

BUILDING 1

KNIGHTDALE GATEWAY

AT THE RIVER DISTRICT

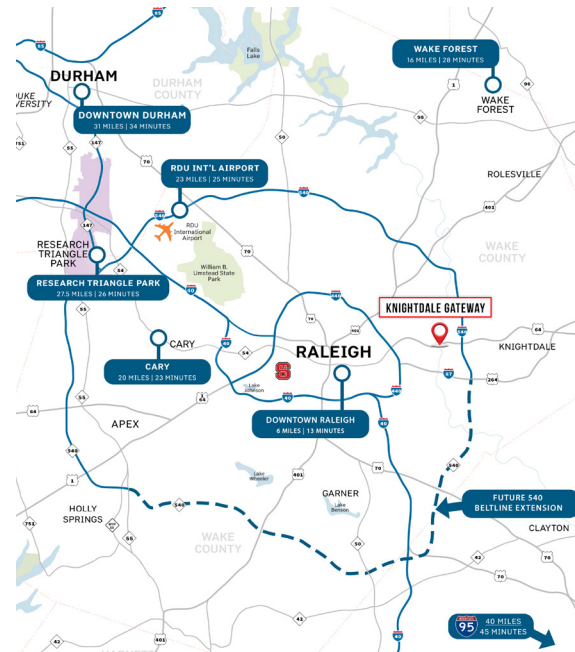


421 MILBURNIE LAKE DRIVE, RALEIGH, NC 27610

DELIVERING Q2 2024

PARK FEATURES

- Knightdale Gateway is positioned in a premier location with convenient access to the Research Triangle region by way of I-540 and US Highway 64.
- Site totals 54.13 acres
- ESFR Sprinkler System
- 36' Clear Height
- Concrete truck court with trailer parking
- 435 Car parking spaces
- 18 Trailer Stalls
- Direct frontage along US Highway 64
- Full movement traffic signal at park entrance
- 0.7 miles to I-540
- 2.7 miles to I-87
- 3.3 miles to I-440
- 6.0 miles to Downtown Raleigh
- 20 miles to RDU International Airport



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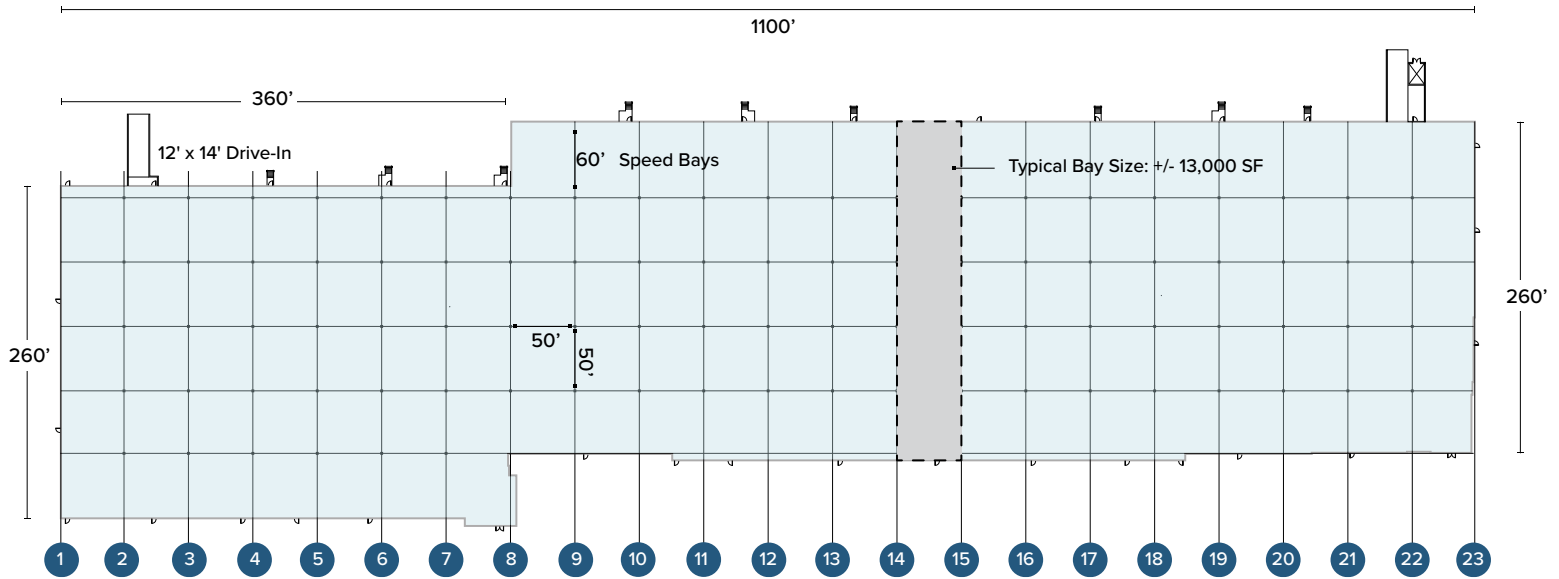
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BUILDING 1 FLOORPLAN

CONSTRUCTION UPDATE - MARCH 2024



BUILDING 1 INFORMATION

PARK OVERVIEW:

Location: Milburnie Lake Drive, Raleigh, NC 27610

County: Wake

Site Acreage: 54.13 Acres

Total Size: +/- 510,995 SF

Zoning: MI-PUD

Fire Protection & Sprinkler: ESFR

BUILDING 1:

Location: 421 Milburnie Lake Drive

Building Size: +/- 289,632 SF

Available Space: +/- 289,632 SF

Clear Height: 36'

Bay Spacing (Typ): 50'x50' with 60' Speed Bay

Dock-High Doors (9'x10'): Sixty (60)

Drive-In Doors (14'x16'): Two (2)

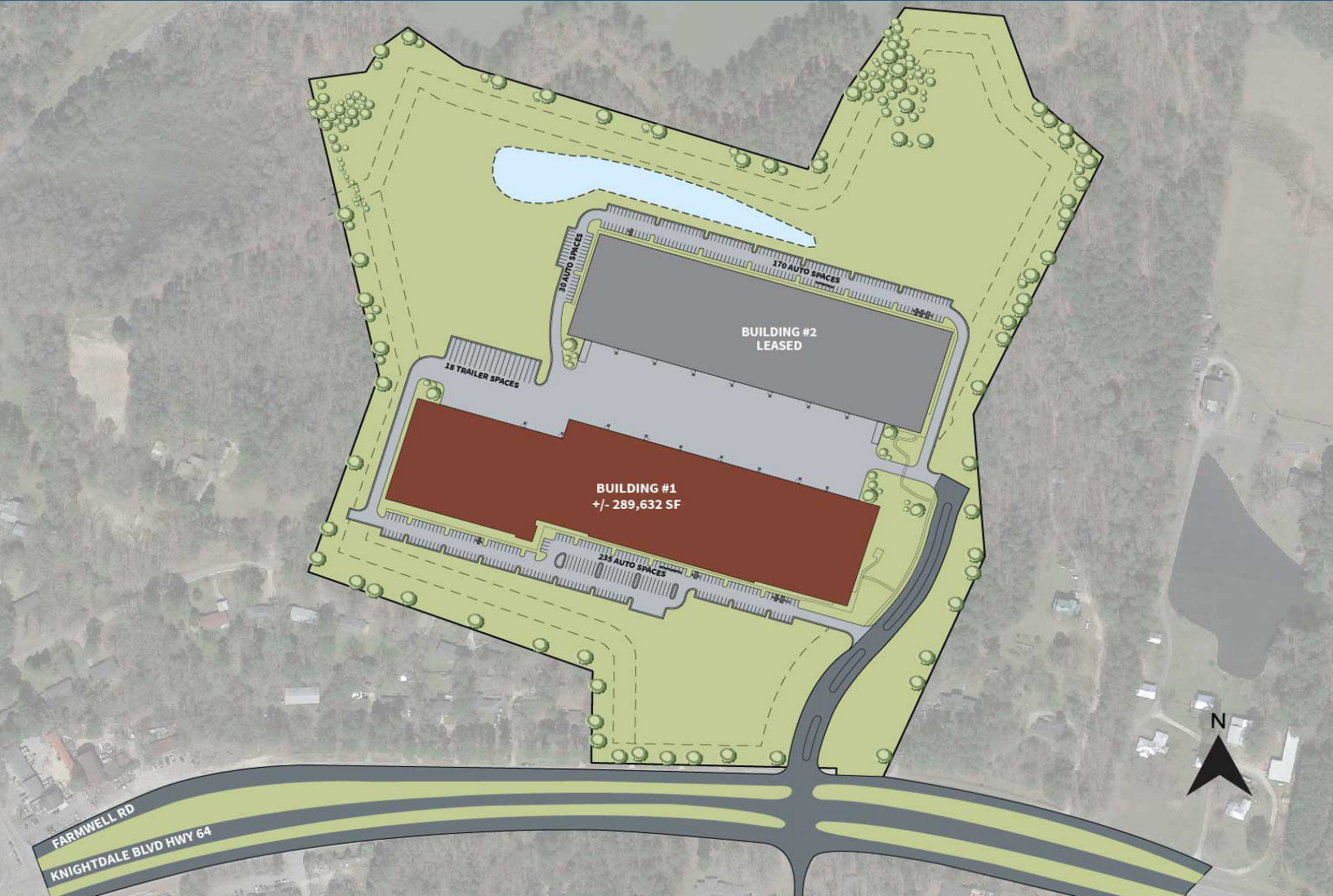
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SITE PLAN



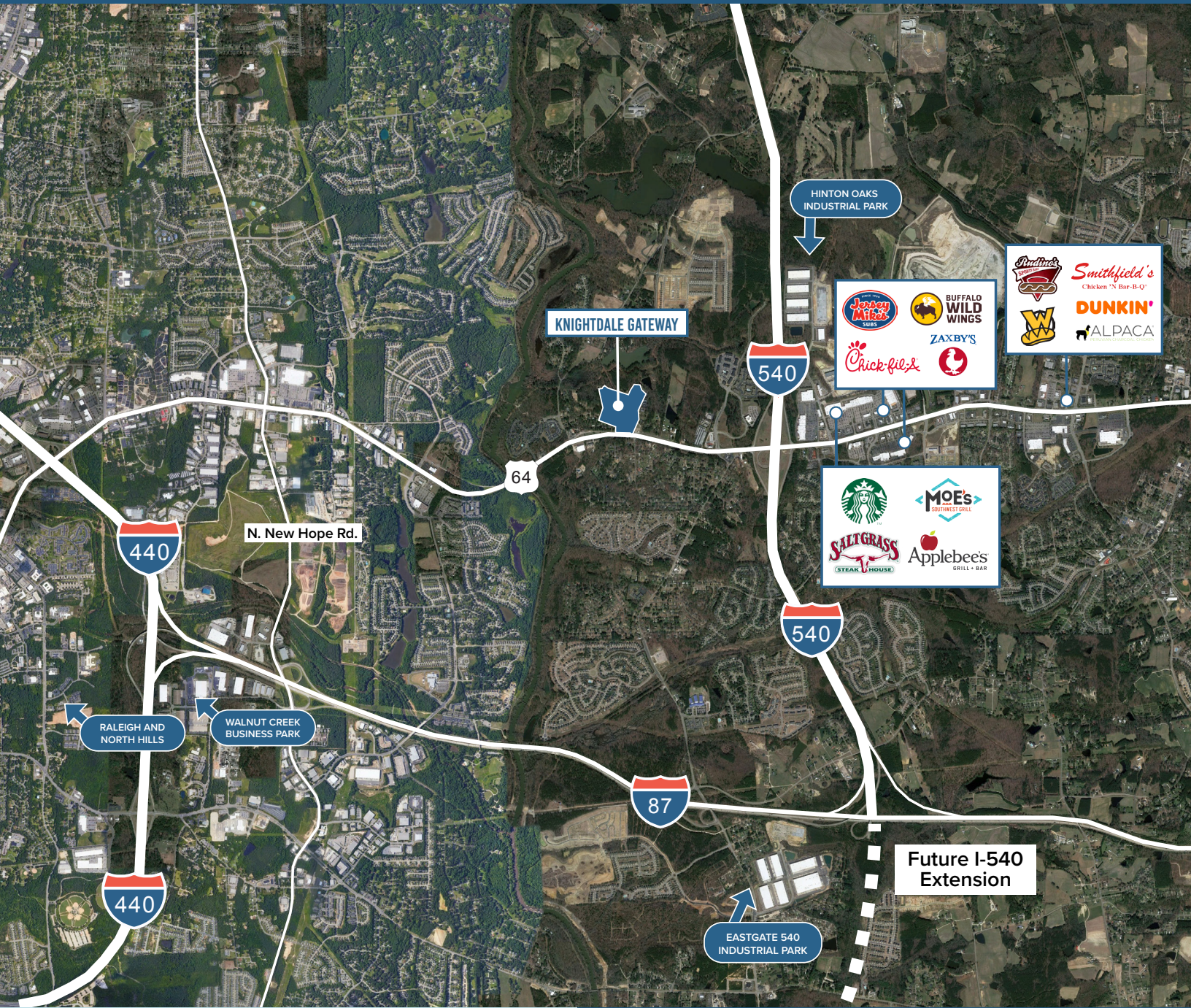
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IMMEDIATE ACCESS TO I-540 AND RALEIGH'S US-64 RETAIL CORRIDOR



Contact Us

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