

# APEX GATEWAY

1.2MM SF Master Planned Industrial and Life Science Park  
at the Intersection of NC-751 & US-64 in Apex, NC



**+/- 1,045,532 SF AVAILABLE**

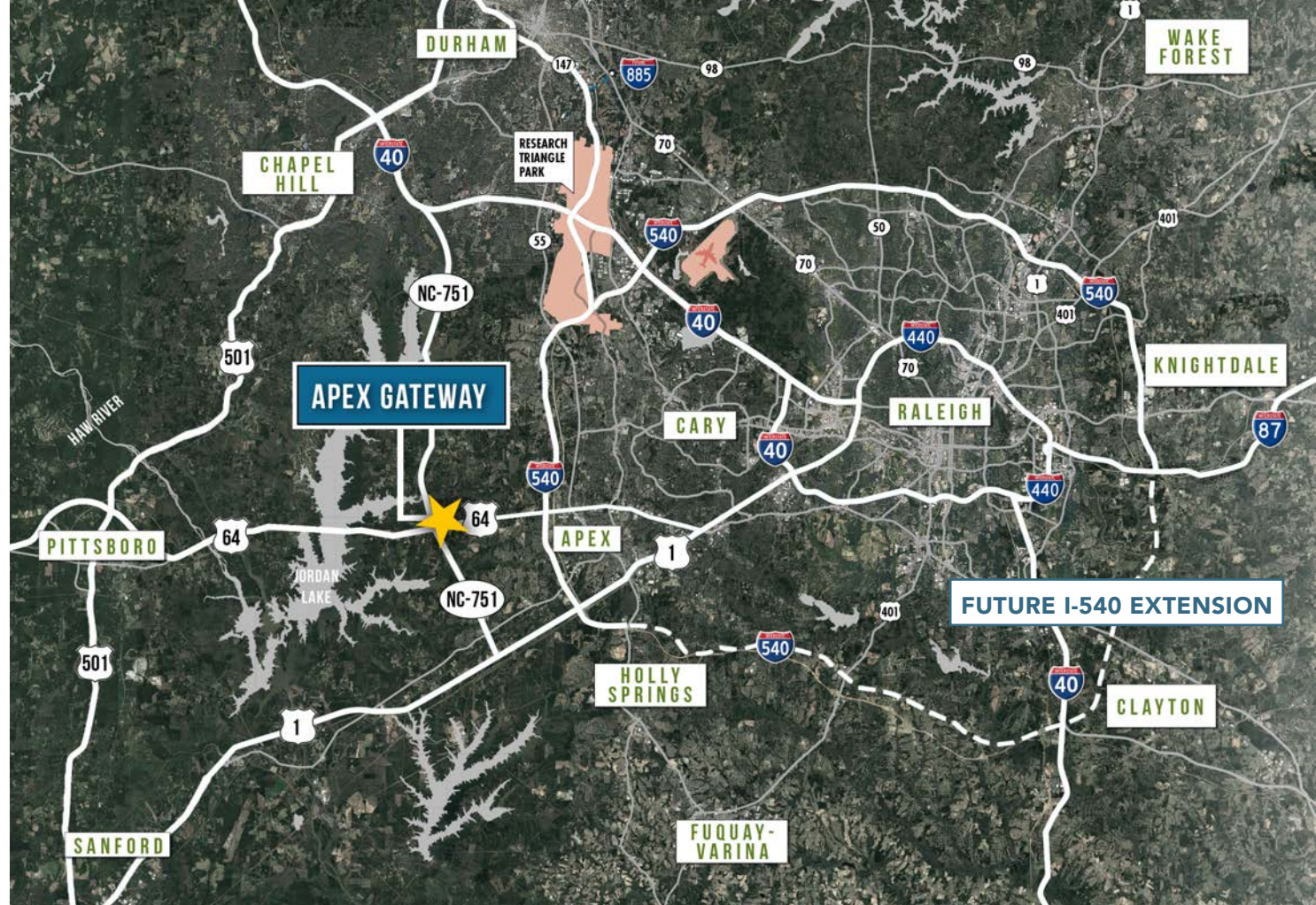
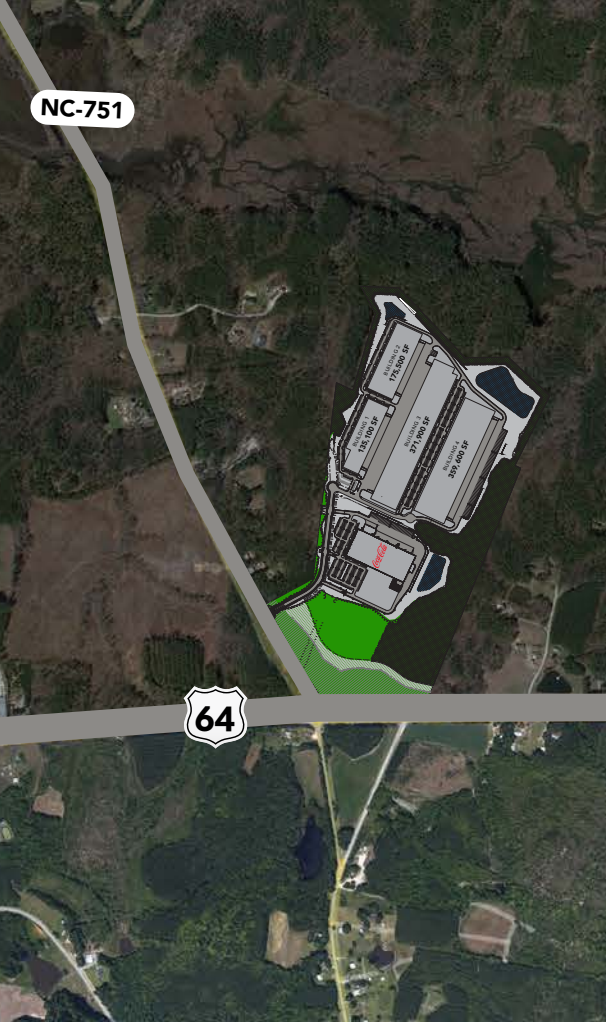
**DELIVERING Q3 2024**

**Al Williams**  
919.424.8154  
[al.williams@jll.com](mailto:al.williams@jll.com)

**Matt Winters**  
919.424.8452  
[matt.winters@jll.com](mailto:matt.winters@jll.com)

**Tim Robertson**  
704.926.1405  
[tim.robertson@beacondevelopment.com](mailto:tim.robertson@beacondevelopment.com)





## PARK FEATURES

Up to +/- 1,045,532 SF available at the intersection of NC-751 and US-64 in Apex, NC  
Delivering Q3 2024

Centrally located between Raleigh, Durham, Chapel Hill and the South Wake County Growth corridors

The 1.2MM SF park features 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 with ample trailer parking

## 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

## BUILDING INFORMATION FOR BUILDINGS 1 & 2

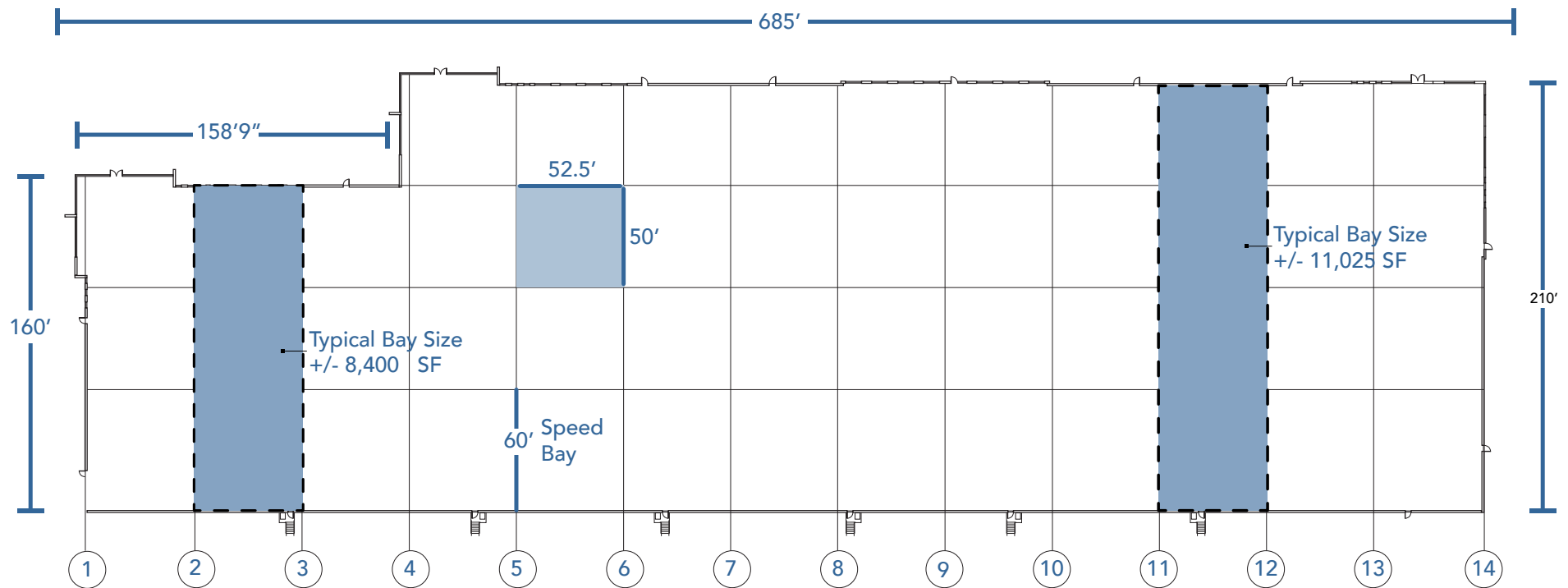


### SITE PLAN AND BUILDING STATS

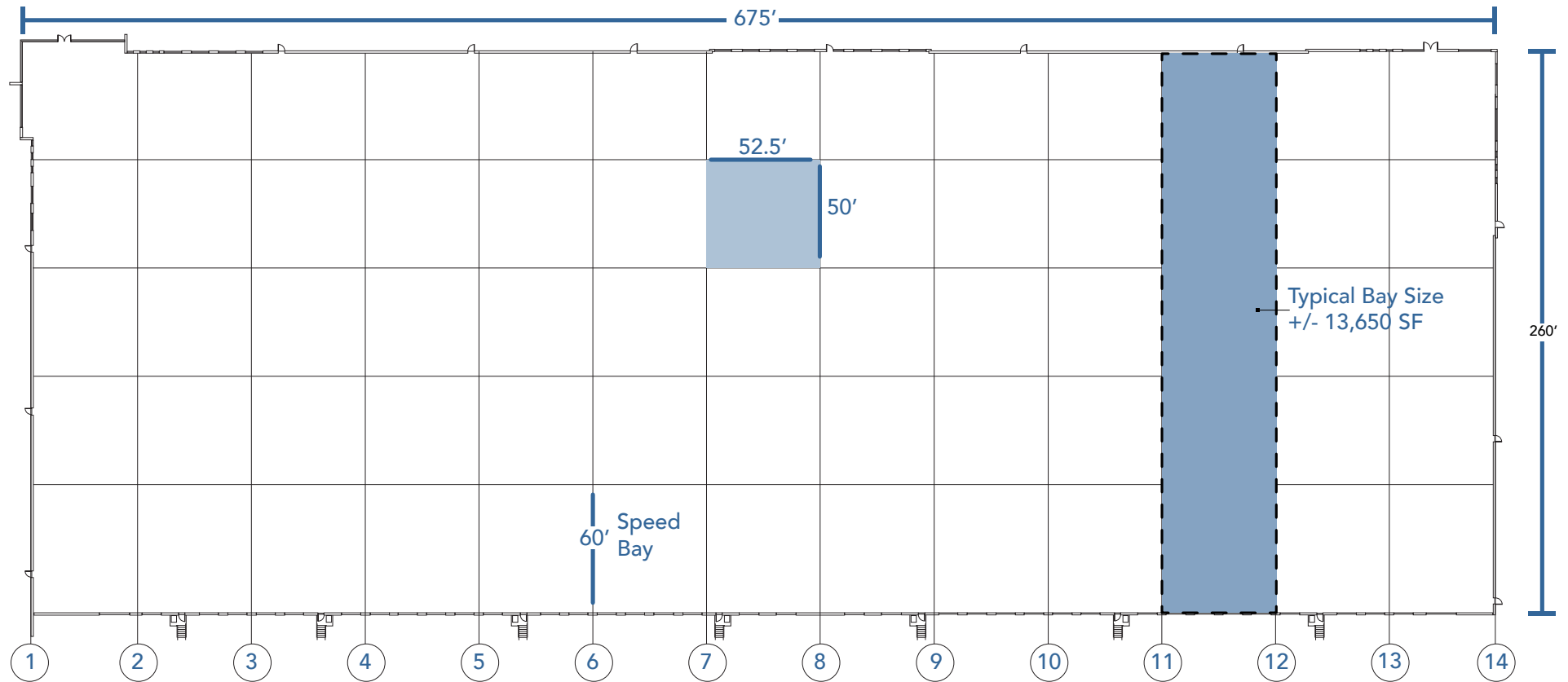
LOCATION	US Highway 64 & NC 751-N, Apex, NC 27523
COUNTY	Chatham
OFFICE SF	Build-to-Suit
ZONING	LI-CZ
CLEAR HEIGHT	32'
FIRE PROTECTION	ESFR
BUILDING SF	+/- 137,781 SF and +/- 176,251 SF
TRUCK COURT	130' Concrete Truck Courts
CAR PARKING	1 per 1,000 SF (Typical)
TRAILER PARKING	Available
SPACE AVAILABLE	+/- 25,600 SF to +/- 176,251 SF

### CONSTRUCTION

WALLS	Tilt concrete
FLOORS	6" Unreinforced Slabs (Reinforced Speedbays)
STRUCTURE	Class A joist/girder system
ROOF	60-mil TPO membrane
UTILITIES	
WATER	Apex Water
SEWER	Apex Water
POWER	Duke Progress Energy
GAS	Dominion



<b>OVERALL SQUARE FOOTAGE</b>	+/- 137,781 SF
<b>OVERALL DIMENSIONS</b>	685' x 210'
<b>TYPICAL BAY SPACING</b>	52'6" x 50' with a 60' Speed Bay
<b>TYPICAL BAYS</b>	+/- 11,025 SF +/- 8,400 SF
<b>DOCK-HIGH DOORS (9'X10')</b>	Thirty Seven (37)
<b>DRIVE-IN DOORS (14'X16')</b>	Two (2)



<b>OVERALL SQUARE FOOTAGE</b>	+/- 176,251 SF
<b>OVERALL DIMENSIONS</b>	675' x 260'
<b>TYPICAL BAY SPACING</b>	52'6" x 50' with a 60' Speed Bay
<b>TYPICAL BAY</b>	+/- 13,650 SF
<b>DOCK-HIGH DOORS (9'X10')</b>	Thirty Six (36)
<b>DRIVE-IN DOORS (14'X16')</b>	Two (2)

## AREA MAP



### RESEARCH TRIANGLE PARK



### CHATHAM PARK



### NC MEGASITES

WolfSpeed – 1,800 Jobs & \$5B of Investment  
 Toyota – 2,100 Jobs & ~\$4B of Investment  
 VinFast – 7,500 Jobs & \$4B of Investment

VinFast, Toyota, & WolfSpeed collectively to create 11,400 jobs and invest ~\$13B within 45 minutes of AG



## Contact Us

**Al Williams**

919.424.8154  
al.williams@jll.com

**Matt Winters**

919.424.8452  
matt.winters@jll.com

**Tim Robertson**

704.926.1405  
tim.robertson@beacondevelopment.com