

KNIGHTDALE GATEWAY

AT THE RIVER DISTRICT



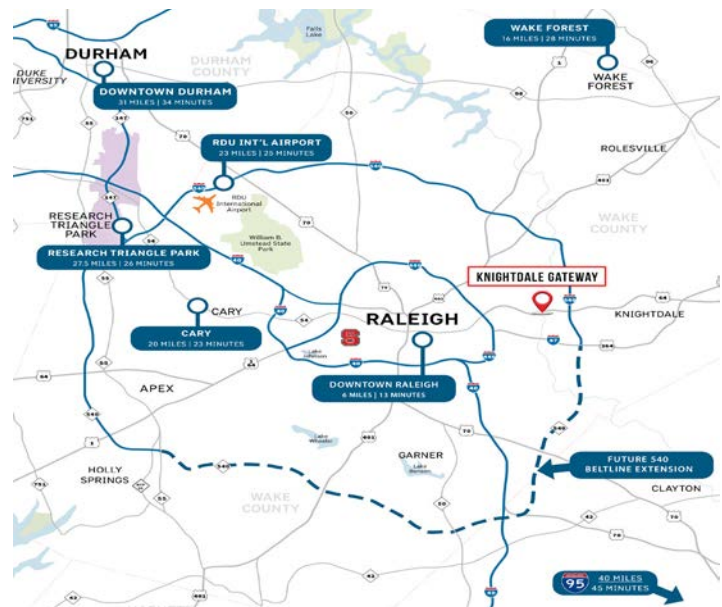
421 MILBURNIE LAKE DRIVE, RALEIGH, NC 27610

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 |



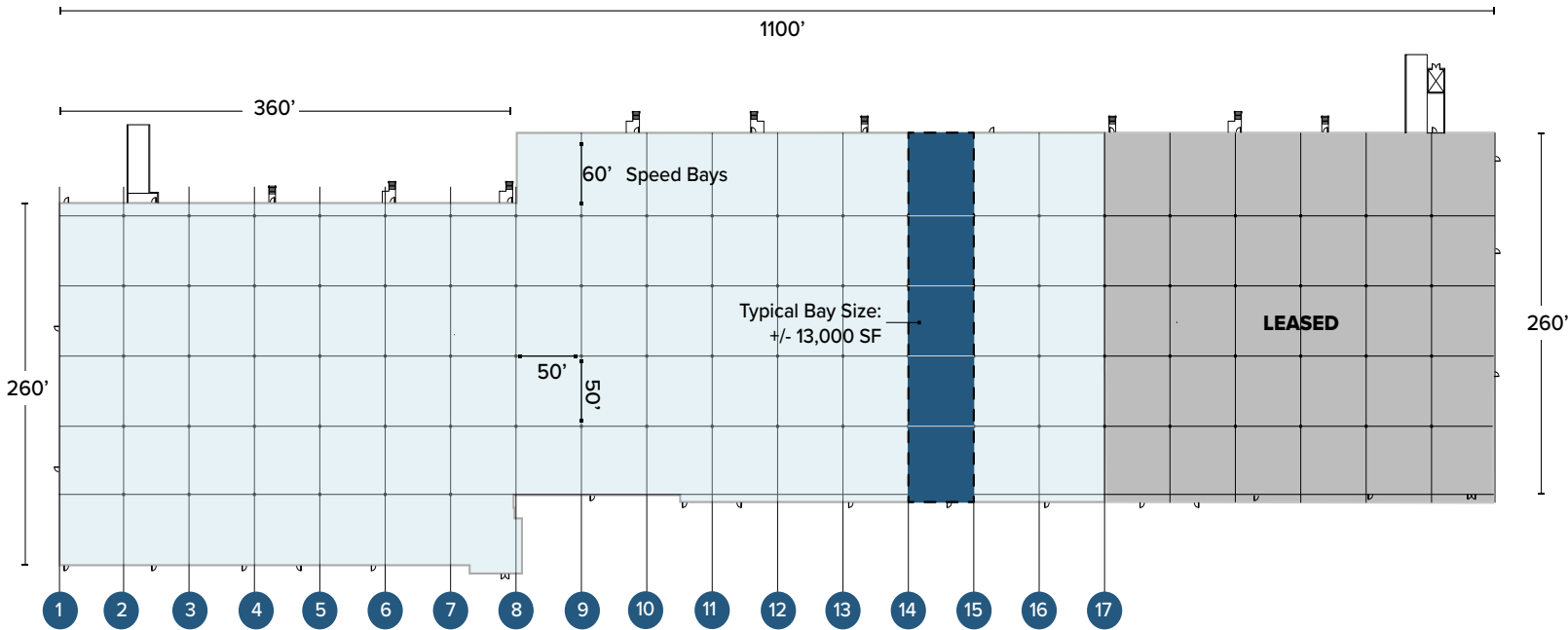
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FLOOR PLAN



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

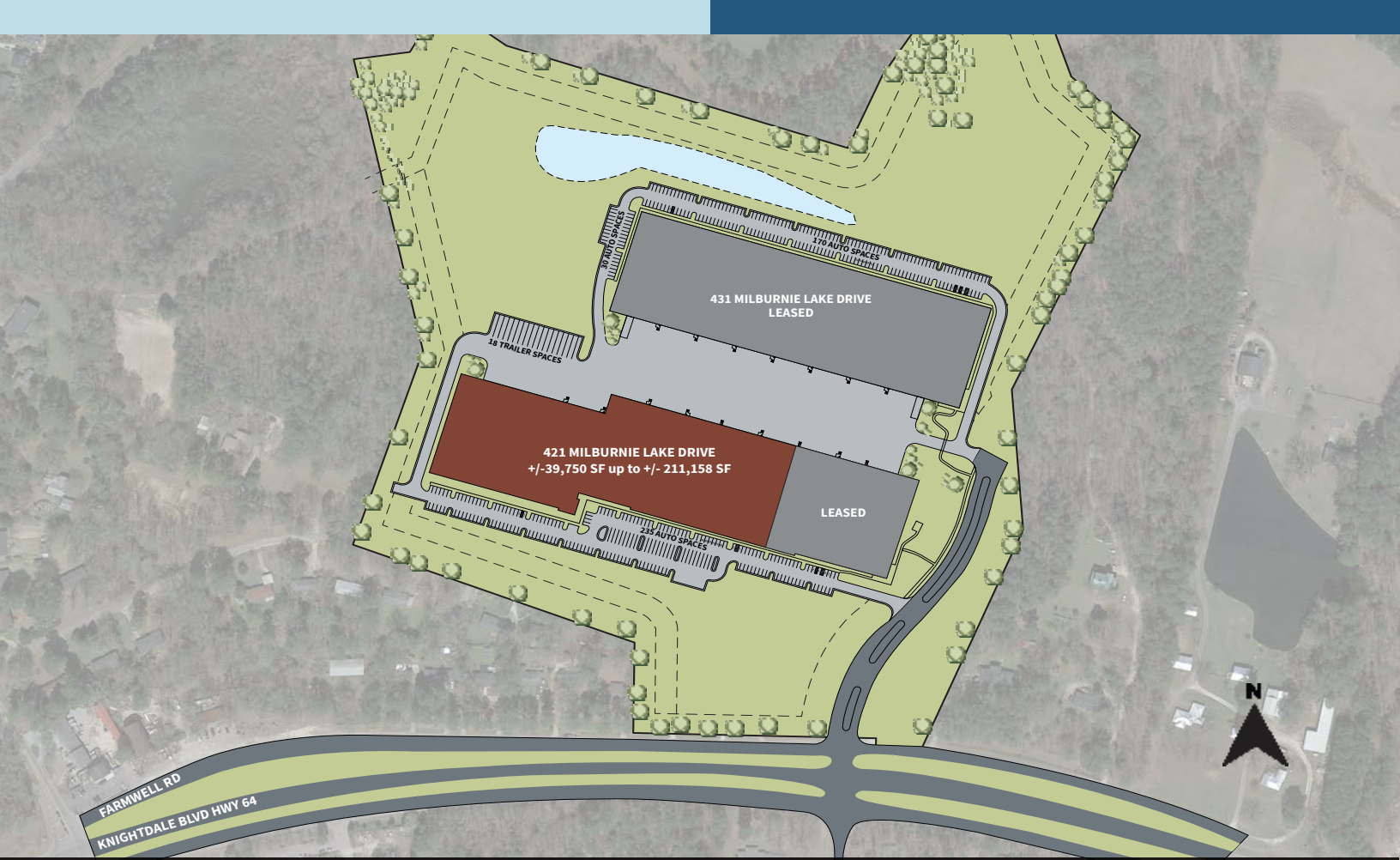
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SITE PLAN



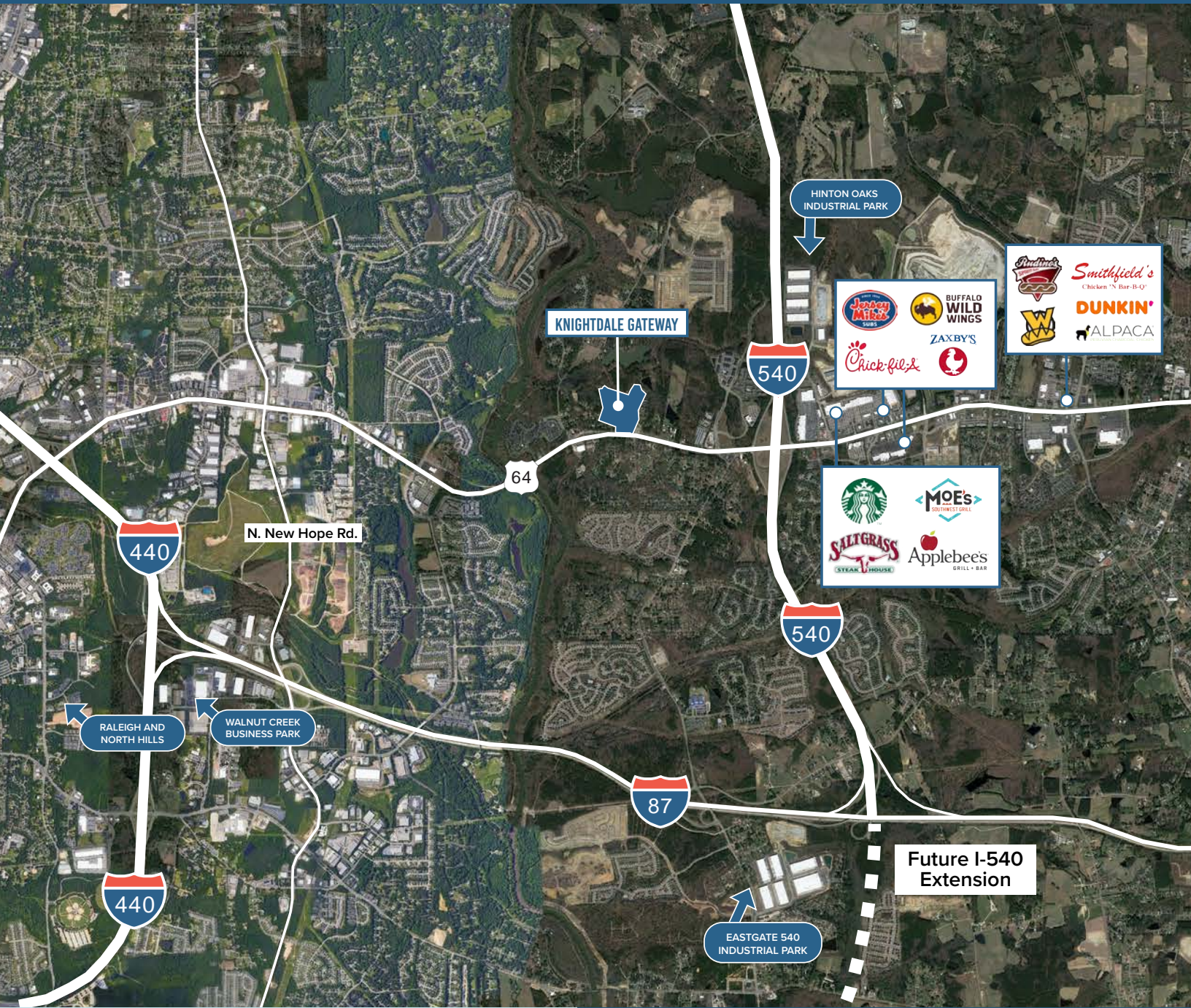
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IMMEDIATE ACCESS TO I-540 AND RALEIGH'S US-64 RETAIL CORRIDOR



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