

APEX GATEWAY

Up to +/- 234,000 SF Cross-Dock Facility
at the Intersection of NC-751 & US-64 in Apex, NC



+/- 234,000 SF AVAILABLE

- +/- 234,000 SF available at the intersection of NC-751 and US-64 in Apex, NC within master-planned industrial and life science park
- Centrally located between Raleigh, Durham, Chapel Hill and the South Wake County Growth corridors
- Build-to-Suit Opportunity
- 36' Clear Height
- ESFR Sprinkler System
- Full Concrete Truck Court

Developed and managed by Beacon Partners, one of the largest owners of industrial space in the Raleigh market, providing maximum flexibility and service to customers.

BUILDING 12 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	36'
FIRE PROTECTION	ESFR
TRUCK COURT	185' Concrete Truck Courts
CAR PARKING	95 Automotive Spaces
TRAILER PARKING	68 Trailer Parking Spaces
BUILDING 12 TOTAL SF	+/- 234,000 SF
SPACE AVAILABLE	+/- 100,000 SF to +/- 234,000 SF
OVERALL DIMENSIONS	520' x 450'
TYPICAL BAY SPACING	52'6" x 50' with 60' Speed Bay(s)
TYPICAL BAYS	+/- 27,300 SF
DOCK-HIGH DOORS (9'X10')	Per Tenant Requirement
DRIVE-IN DOORS (14'X16')	Four (4)

CONSTRUCTION

WALLS	Tilt Concrete
FLOORS	BTS, 7" Reinforced Floor Slab Typical
STRUCTURE	Class A Joist/Girder System
ROOF	60-mil TPO Membrane Typical

UTILITIES

WATER	Apex Water
SEWER	Apex Water
POWER	Duke Progress Energy
GAS	Dominion

DRIVE TIMES

I-40	14 Miles, 18 Minutes
I-540	13 Miles, 12 Minutes
I-85	28 Miles, 26 Minutes
I-95	59 Miles, 59 Minutes
RTP	16 Miles, 15 Minutes
RDU AIRPORT	17 Miles, 15 Minutes
DOWNTOWN DURHAM	22 Miles, 20 Minutes

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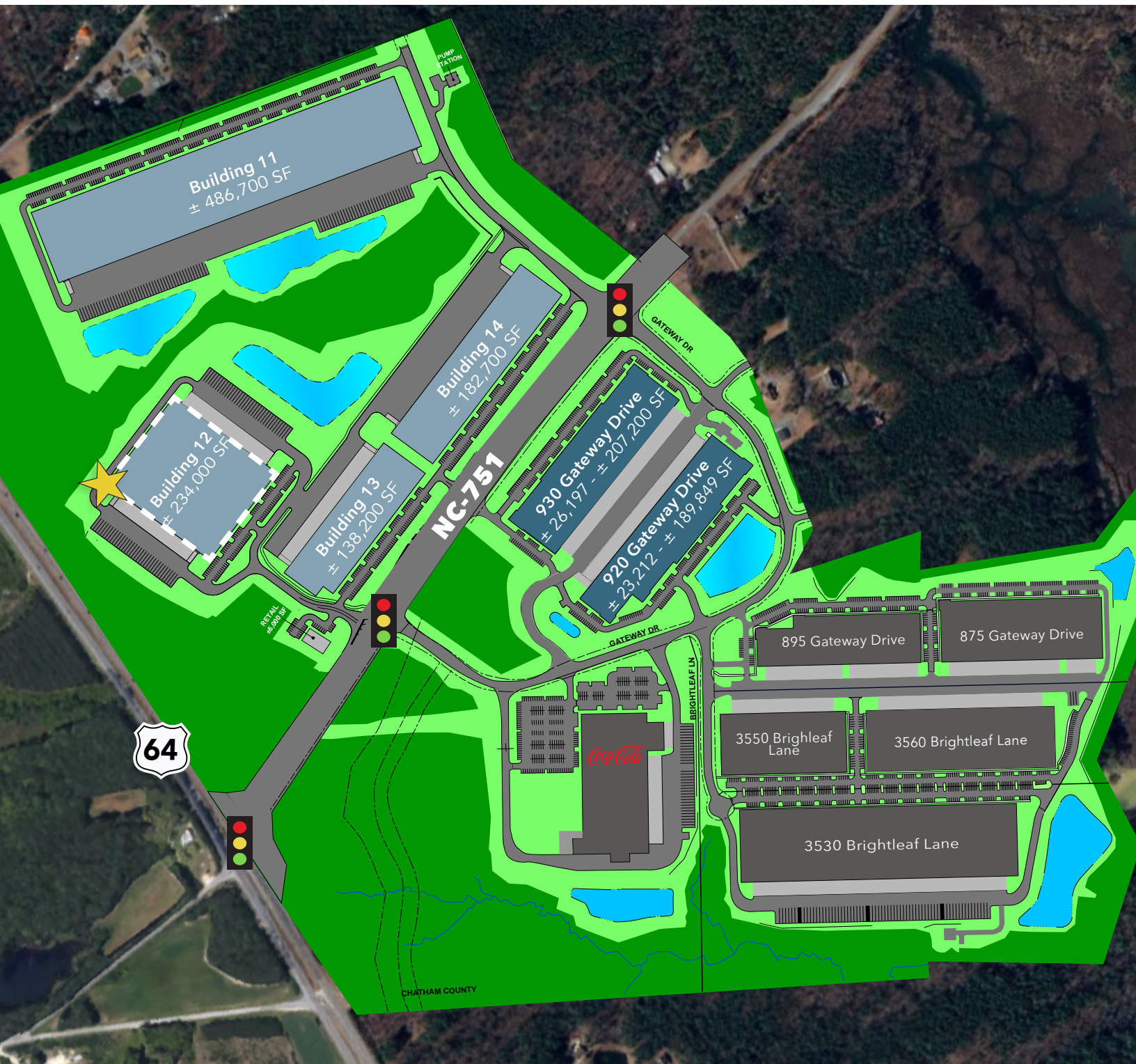
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APEX GATEWAY SITE PLAN

Proposed Buildings

Under Construction

Completed



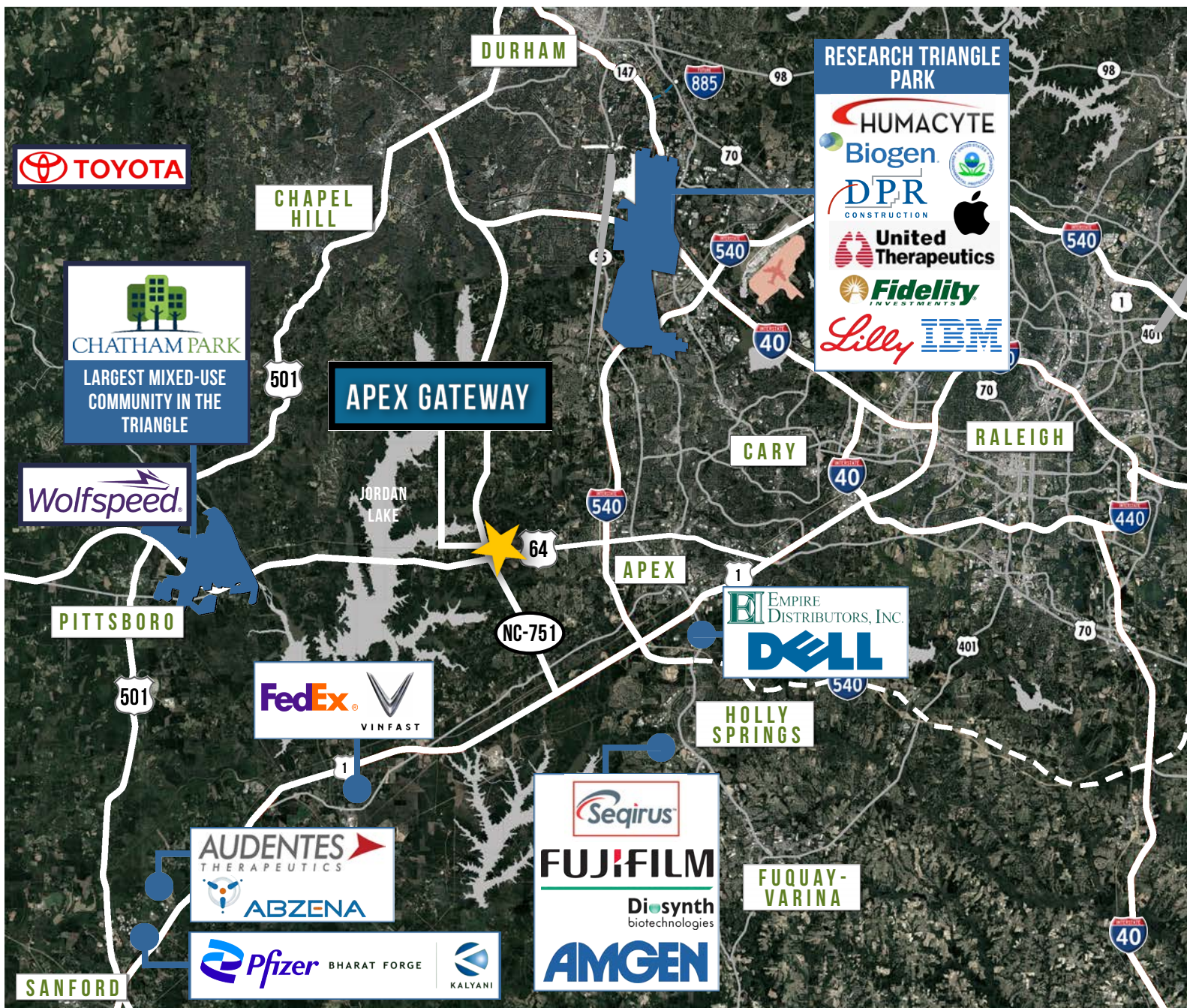
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AREA MAP



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