

APEX GATEWAY

Master Planned Industrial and Life Science Park



± 28,692 SF - ± 212,196 SF AVAILABLE

Build-to-Suit Opportunity

FEATURES

- +/- 28,692 SF to +/- 212,196 SF available at the intersection of NC-751 and US-64 in Apex, NC
- 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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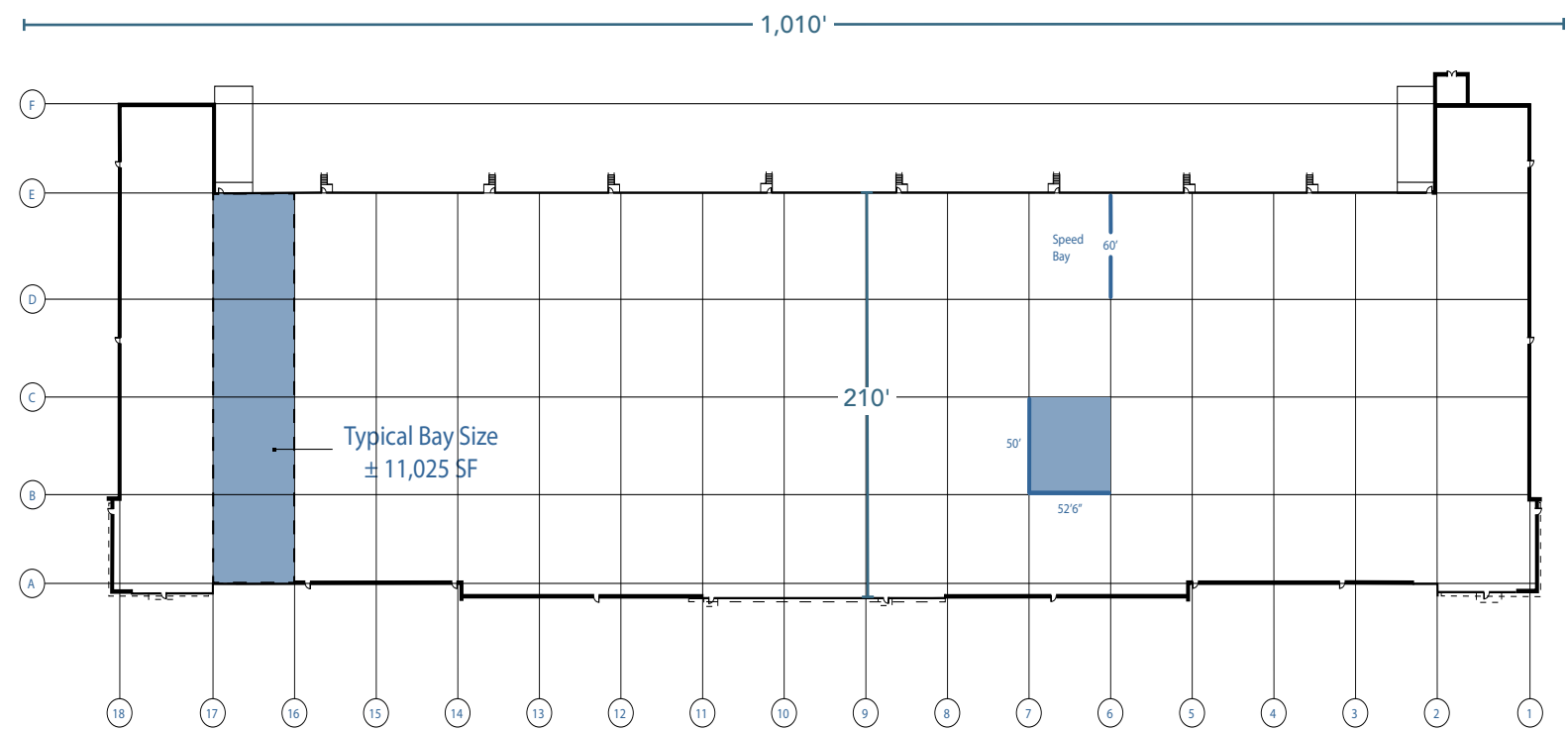
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920 GATEWAY OVERVIEW



BUILDING STATS

LOCATION	US Highway 64 & NC 751-N, Apex, NC 27523
COUNTY	Chatham
OFFICE SF	Build-to-Suit
ZONING	LI-CZ
CLEAR HEIGHT	32'
FIRE PROTECTION	ESFR
TRUCK COURT	135' to 185' Shared Truck Court
CAR PARKING	+/- 1 per 1,000 SF (Typical)
TRAILER PARKING	Twenty-five (25) Trailer Stalls
TOTAL SF	+/- 212,196 SF
SPACE AVAILABLE	+/- 28,692 to +/- 212,196 SF
OVERALL DIMENSIONS	1,010' x 210'
TYPICAL BAY SPACING	52'6" x 50' with a 60' Speed Bay
TYPICAL BAYS	+/- 11,025 SF
DOCK-HIGH DOORS	Per Tenant Requirement
DRIVE-IN DOORS	Two (2) 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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APEX GATEWAY SITE PLAN

Proposed Buildings



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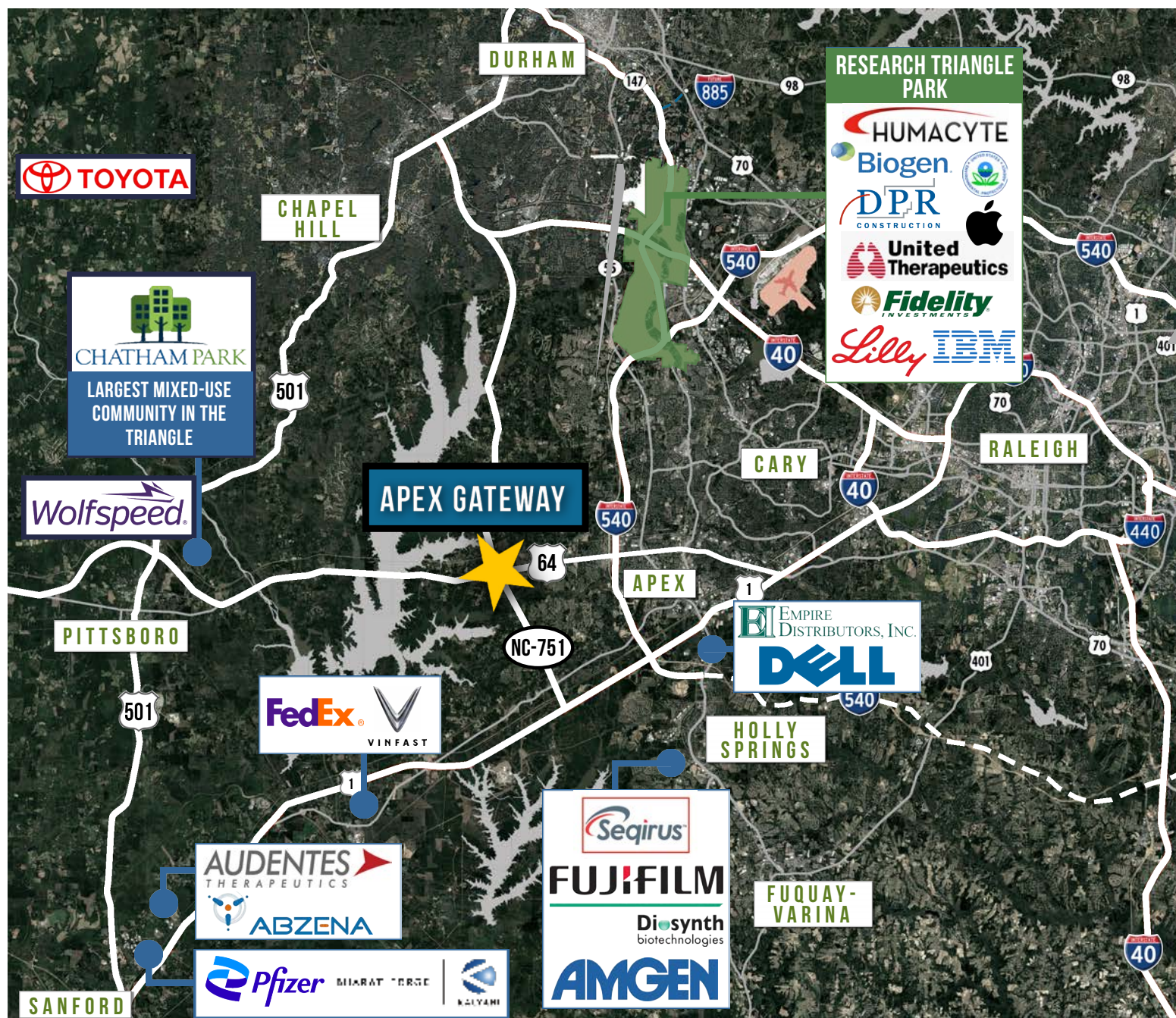
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AREA MAP



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