



THE MARQUARDT GROUP

## Flex Space

2,700 or 5,400 sq ft

### 1078 Classic Rd

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

### 1076 Classic Rd

- 2,700 sq ft Total
  - 1,620 sq ft Office
  - 1,080 sq ft warehouse

### Both Units Combined

5,400 SF TOTAL  
 3,840 Office  
 1,560 Warehouse

Adjacent suites currently connected via breakroom.

SHARED TRUCK COURT and LAYDOWN AREA

Each has a Drive-in Door

BASE RENT: \$19.00 psf  
 TICAM: \$2.94 psf

The Marquardt Group, LLC

**Dan Marquardt**

Office: (919) 200-0494

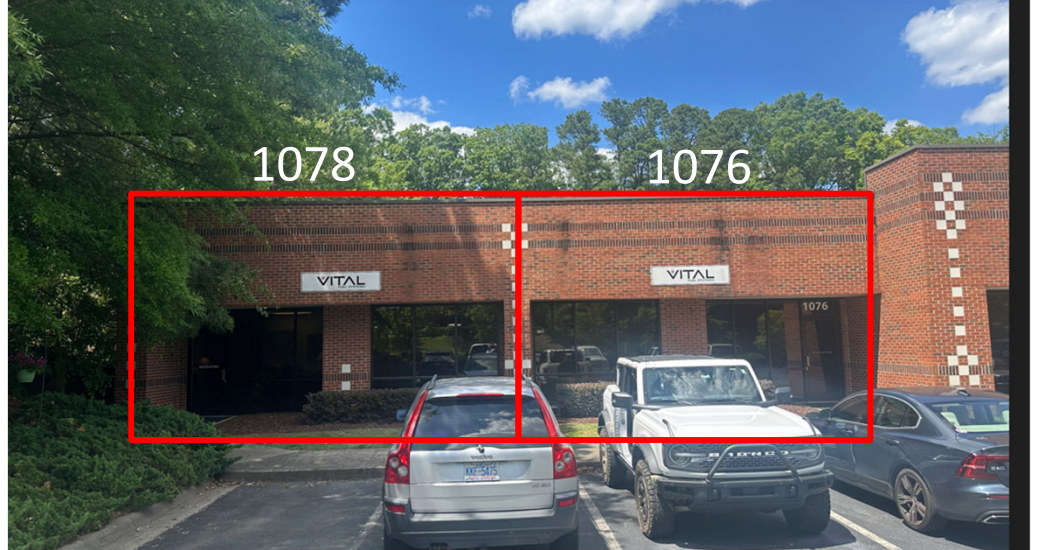
Cell: (919) 623-1920

[Dan@TheMarquardtGroup.com](mailto:Dan@TheMarquardtGroup.com)

[www.TheMarquardtGroup.com](http://www.TheMarquardtGroup.com)

# For Lease

1078 and 1076 Classic Rd  
Apex, NC 27539



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## Flex Space

**AVAILABLE 4Q 2024**

SIGN LEASE NOW FOR  
OCCUPANCY IN  
OCTOBER/NOVEMBER of 2024

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

### 1076 Classic Rd

- 2,700 sq ft Total
- 1,620 sq ft Office
- 1,080 sq ft warehouse

Tenant pays for:  
Utilities, Phone/Internet,  
Security, Janitorial and  
HVAC maintenance

TICAM includes  
reasonable water and  
garbage.

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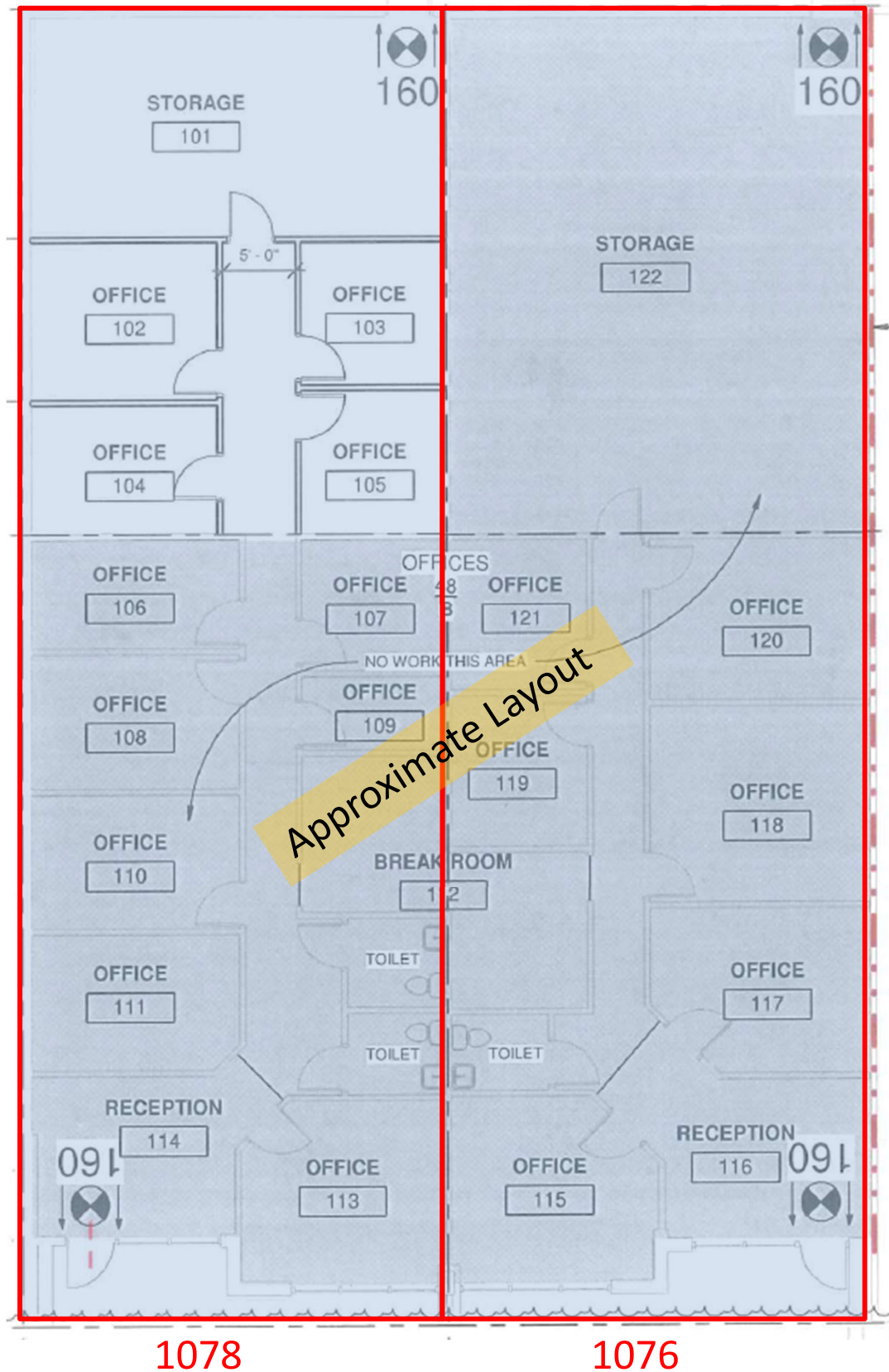
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## Shared Truck Court and Laydown Area

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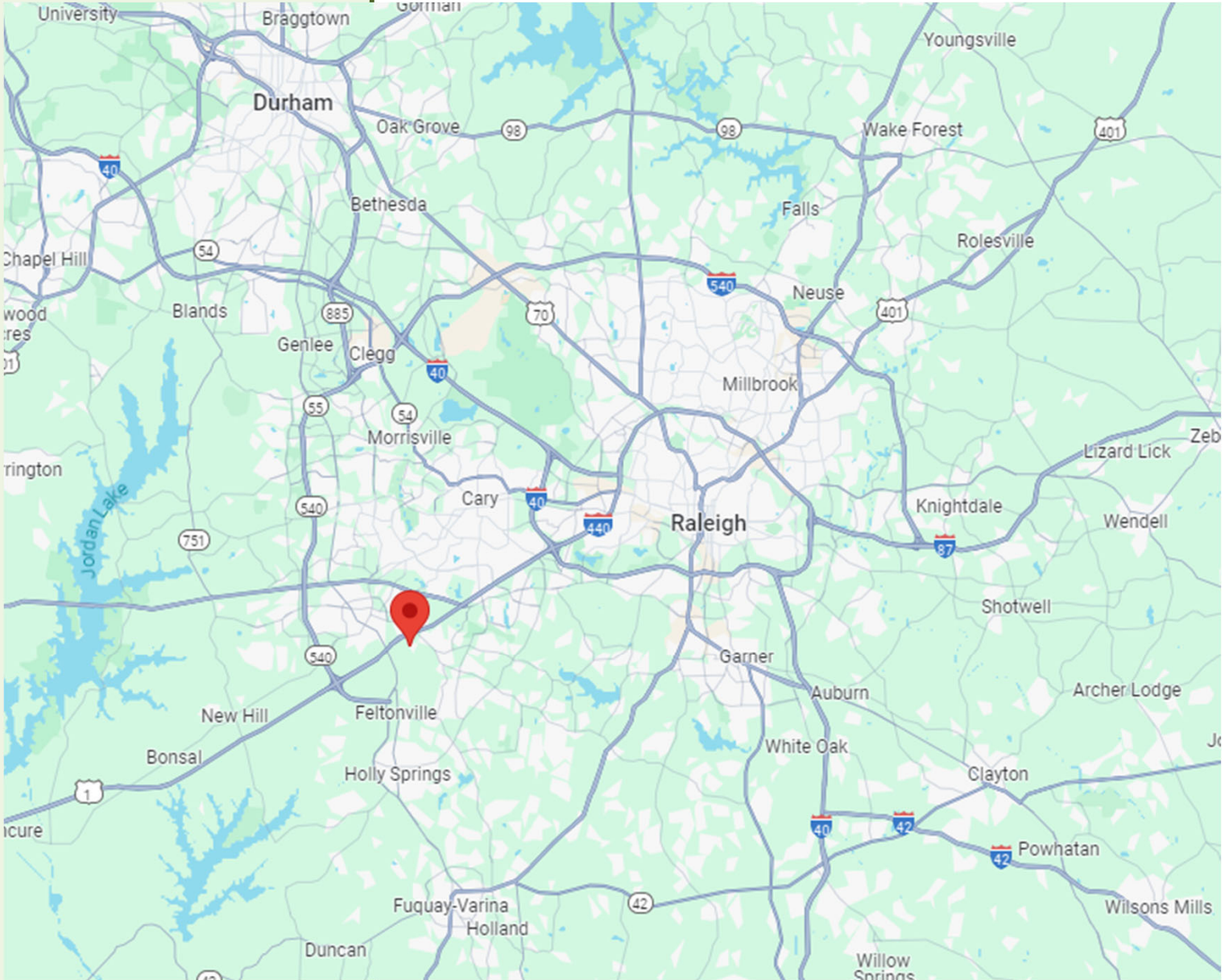
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