

MERRITT MIDWAY BUSINESS PARK PHASE II

+/- 72,600 SF LIGHT INDUSTRIAL
IN KNIGHTDALE, NORTH CAROLINA

 **merritt**
PROPERTIES
MERRITT-MIDWAY.COM

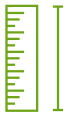
BUILDING FEATURES



Situated off Hinton Oaks Boulevard, just east of I-540



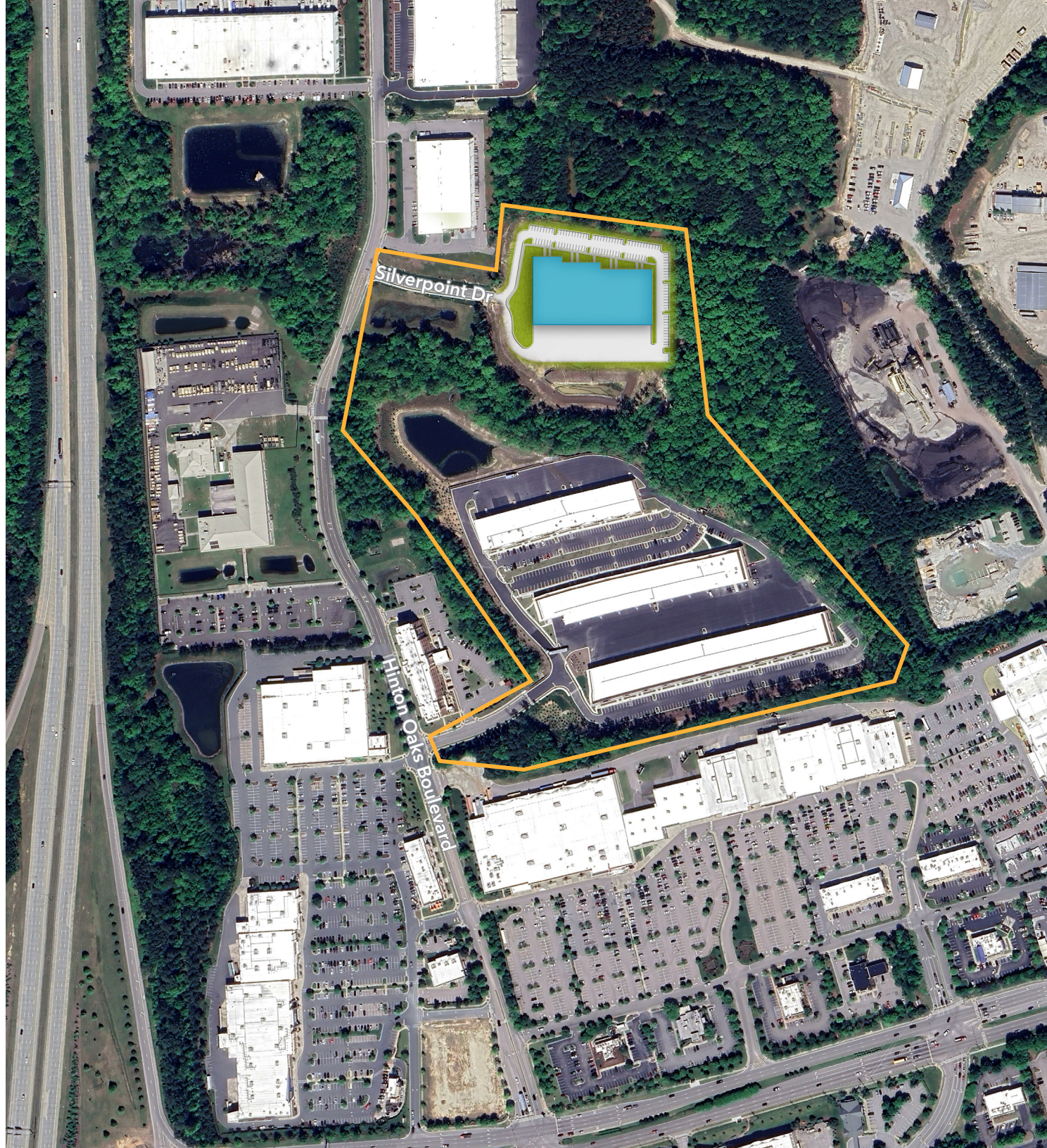
Adjacent to Knightdale Marketplace, a shopping destination that offers market-leading retail



24' – 32'
clear heights

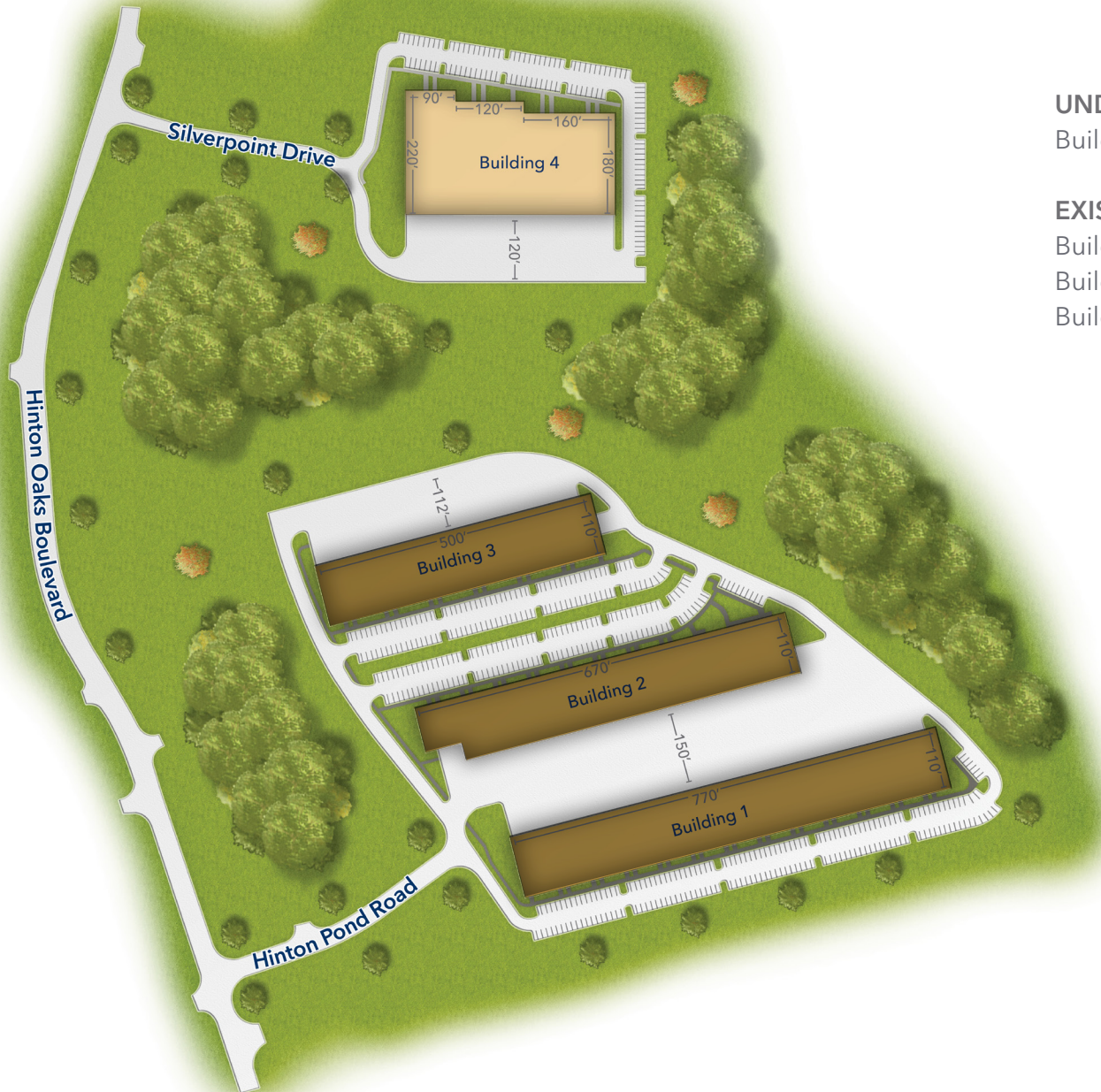


Rear-loaded docks and
drive-in capabilities



SITE PLAN

Merritt Midway Business Park
Knightdale, NC 27545



UNDER DEVELOPMENT - NOW PRE-LEASING

Building 4 820 Silverpoint Drive 72,600 SF

EXISTING - 100% LEASED

Building 1 520 Hinton Pond Road 84,700 SF

Building 2 530 Hinton Pond Road 71,750 SF

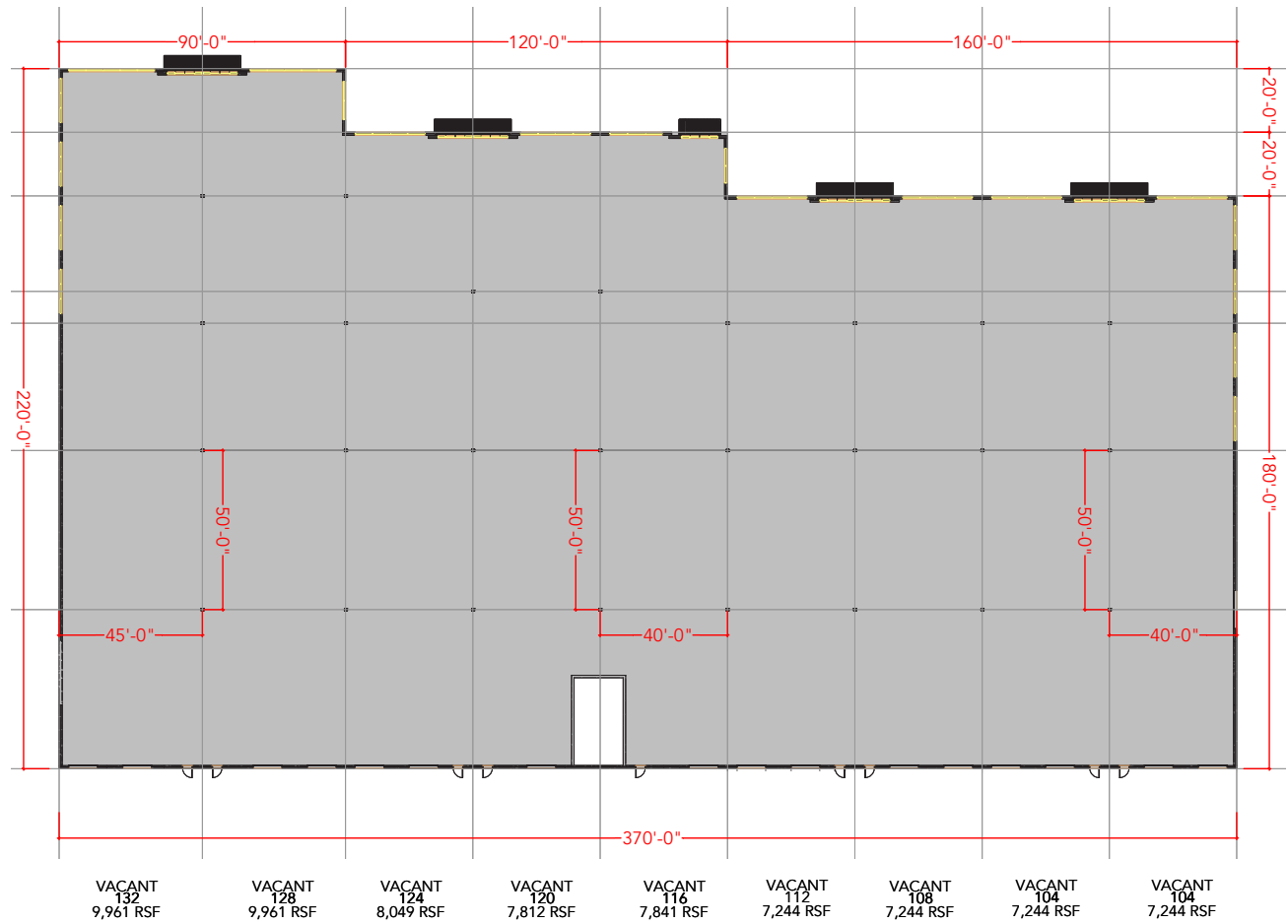
Building 3 540 Hinton Pond Road 55,000 SF

TOTAL PARK 283,450 SF

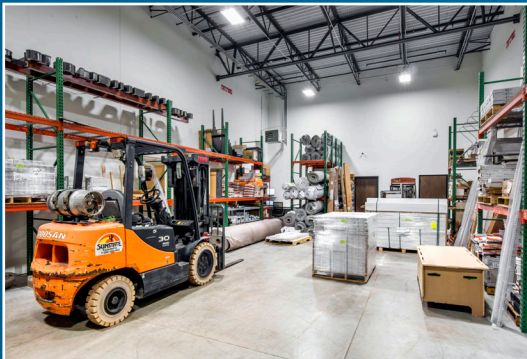


CONCEPTUAL BUILDING PLAN

820 SILVERPOINT DRIVE	72,600 SF
BAY SIZE	7,244-9,961 SF
COLUMN SPACING	40-45'x50'
EXTERIOR CONSTRUCTION	Concrete Tilt-Up
CEILING HEIGHT	24'-32' Clear
TRUCK COURT	120'
PARKING RATIO	1.5/1,000 SF
SPRINKLER SYSTEM	ESFR
DOCK-HIGH DOORS	16 (9'x10')
DRIVE-IN DOOR	1 (12'x14') Grade-Level Drive-In Available
POWER/ELECTRICAL	2,000 AMP service - 277/480v, 3-phase, 4-wire
UTILITIES	Duke Energy (electric) Dominion Energy (natural gas) Spectrum (internet)
ZONING	(MI) Manufacturing & Industrial



Spaces starting from +/-14,488



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