

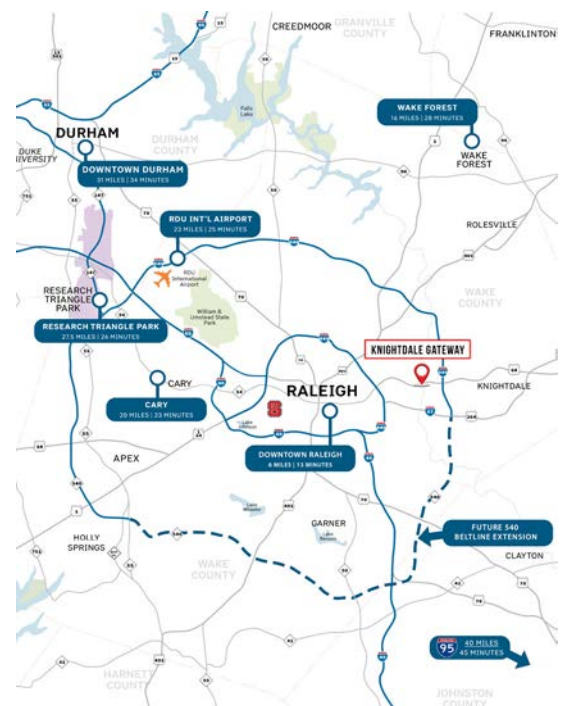
KNIGHTDALE GATEWAY AT THE RIVER DISTRICT

421 MILBURNIE LAKE DRIVE, RALEIGH, NC 27610

DELIVERING Q3 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
- 235 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



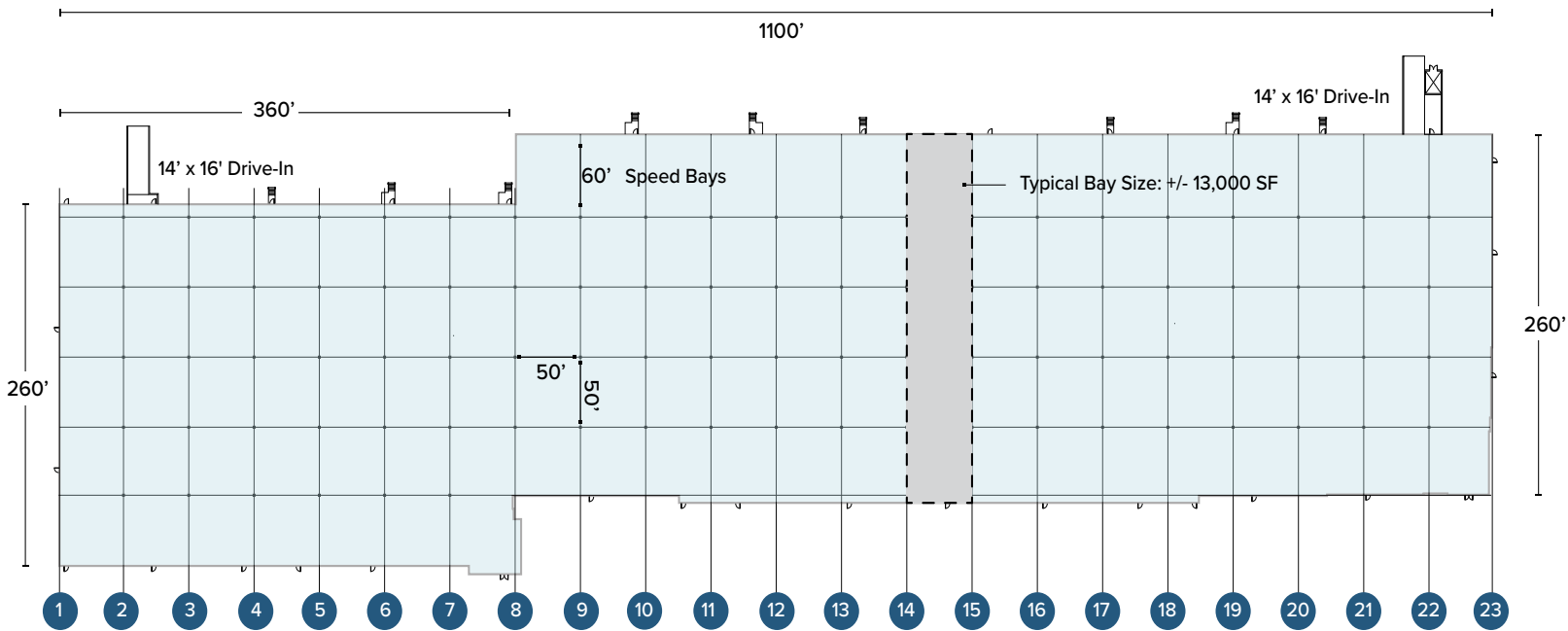
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FLOOR PLAN



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: +/- 289,870 SF

Office Space: Build-to-Suit

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)

Fire Protection & Sprinkler: ESFR

Trailer Parking: 18 Trailer Spaces

Car Parking: 235 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



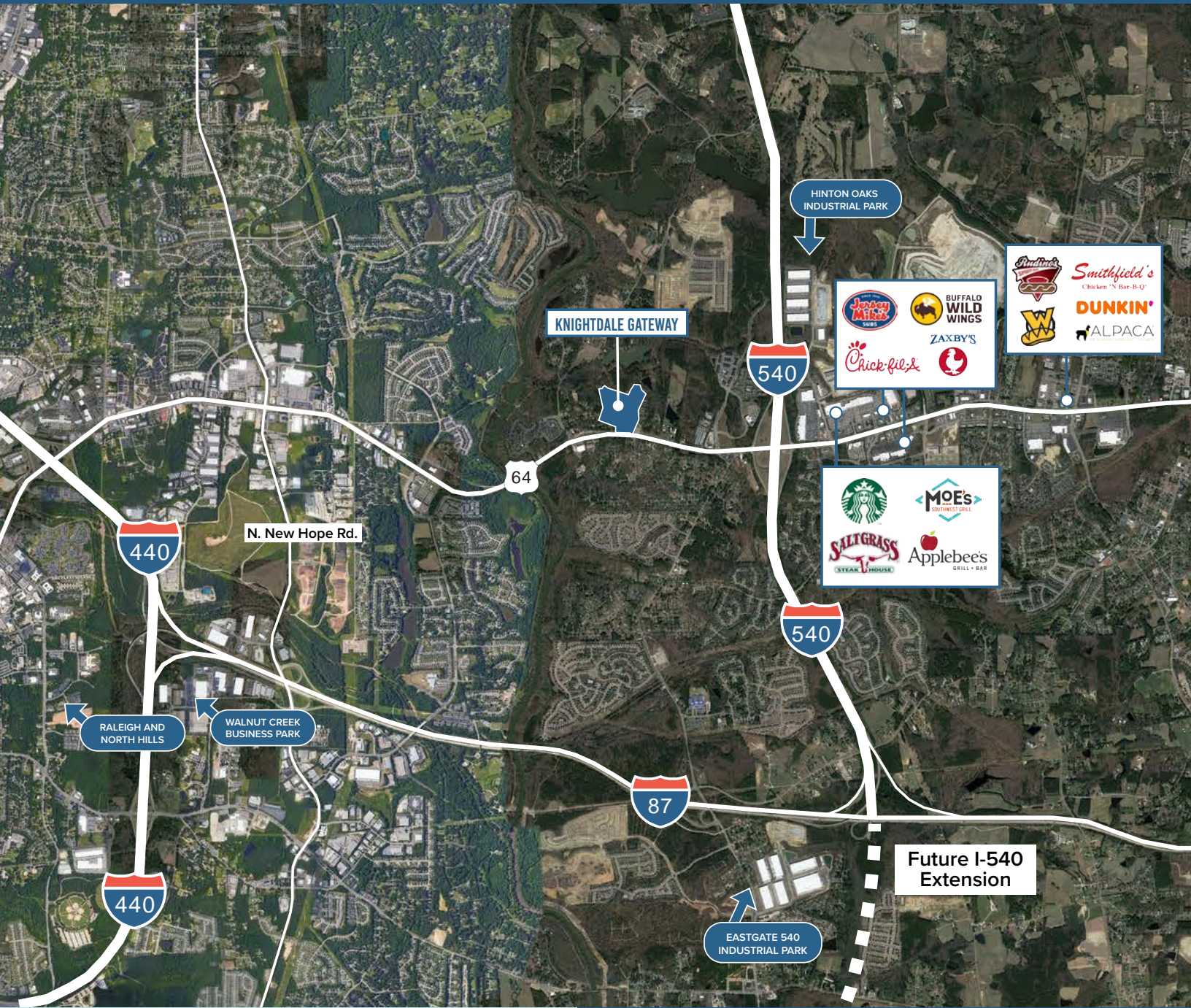
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IMMEDIATE ACCESS TO I-540 AND RALEIGH'S US-64 RETAIL CORRIDOR



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