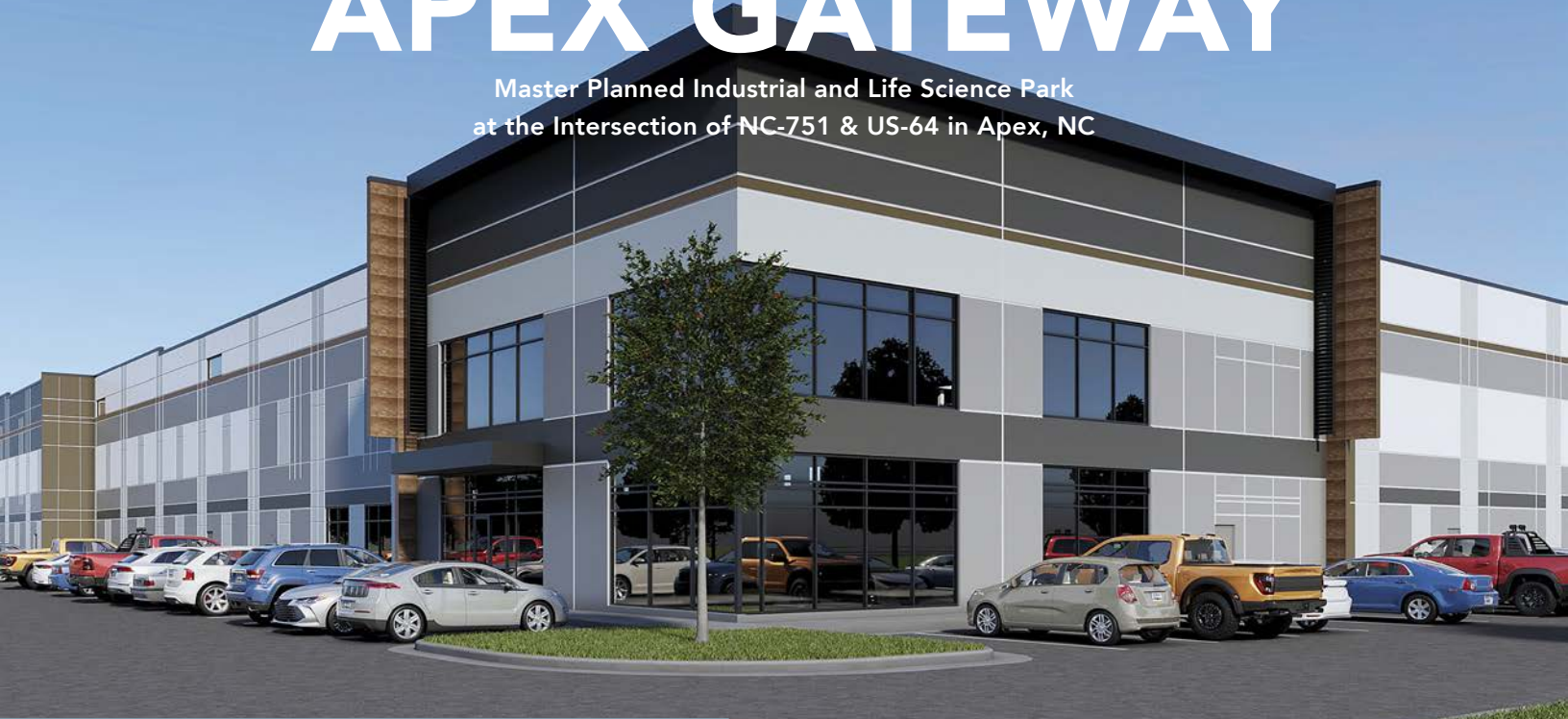


APEX GATEWAY

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



± 38,797 SF - ± 207,200 SF AVAILABLE

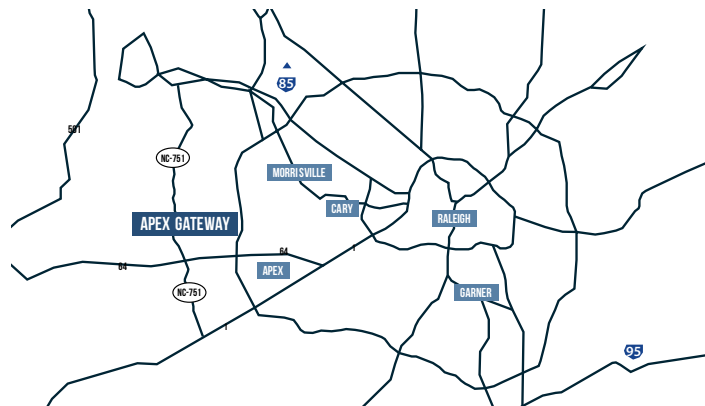
SHELL DELIVERING Q1 2026

PARK FEATURES

- +/- 38,797 SF to +/- 207,200 SF available at the intersection of NC-751 and US-64 in Apex, NC
- Shell delivering Q1 2026
- 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



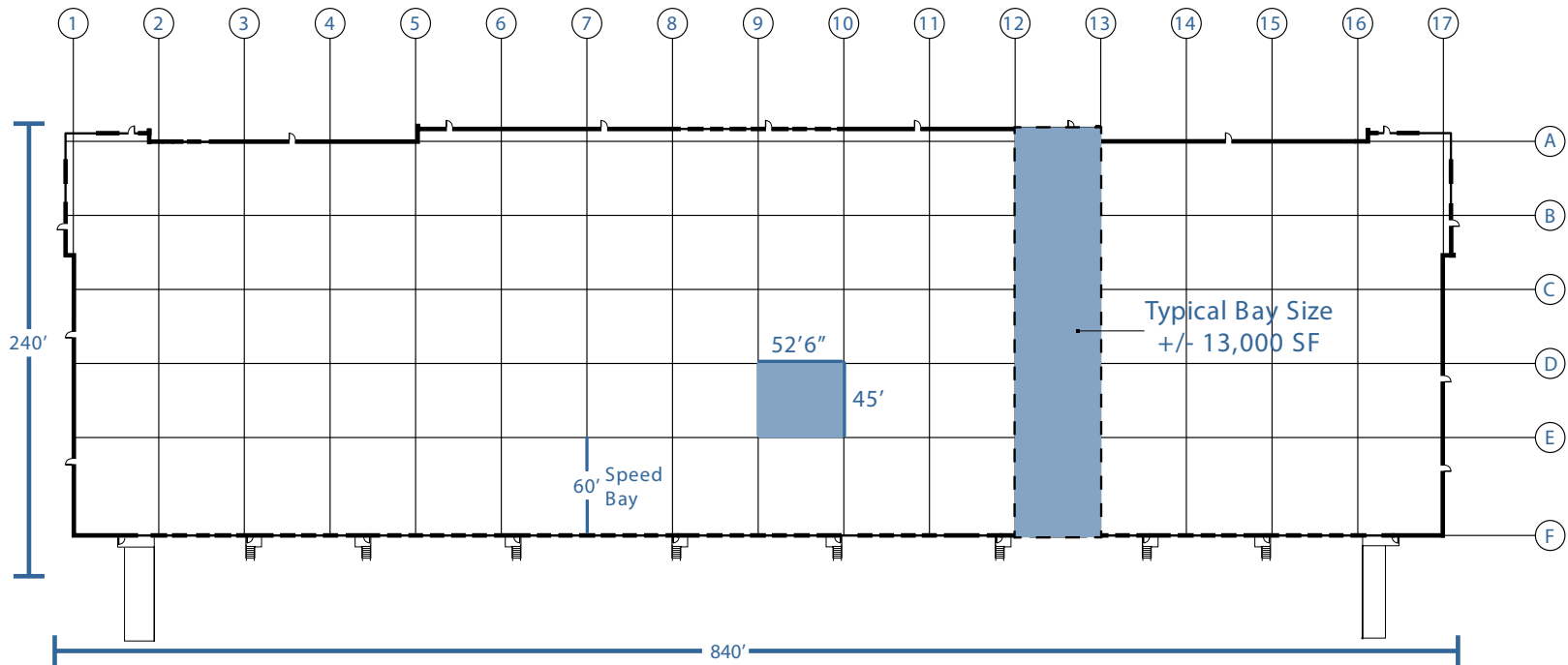
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BUILDING 6 OVERVIEW



BUILDING STATS

LOCATION	930 Gateway Drive, Apex, NC 27523
COUNTY	Chatham
OFFICE SF	Build-to-Suit
ZONING	LI-CZ
CLEAR HEIGHT	32'
FIRE PROTECTION	ESFR
TRUCK COURT	200' Shared Truck Court
CAR PARKING	+/- 1 per 1,000 SF (Typical)
TRAILER PARKING	Available
BUILDING 6 TOTAL SF	+/- 207,200 SF
SPACE AVAILABLE	+/- 38,797 to +/- 207,200 SF
OVERALL DIMENSIONS	840' x 240'
TYPICAL BAY SPACING	52'6" x 45' with a 60' Speed Bay
TYPICAL BAYS	+/- 13,000 SF
DOCK-HIGH DOORS	Forty-eight (48) 9' x 10' doors
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

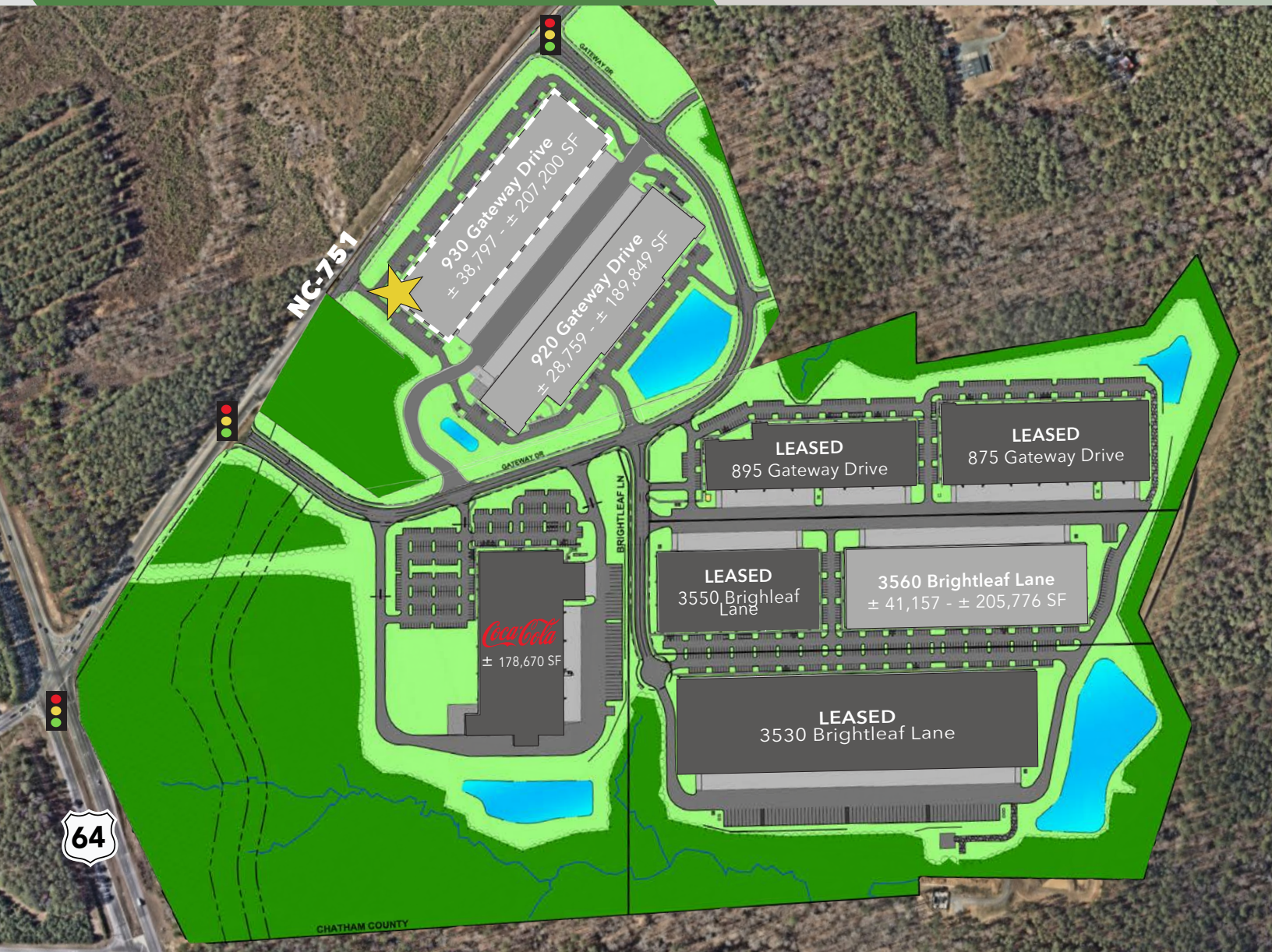
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APEX GATEWAY SITE PLAN



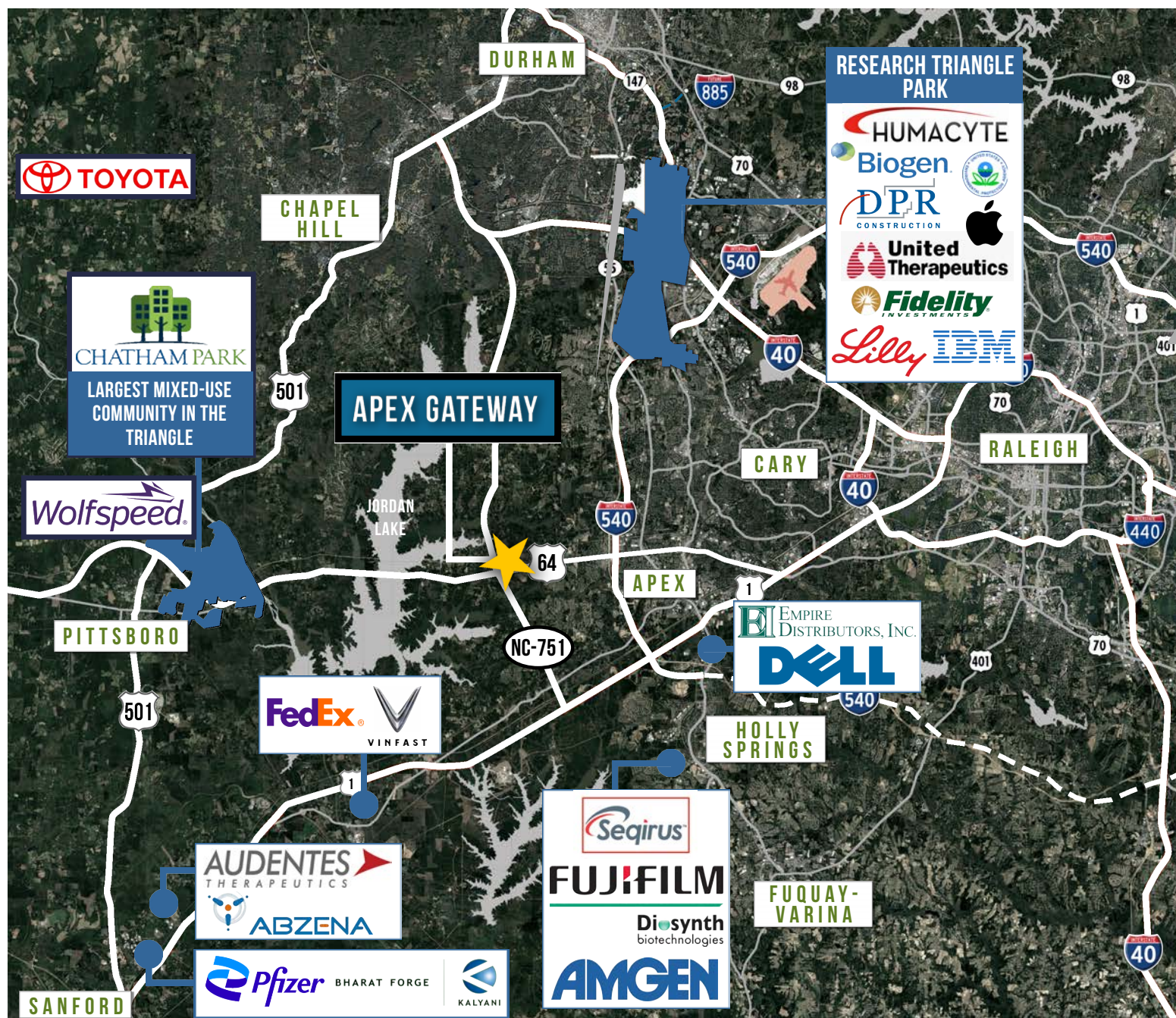
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AREA MAP



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