

EAST GATE 540

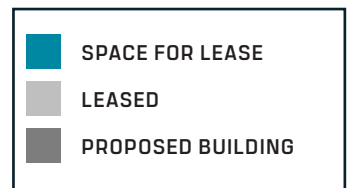


INDUSTRIAL SPACE FOR LEASE / ±41,131 SF AVAILABLE

BUILDING 5
360 SPECTRUM DRIVE
KNIGHTDALE, NC 27545

 BGO |  FOUNDRY
COMMERCIAL

MASTER SITE PLAN



Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

BUILDING FEATURES

PROPERTY NAME	Building 5
INDUSTRIAL PARK NAME	EASTGATE 540
ADDRESS	360 Spectrum Drive
CITY	Knightdale
STATE	North Carolina
COUNTY	Wake
DATE AVAILABLE	Available Now
LEASE RATE	Request pricing
TICAM	Estimated \$2.58
ZONING	MI ZONING INFO
NUMBER OF BUILDINGS	One (1)
BUILDING DIMENSIONS	400' x 700'
TOTAL SF	280,000 SF
AVAILABLE SF	±41,131 SF
WAREHOUSE SF	±33,879 SF
OFFICE SF	±7,252 SF
BAY SIZE	±19,600 SF
COLUMN SPACING	56' x 50'
FLOOR/SLAB THICKNESS	7"
SPEEDBAY SPACING	60' x 50'
EXTERIOR WALL MATERIAL	Concrete tilt-wall construction
ROOFING MATERIAL	.45 MIL TPO membrane roof with R-25 Insulation
PAVED PARKING	Ratio of 0.8/1,000 SF for the vacancy

YEAR BUILT	2020
NO. OF ACRES	15.44 acres
TRUCK COURT DEPTH	130' with a 60' concrete apron
CEILING HEIGHT	36'
LIGHTING	LED
POWER	277/480 Volt, 3 phase, 4-wire electrical service, 1200 Amp service
HEATING	Ceiling mounted, gas-fired heaters in warehouse
SPRINKLER SYSTEM/TYPE	ESFR for protection of Class I-IV commodities
SPACE LOADING DOCK	Twelve (12) Dock-High Doors: 9' x 10' One (1) Drive-In Door: 12' x 14' Four (4) 40,000 lb mechanical pit levelers
NATURAL GAS SERVICE PROVIDER	Dominion Energy
POWER SERVICE PROVIDER	Progress Duke Energy
WATER AND SEWER	Town of Knightdale
WATER LINE	2"
SEWER LINE	4"
TELECOM PROVIDER	AT&T - Fiber

PARK FEATURES

- Great highway access
- Signalized ingress/egress

FUTURE ESG AMENITIES



Outdoor fitness amenity coming in late 2024



Shared dual EV Charging Station amenity at 365 Spectrum Drive



Bike racks located at each building

- 4 racks currently in place
- 3 additional racks installed by late 2024

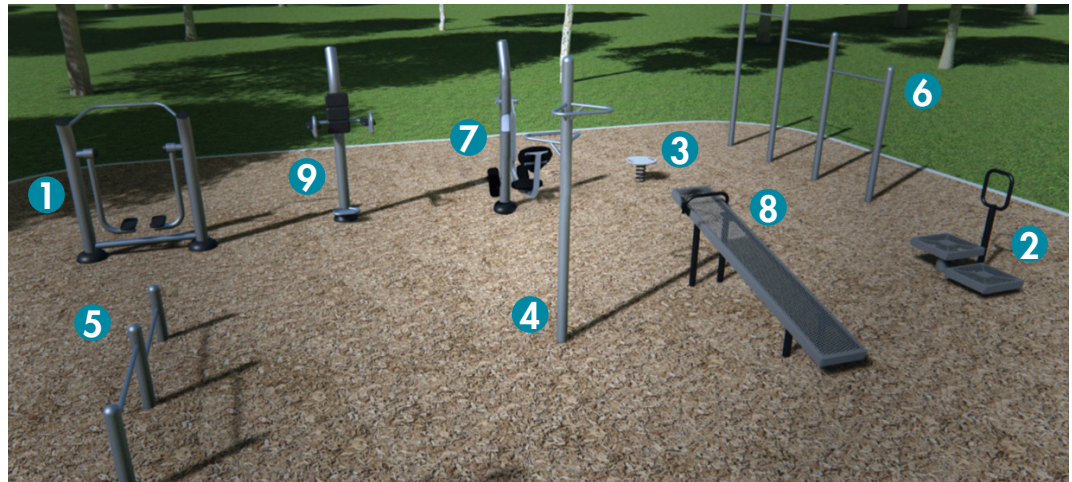


Quarterly sustainability newsletter



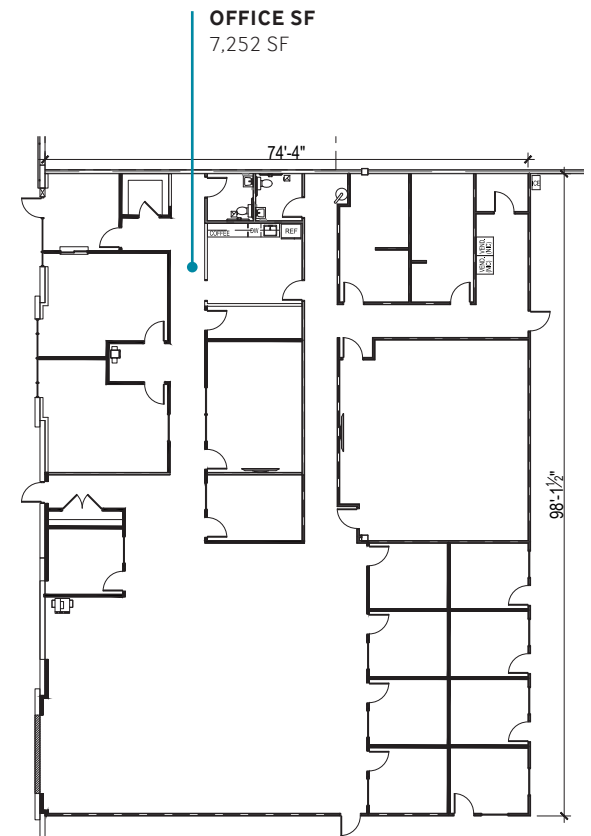
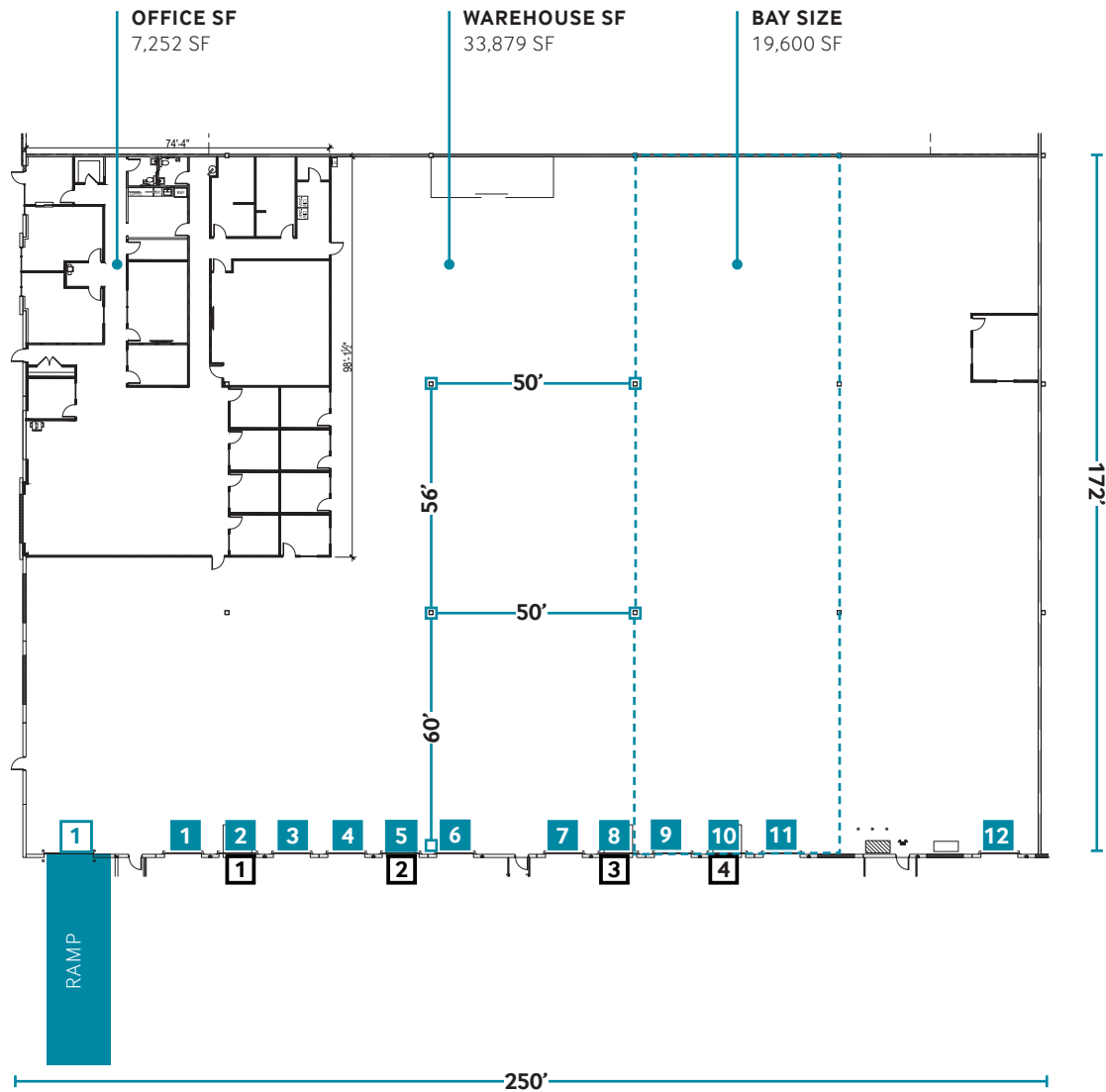
LED exterior lighting

1,200 SF OUTDOOR FITNESS AMENITY



- | | | |
|----------------------------------|--------------------------------|--------------------------|
| 1 Cardio Walker | 4 Knee Lift Station | 7 Leg Press |
| 2 Step-Up Fitness Station | 5 Push-Up Station | 8 Body Curl |
| 3 Balance Board | 6 Joint Use Chin-Up Bar | 9 Captain's Chair |

FLOOR PLAN ±41,131 SF AVAILABLE



DH DOCK HIGH DOOR **DD** DRIVE IN DOOR

PL MECHANICAL PIT LEVELERS

AREA AMENITIES

1 MIDTOWN COMMONS

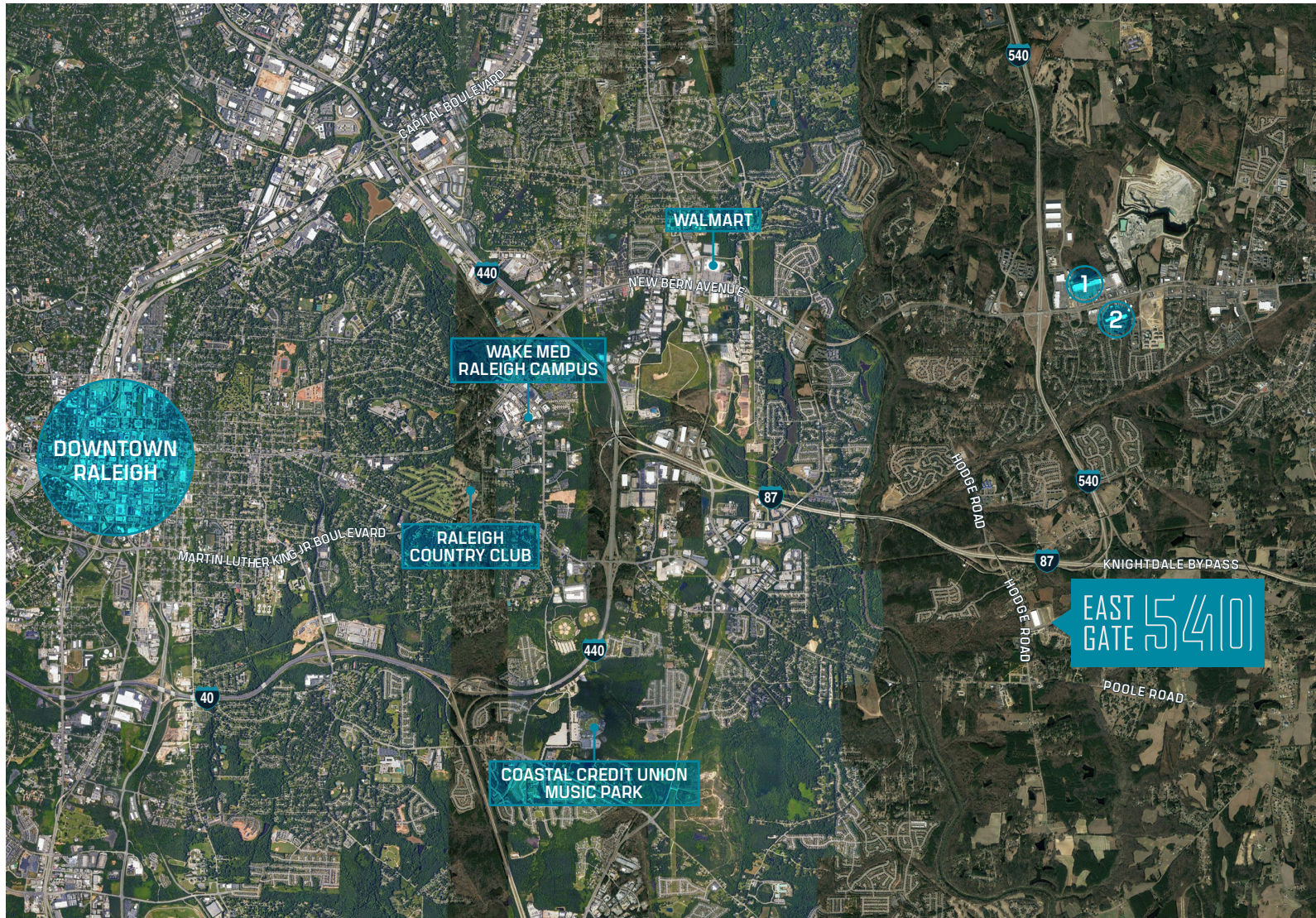
3.5 MILES

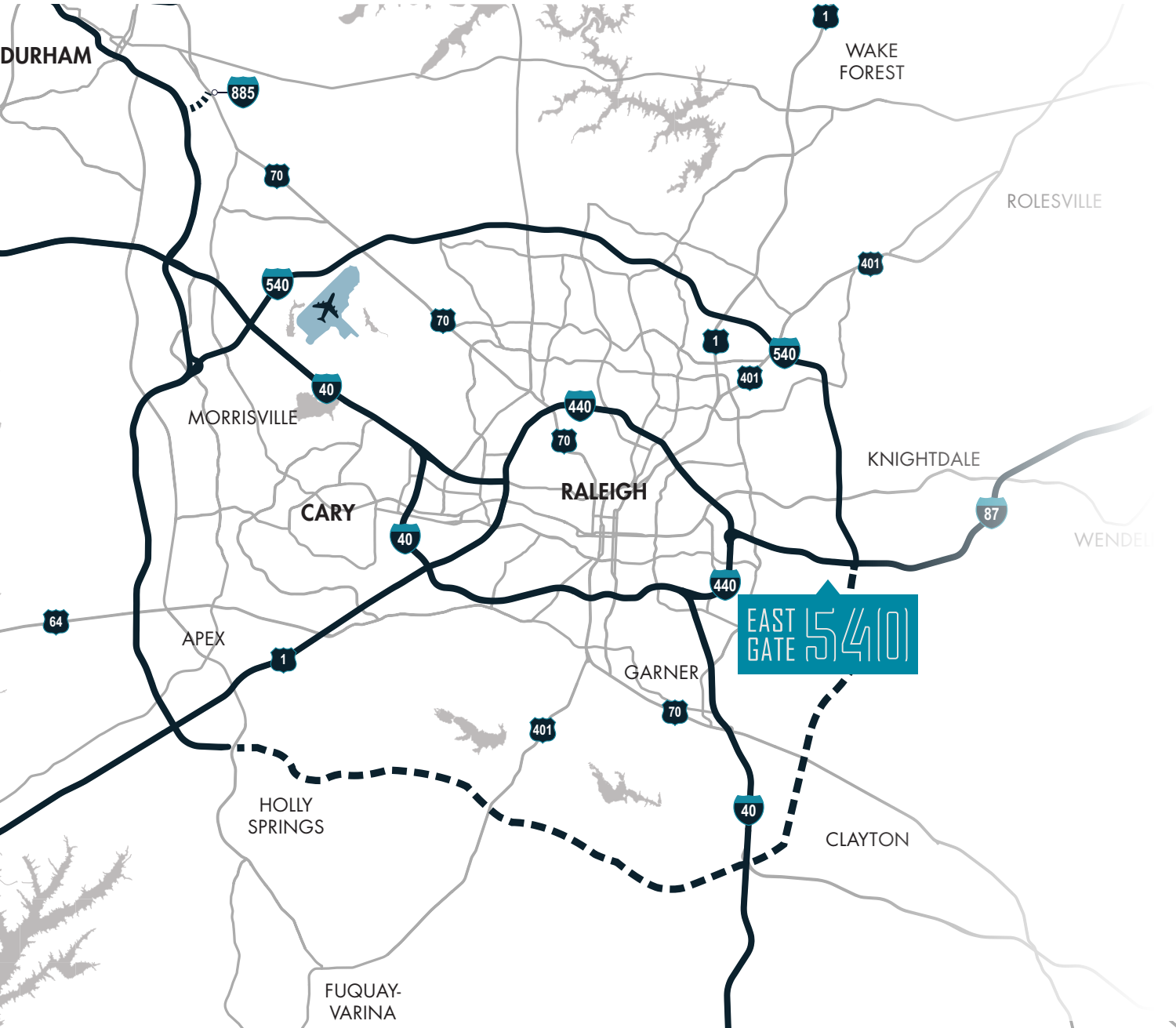
- Kohl's
- T.J.Maxx
- Dick's Sporting Goods
- Best Buy
- Target
- Starbucks
- Lone Star Steakhouse
- Applebee's Grill + Bar
- Subway
- Chickfila
- The Home Depot
- PetSmart
- Chili's Bar & Grill
- Wells Fargo Bank
- IHOP
- Krispy Kreme
- OfficeMax
- Petco
- Kirkland's
- Michaels

2 KNIGHTDALE COMMONS

3.8 MILES

- Planet Fitness
- Lowes Food
- Buffalo Wild Wings
- Dollar Tree
- Discount Tire
- Cici's
- El Senor





LOCATION & ACCESS

INTERSTATES

Uninterrupted distribution to every major market in the United States

	Hodge Road	0.1 mile
	Interstate 87	0.8 mile
	Interstate 540	3.6 miles
	Interstate 440	11 miles
	Interstate 1	13 miles
	Interstate 40	17 miles
	Interstate 95	25 miles
	Interstate 85	31 miles

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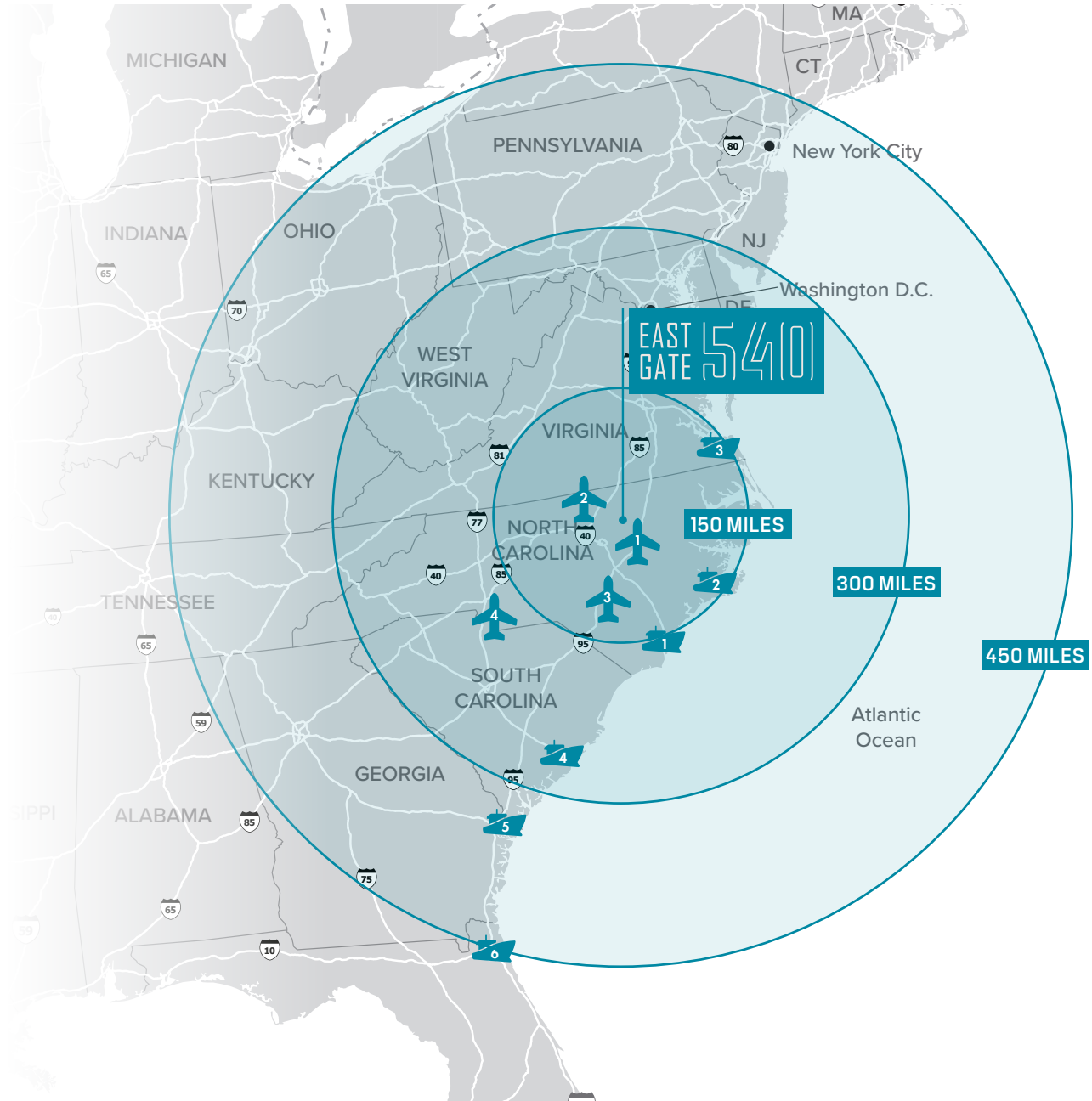
AIRPORTS

1	Raleigh-Durham International	25 miles
2	Fayetteville Regional	73 miles
3	Piedmont Triad International	100 miles
4	Charlotte Douglas International	180 miles



SEAPORTS

1	Wilmington, NC	137 miles
2	Morehead City, NC	156 miles
3	Norfolk, VA	180 miles
4	Charleston, SC	277 miles
5	Savannah, GA	325 miles
6	Jacksonville, FL	455 miles



EAST
GATE 540

OWNED BY



LEASED BY

FOUNDRY
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