

# KNIGHTDALE GATEWAY AT THE RIVER DISTRICT

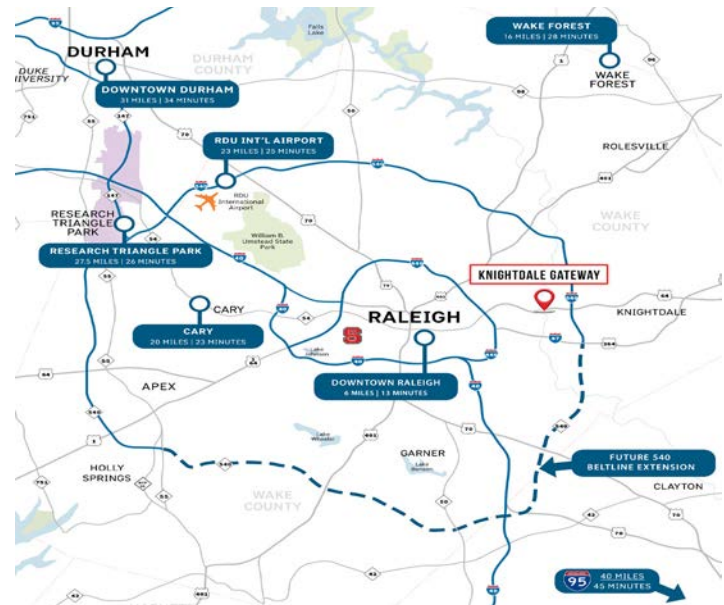
421 MILBURNIE LAKE DRIVE, RALEIGH, NC 27610

## PARK FEATURES

- +/- 39,750 SF up to +/- 211,158 SF ideal for warehouse, showroom, and light manufacturing uses
- Knightdale Gateway is positioned with convenient access to the Research Triangle with easy access to I-540 via lighted intersection at US Highway 64.
- Site totals 54.13 acres
- ESFR Sprinkler System
- 36' Clear Height
- Concrete truck court with trailer parking
- Direct frontage along US Highway 64
- Full movement traffic signal at park entrance

## DRIVE TIMES

I-540	0.7 miles, 1 minute
I-87	2.7 miles, 3 minutes
I-440	3.3 miles, 7 minutes
Downtown Raleigh	6 miles, 12 minutes
RDU International Airport	20 miles, 25 minutes



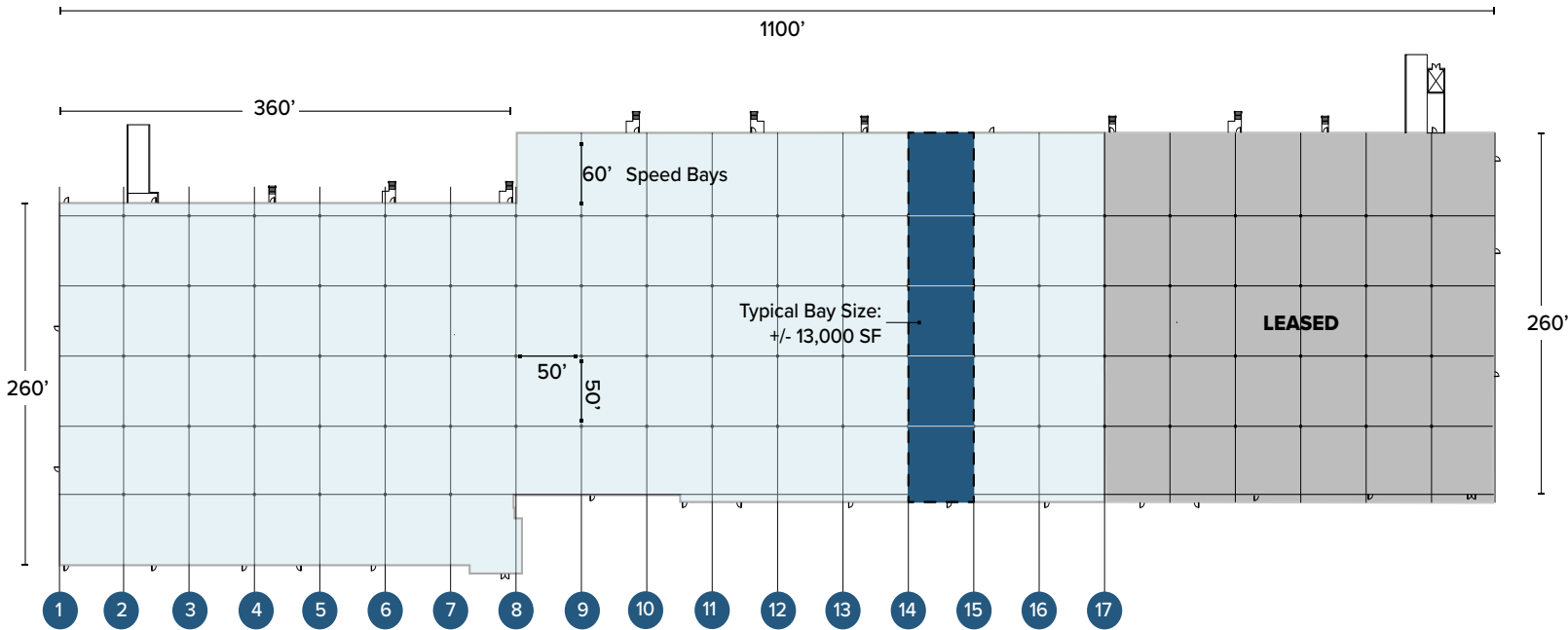
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# FLOOR PLAN



## OVERVIEW

### PARK:

**Location:** Milburnie Lake Drive, Raleigh, NC 27610

**County:** Wake

**Site Acreage:** 54.13 Acres

**Total Size:** +/- 510,995 SF

**Zoning:** MI-PUD

### BUILDING:

**Location:** 421 Milburnie Lake Drive

**Building Size:** +/- 289,870 SF

**Available Space:** +/- 39,750 to +/- 211,158 SF

**Office Space:** Build-to-Suit

**Clear Height:** 36'

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

**Dock-High Doors (9'x10'):** Forty-five (45)

**Drive-In Doors (14'x16'):** One (1)

**Fire Protection & Sprinkler:** ESFR

**Trailer Parking:** 18 Trailer Spaces

**Construction:** Walls: Tilt Concrete  
 Floors: 7" Unreinforced Floor Slab with Speed Bay Reinforced with #3's at 16" O.C  
 Roof: 60 Mil TPO Membrane

**Utilities:** Water: City of Raleigh  
 Sewer: City of Raleigh  
 Power: Duke Energy  
 Gas: Dominion Energy

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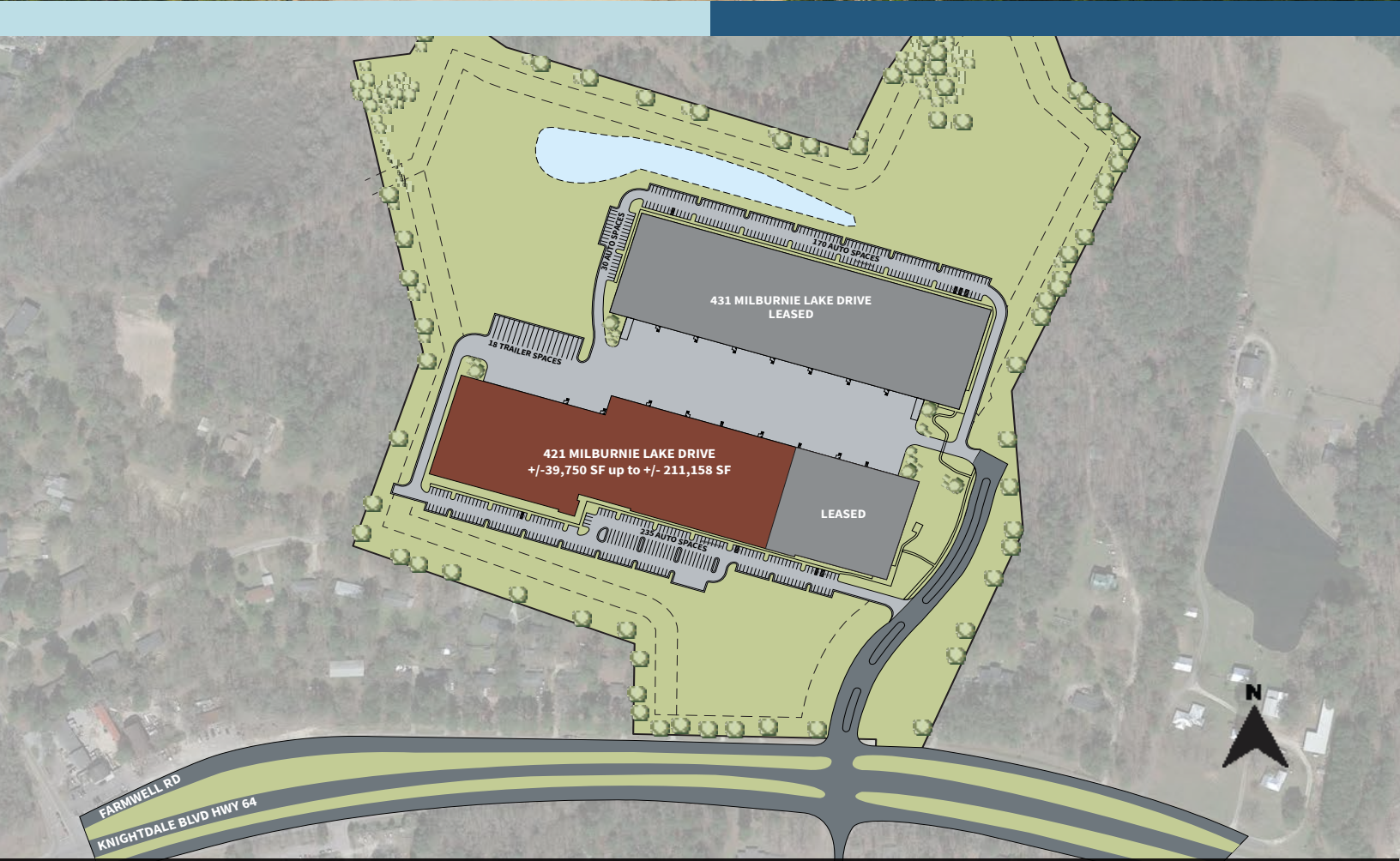
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# SITE PLAN



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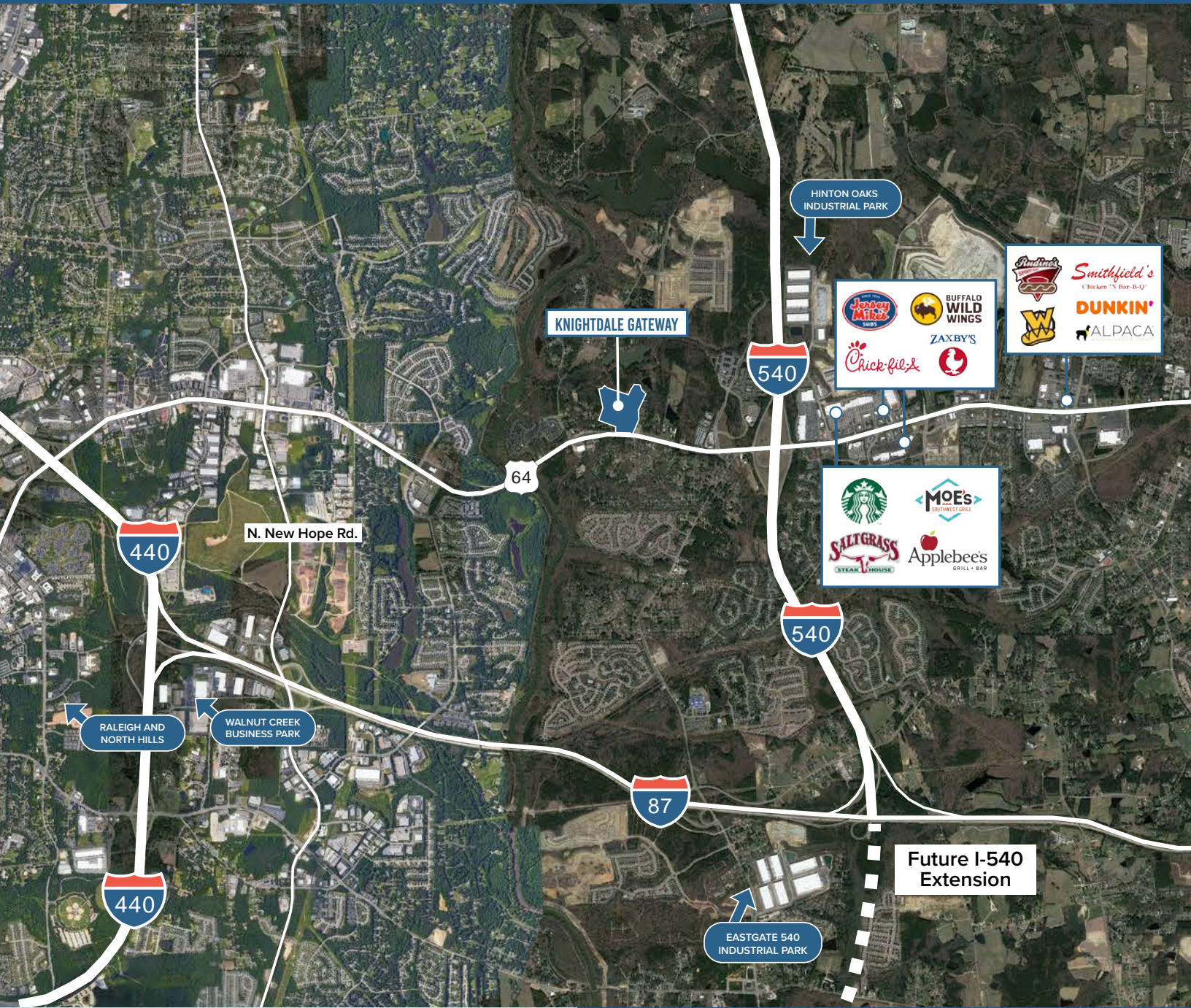
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# IMMEDIATE ACCESS TO I-540 AND RALEIGH'S US-64 RETAIL CORRIDOR



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