

APEX GATEWAY

Up to +/- 605,000 SF Cross-Dock Facility
at the Intersection of NC-751 & US-64 in Apex, NC



+/- 605,000 SF AVAILABLE

FEATURES

- +/- 605,000 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
- Pre-Graded Build-to-Suit Opportunity
- 40' 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.

Al Williams

919.424.8154
al.williams@jll.com

Matt Winters

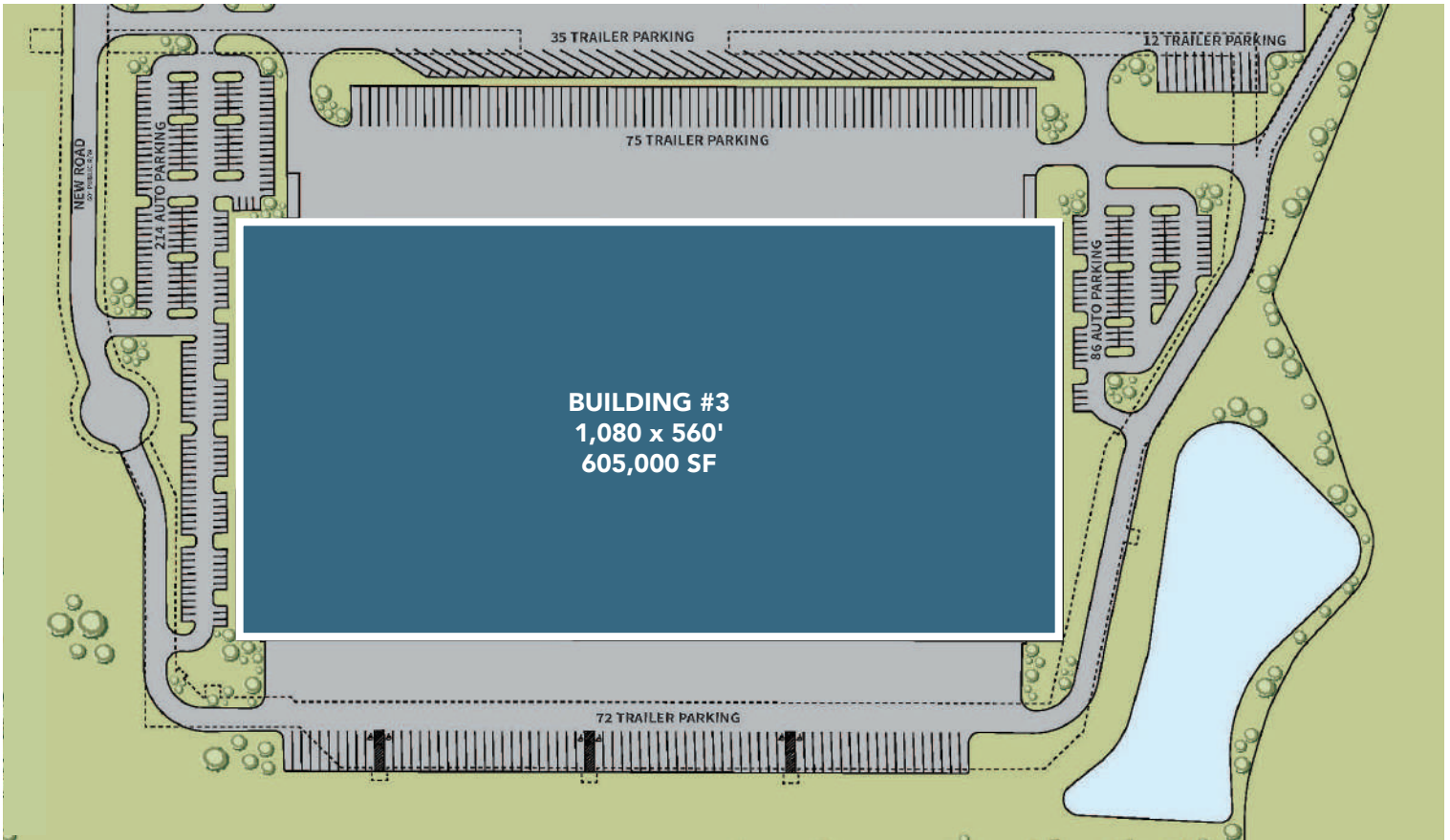
919.424.8452
matt.winters@jll.com

Tim Robertson

704.926.1405
tim.robertson@beacondevelopment.com



BUILDING 3 OVERVIEW



BUILDING STATS

LOCATION	US Highway 64 & NC 751-N, Apex, NC 27523
MUNICIPALITY	Apex
OFFICE SF	Build-to-Suit
ZONING	LI-CZ
CLEAR HEIGHT	40' Typical
FIRE PROTECTION	ESFR
TRUCK COURT	185' Concrete Truck Courts
CAR PARKING	300 Automotive Spaces
TRAILER PARKING	147 Trailer Parking Spaces
BUILDING 1 TOTAL SF	+/- 605,000 SF
SPACE AVAILABLE	+/- 300,000 SF to +/- 605,000 SF
OVERALL DIMENSIONS	560' x 1080'
TYPICAL BAY SPACING	52.5" x 54' with a 70' Speed Bay
TYPICAL BAYS	+/- 29,400 SF
DOCK-HIGH DOORS (9'X10')	One Hundred and Twenty Four (124)
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-540	2.5 Miles, 5 Minutes
I-421	12 Miles, 11 Minutes
I-40	14 Miles, 18 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

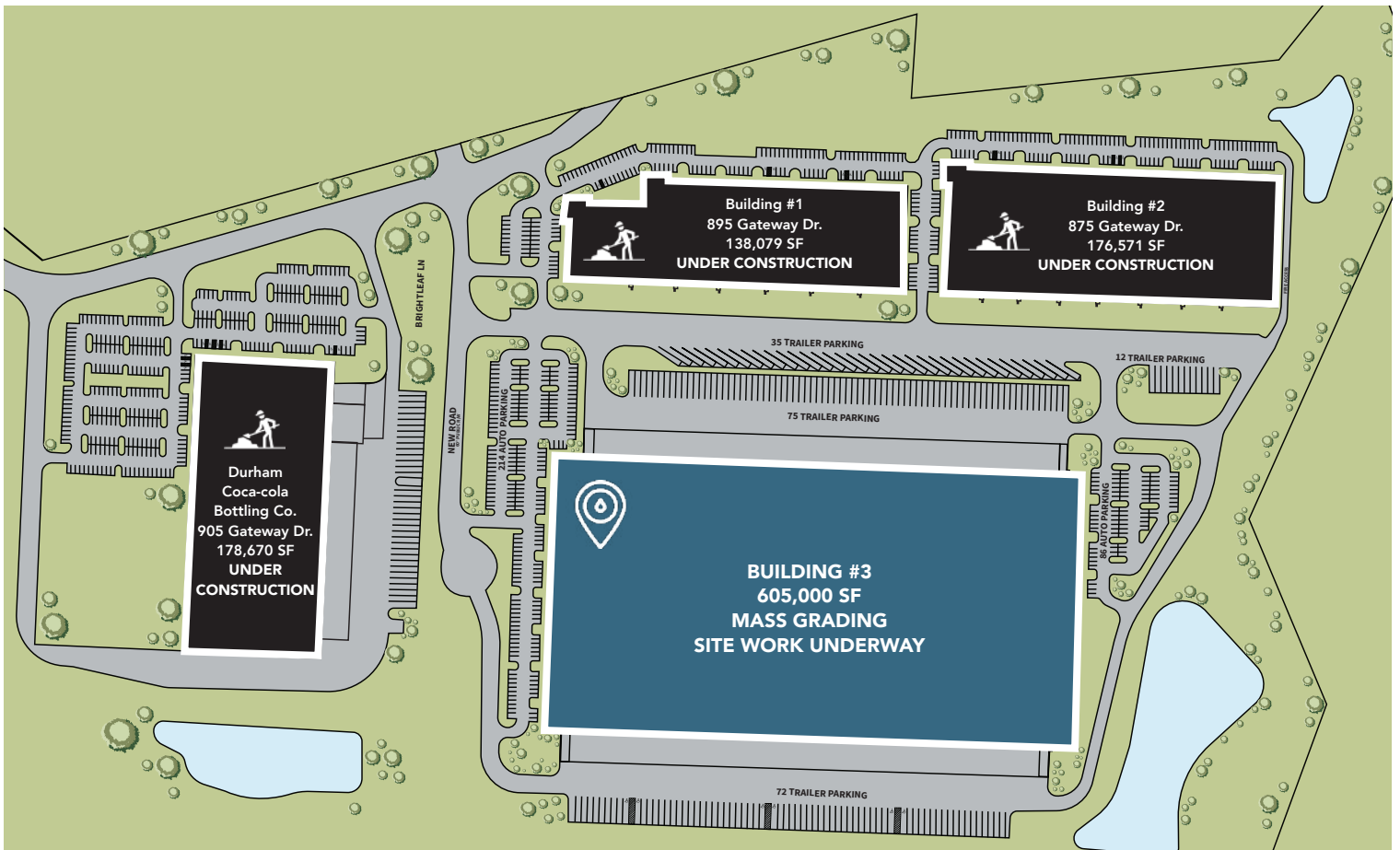
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APEX GATEWAY SITE PLAN



ESFR Sprinkler

.60 mil TPO membrane

Column spacing
52.5" x 54' typical

5' x 5' clerestory windows

40' clear height typical

53'8" deep typical
(70' deep speed bay)

Poly vapor barrier

One hundred and twenty four
9' x 10' dock-high doors

Compacted sub-base

Tilt wall panels

7" reinforced floor slab typical



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AREA MAP



Contact Us

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