

APEX GATEWAY

Master Planned Industrial and Life Science Park
at the Intersection of NC-751 & US-64 in Apex, NC



± 27,386 SF - ± 68,543 SF AVAILABLE

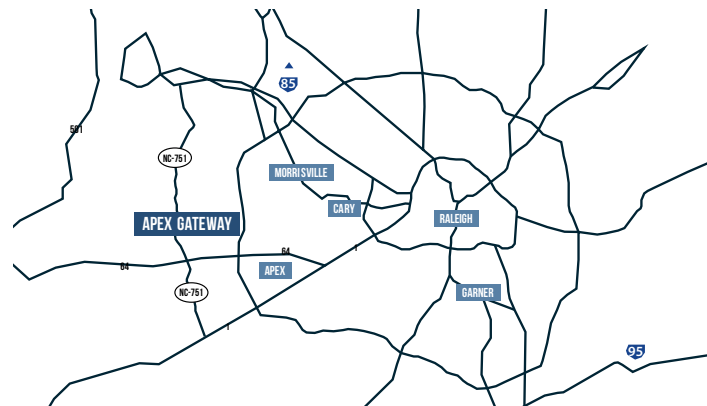
SHELL DELIVERING MARCH 2025

PARK FEATURES

- +/- 27,386 SF to +/- 68,543 SF available at the intersection of NC-751 and US-64 in Apex, NC
- Shell delivering March 2025
- 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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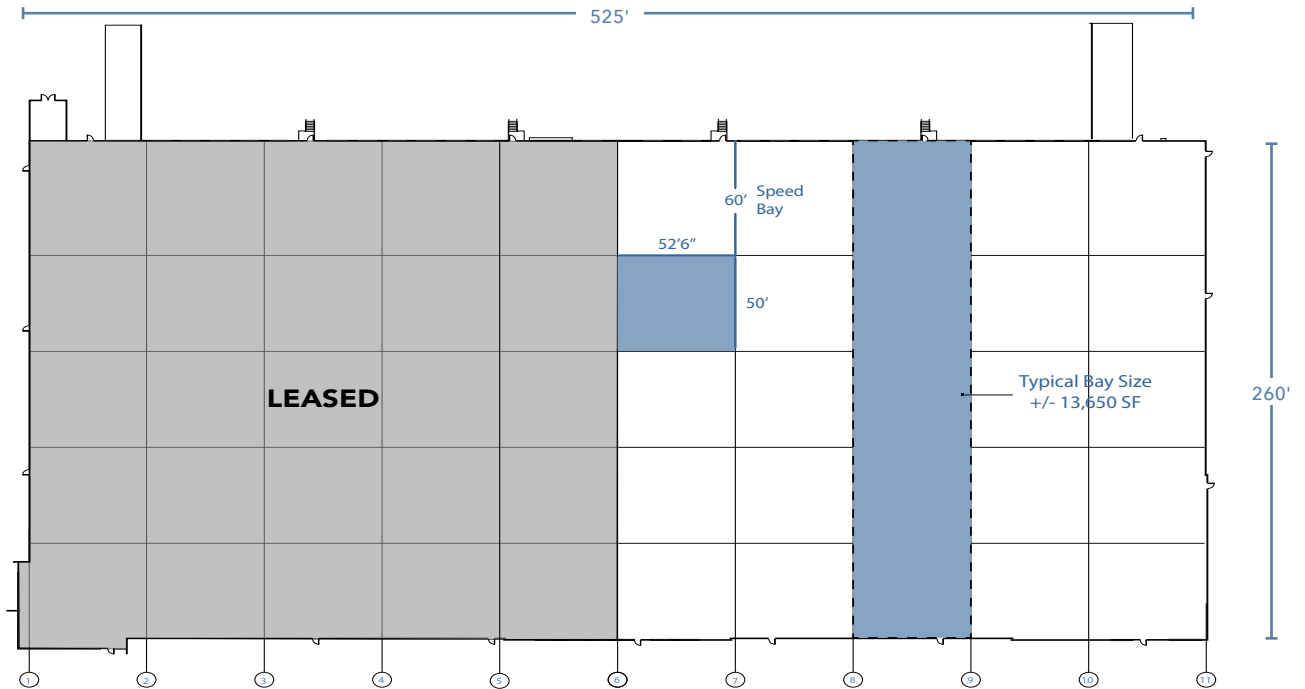
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BUILDING 3 OVERVIEW



BUILDING STATS

| | |
|----------------------------|--------------------------------------|
| LOCATION | 3550 Brightleaf Lane, Apex, NC 27505 |
| COUNTY | Chatham |
| OFFICE SF | Build-to-Suit |
| ZONING | LI-CZ |
| CLEAR HEIGHT | 32' |
| FIRE PROTECTION | ESFR |
| TRUCK COURT | 200' Shared Truck Court |
| CAR PARKING | +/- 1 per 1,000 SF (Typical) |
| TRAILER PARKING | Available |
| BUILDING 3 TOTAL SF | +/- 137,890 SF |
| SPACE AVAILABLE | +/- 27,386 to +/- 68,543 SF |
| OVERALL DIMENSIONS | 525' x 260' |
| TYPICAL BAY SPACING | 52'6" x 50' with a 60' Speed Bay |
| TYPICAL BAYS | +/- 13,650 SF |
| DOCK-HIGH DOORS | Thirteen (13) 9' x 10' doors |
| DRIVE-IN DOORS | One (1) 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 |

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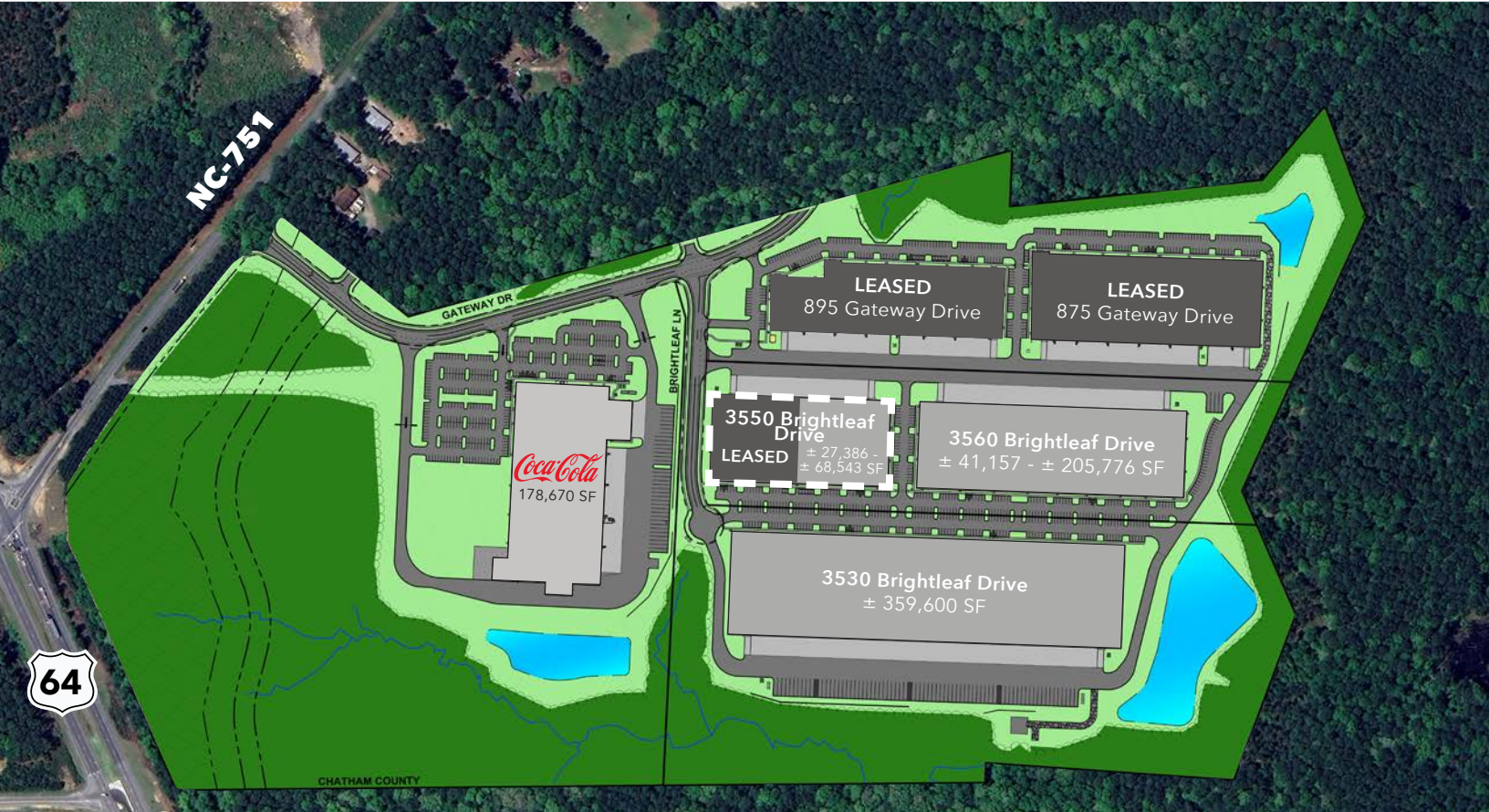
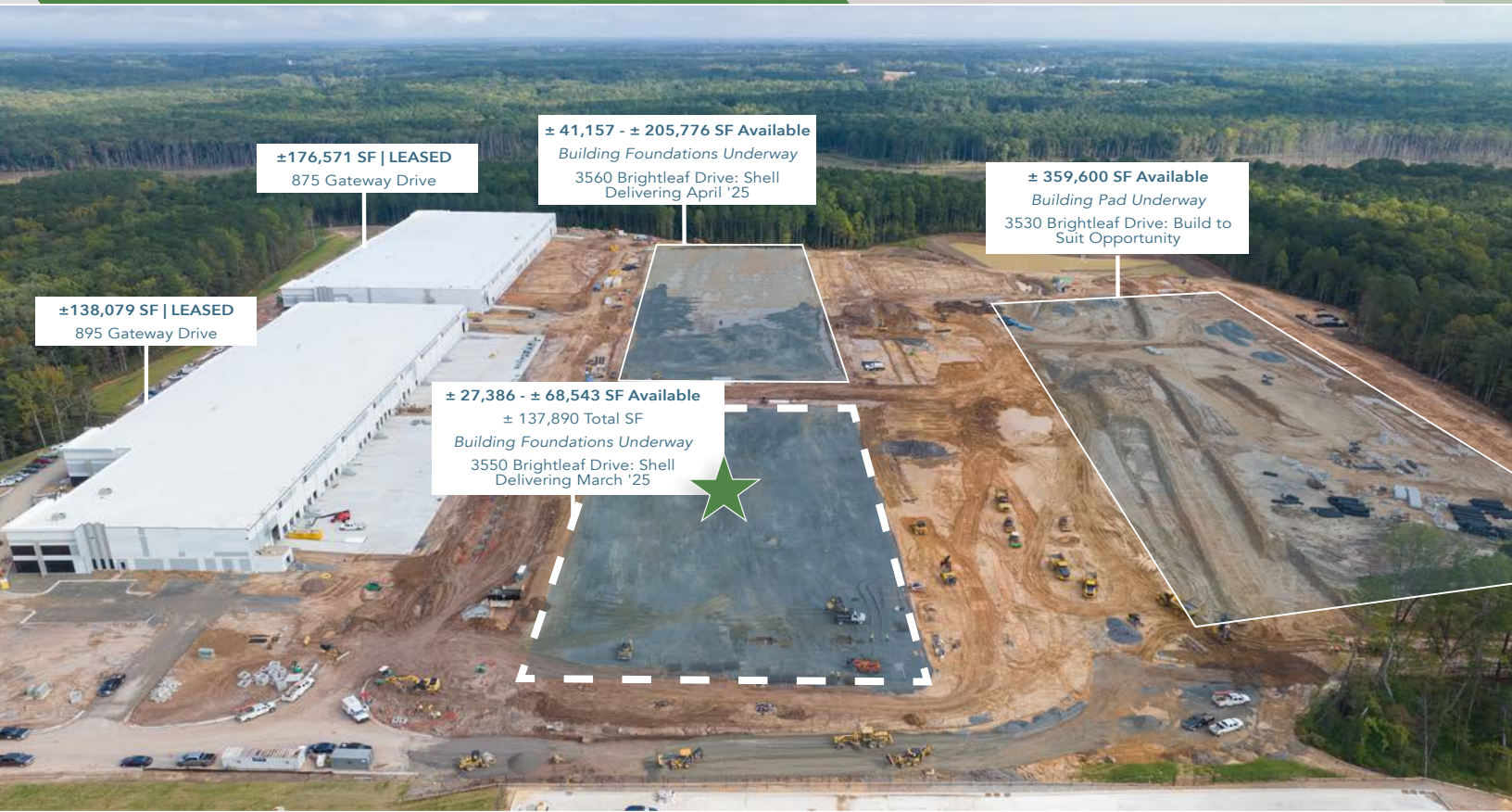
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APEX GATEWAY SITE PLAN



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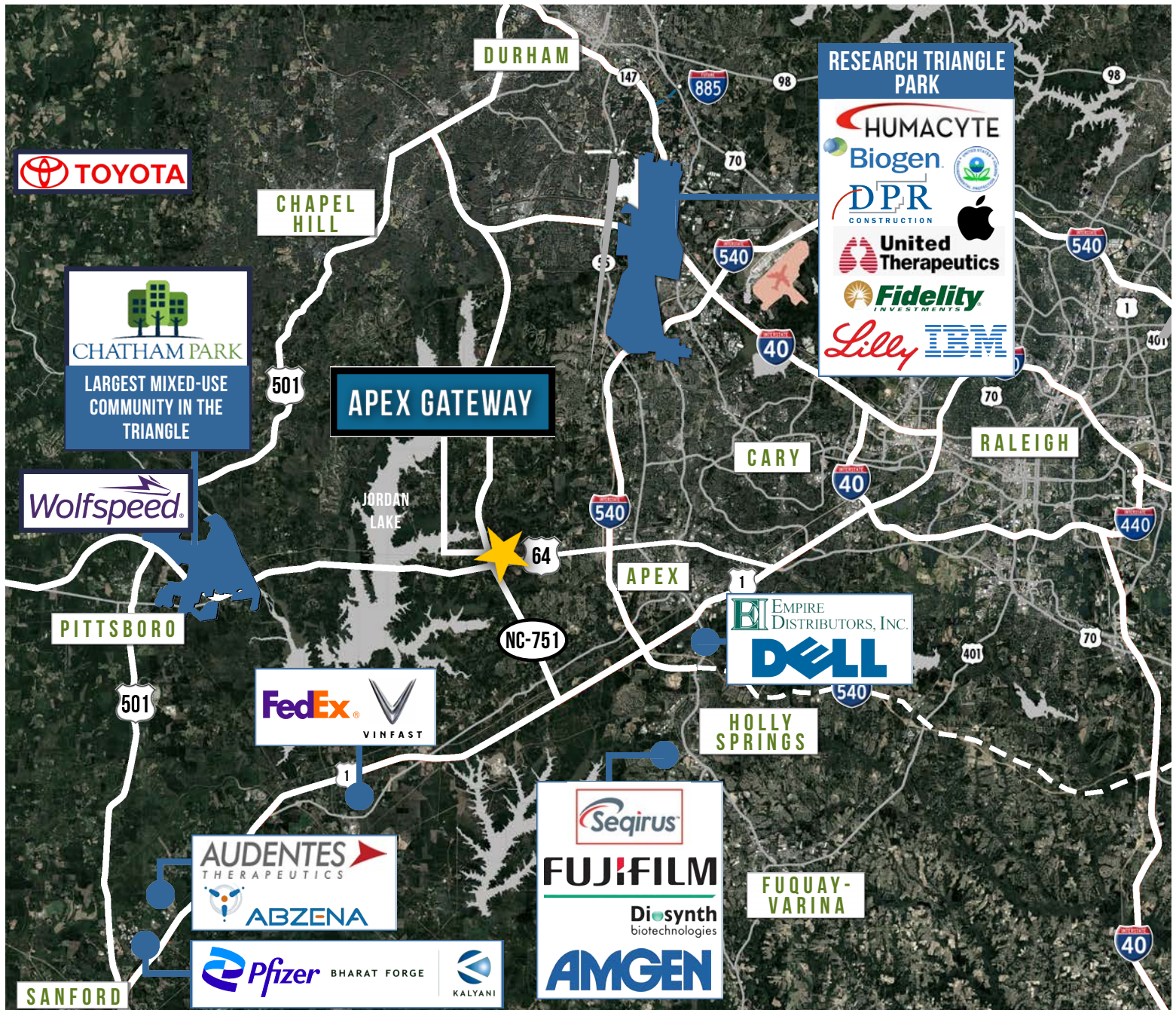
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AREA MAP



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