

# APEX GATEWAY

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



± 41,157 SF - ± 205,776 SF AVAILABLE

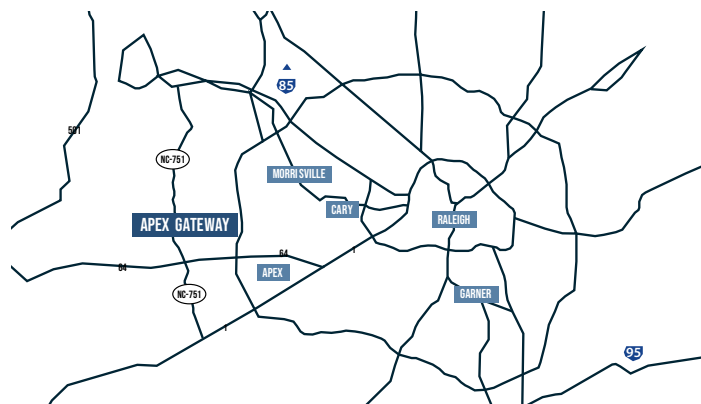
SHELL DELIVERING APRIL 2025

## PARK FEATURES

- +/- 41,157 SF to +/- 205,776 SF available at the intersection of NC-751 and US-64 in Apex, NC
- Shell delivering April 2025
- 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

<b>DOWNTOWN RALEIGH</b>	20 miles, 22 minutes
<b>CARY</b>	8 miles, 12 minutes
<b>RTP</b>	16 miles, 15 minutes
<b>RDU AIRPORT</b>	17 miles, 15 minutes
<b>DOWNTOWN DURHAM</b>	22 miles, 20 minutes



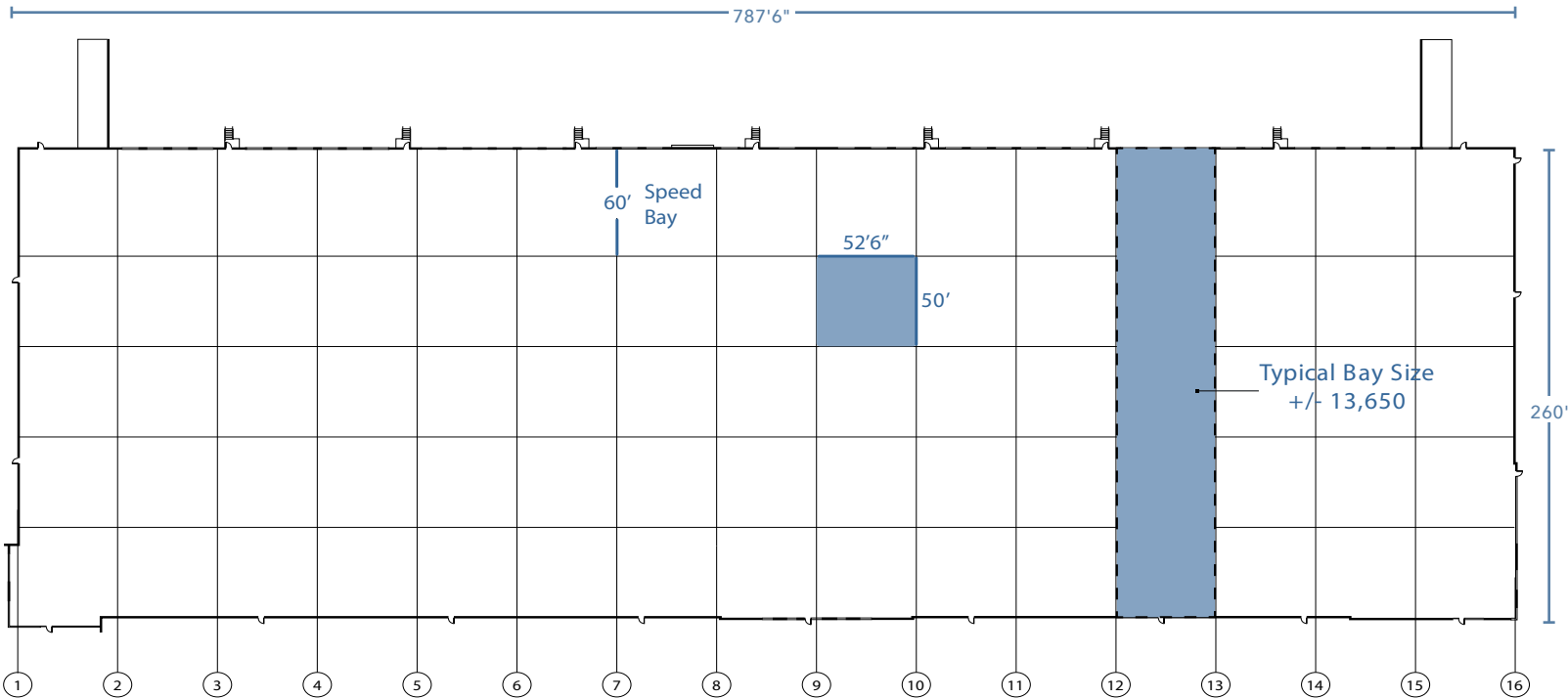
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# BUILDING 4 OVERVIEW



## BUILDING STATS

<b>LOCATION</b>	3560 Brightleaf Lane, Apex, NC 27505
<b>COUNTY</b>	Chatham
<b>OFFICE SF</b>	Build-to-Suit
<b>ZONING</b>	LI-CZ
<b>CLEAR HEIGHT</b>	32'
<b>FIRE PROTECTION</b>	ESFR
<b>TRUCK COURT</b>	200' Shared Truck Court
<b>CAR PARKING</b>	+/- 1 per 1,000 SF (Typical)
<b>TRAILER PARKING</b>	Available
<b>BUILDING 4 TOTAL SF</b>	+/- 205,776 SF
<b>SPACE AVAILABLE</b>	+/- 41,157 to +/- 205,776 SF
<b>OVERALL DIMENSIONS</b>	787'6" x 260'
<b>TYPICAL BAY SPACING</b>	52'6" x 50' with a 60' Speed Bay
<b>TYPICAL BAYS</b>	+/- 13,650 SF
<b>DOCK-HIGH DOORS</b>	Forty-One (41) 9' x 10' doors
<b>DRIVE-IN DOORS</b>	Two (2) 14' x 16' doors

## CONSTRUCTION

<b>WALLS</b>	Tilt concrete
<b>FLOORS</b>	6" Unreinforced Floor Slab with Speed Bay Reinforced with #3's at 18" O.C
<b>STRUCTURE</b>	Class A joist/girder system
<b>ROOF</b>	60-mil TPO membrane
<b>UTILITIES</b>	
<b>WATER</b>	Apex Water
<b>SEWER</b>	Apex Water
<b>POWER</b>	Duke Progress Energy
<b>GAS</b>	Dominion

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# APEX GATEWAY SITE PLAN

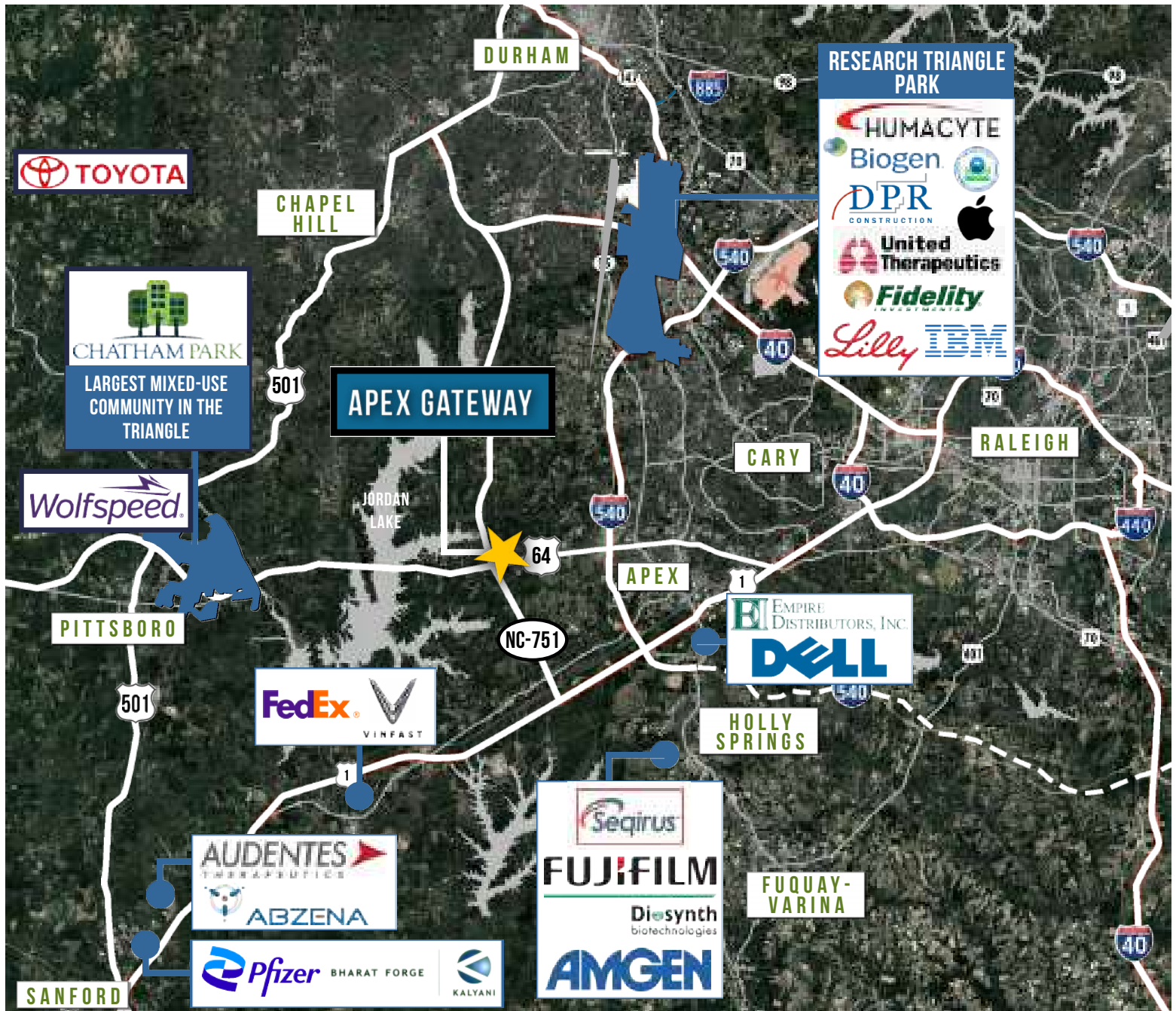


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