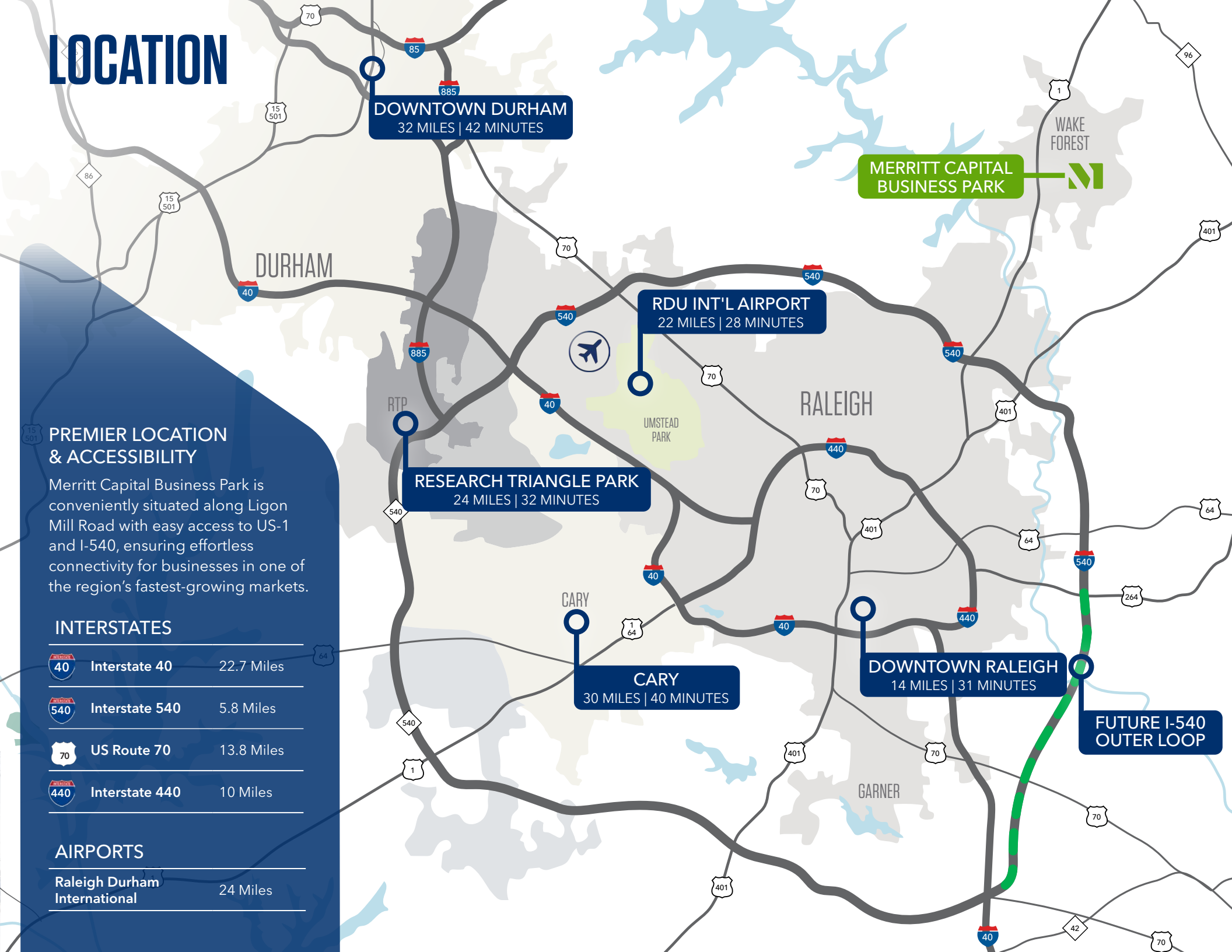
RDU INT'L AIRPORT
22 MILES | 28 MINUTES

RESEARCH TRIANGLE PARK
24 MILES | 32 MINUTES

CARY
30 MILES | 40 MINUTES

DOWNTOWN RALEIGH
14 MILES | 31 MINUTES

**FUTURE I-540
OUTER LOOP**





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SURROUNDING AMENITIES



MERRITT CAPITAL
BUSINESS PARK



WAKE TECH NORTH

WRAL SOCCER PARK

