

# 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'  
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

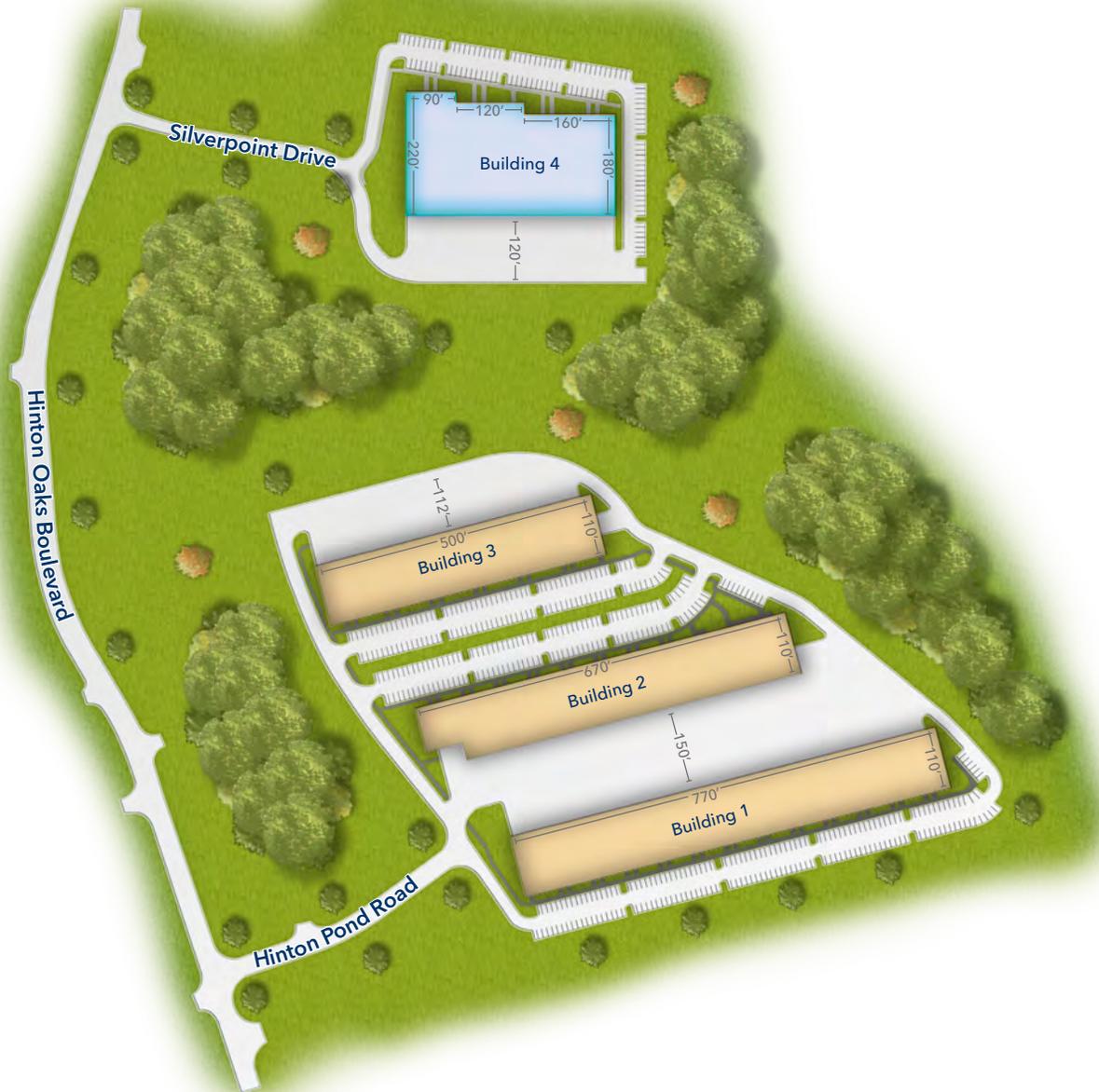
## EXISTING - 100% LEASED

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    284,050 SF**

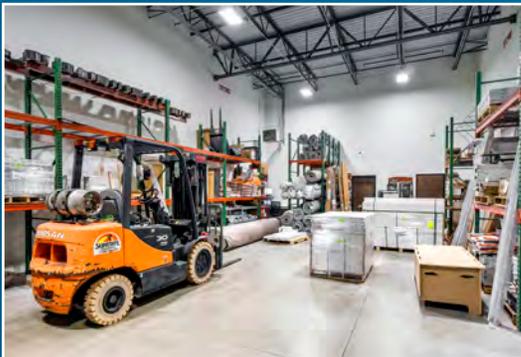
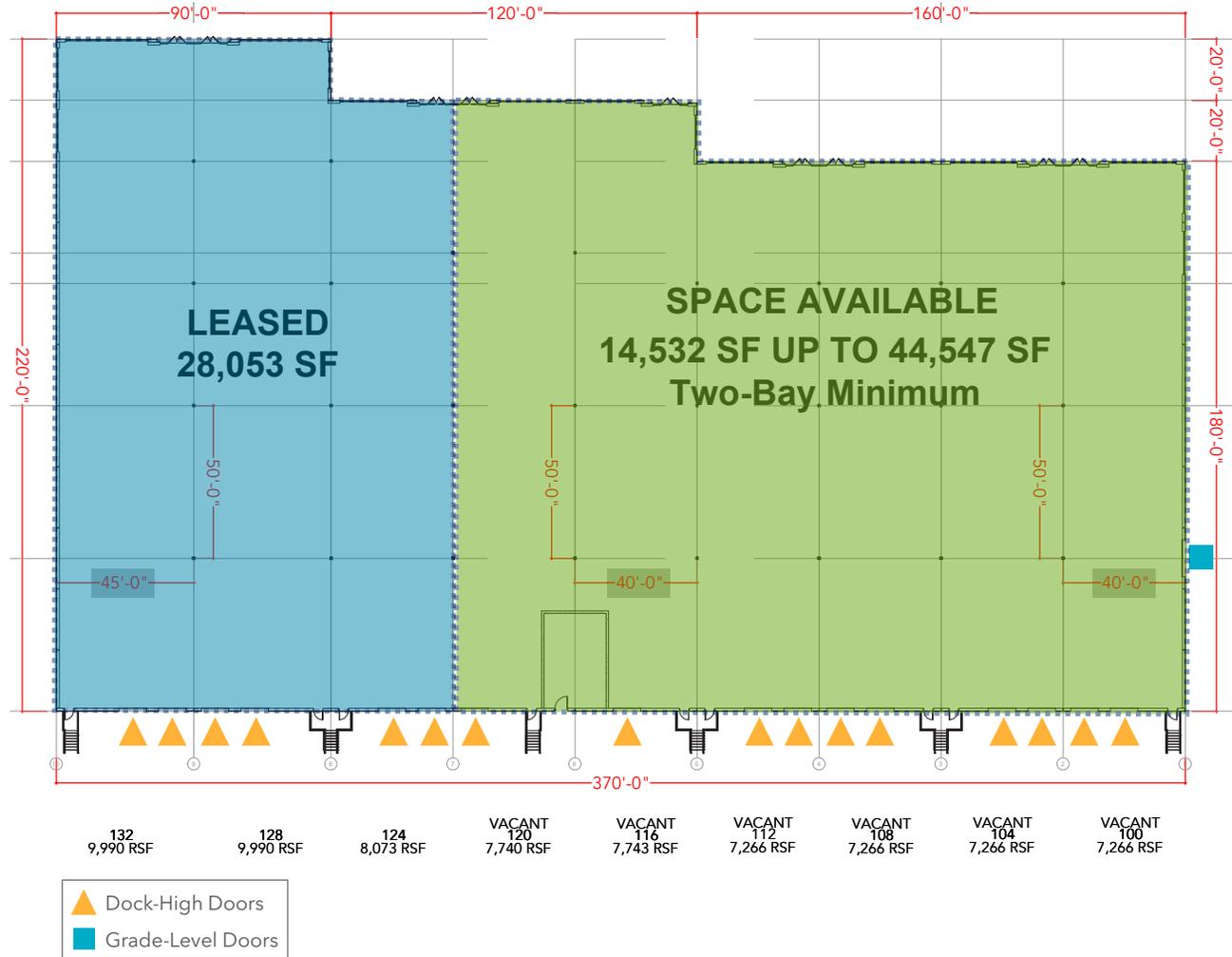


THIS IS NOT A CONSTRUCTION DOCUMENT AND IS NOT TO SCALE.

# CONCEPTUAL BUILDING PLAN

820 Silverpoint Drive, Knightdale, NC 27545

<b>BAY SIZE</b>	7,266-9,990 SF
<b>SPACES STARTING FROM (TWO BAY MINIMUM)</b>	14,532 SF
<b>COLUMN SPACING</b>	40-45'x50'
<b>EXTERIOR CONSTRUCTION</b>	Concrete Tilt-Up
<b>CEILING HEIGHT</b>	24' Clear
<b>TRUCK COURT</b>	120'
<b>PARKING RATIO</b>	1.5/1,000 SF
<b>SPRINKLER SYSTEM</b>	ESFR
<b>DOCK-HIGH DOORS</b>	16 (9'x10')
<b>DRIVE-IN DOOR</b>	1 (12'x14') Grade-Level Drive-In Available
<b>POWER/ELECTRICAL</b>	2,000 AMP service - 277/480v, 3-phase, 4-wire
<b>UTILITIES</b>	Duke Energy (electric) Dominion Energy (natural gas) Spectrum (internet)
<b>ZONING</b>	(MI) Manufacturing & Industrial



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# MERRITT MIDWAY BUSINESS PARK

## 820 SILVERPOINT DRIVE, KNIGHTDALE, NC

**AREA**  
72,600 TOTAL BLDG SQFT





