

# APEX GATEWAY

1.2MM SF Master Planned Industrial and Life Science Park  
at the Intersection of NC-751 & US-64 in Apex, NC



**+/- 1,045,532 SF AVAILABLE**

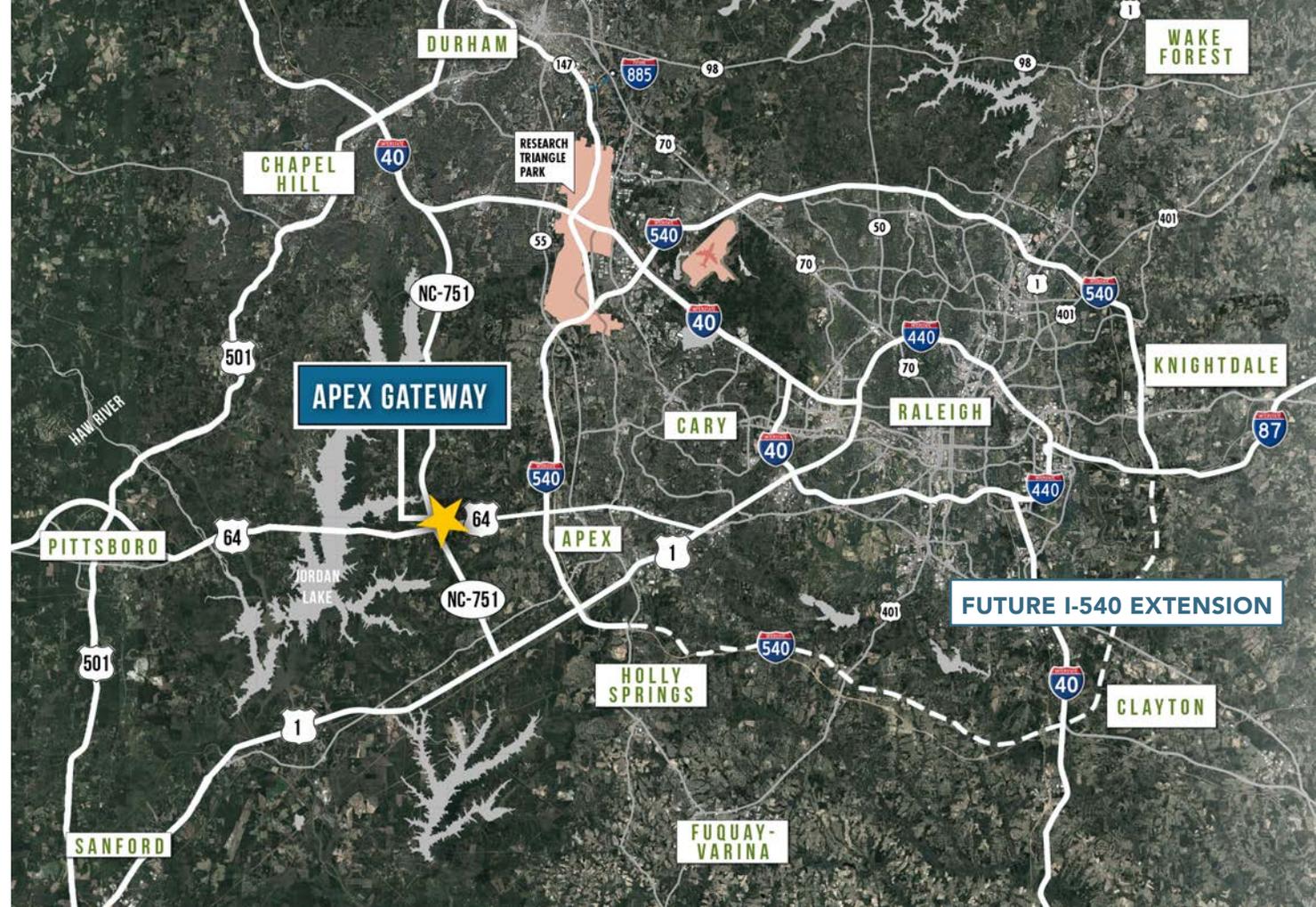
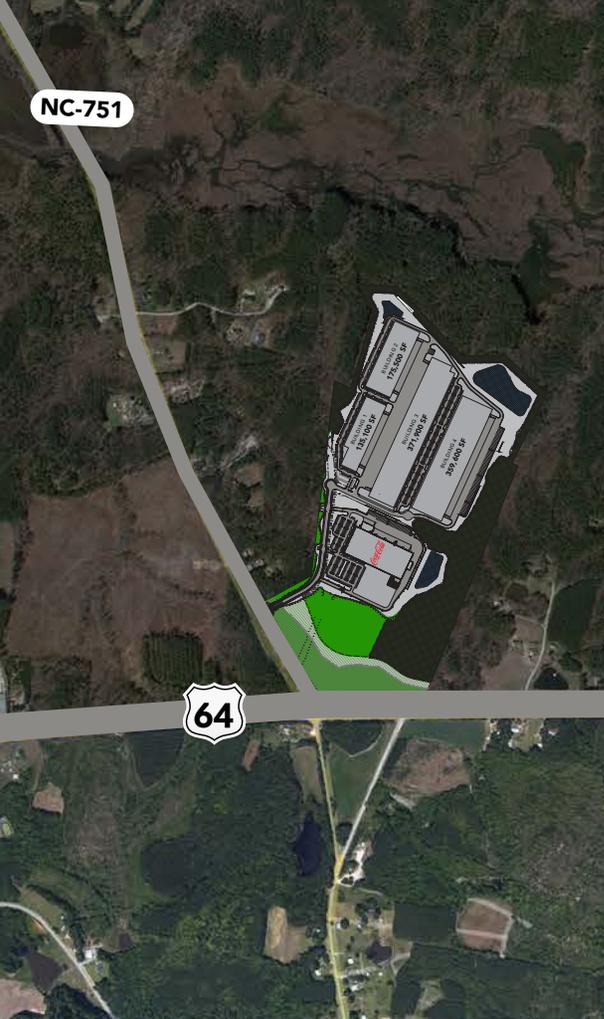
**DELIVERING Q3 2024**

**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





## PARK FEATURES

Up to +/- 1,045,532 SF available at the intersection of NC-751 and US-64 in Apex, NC  
Delivering Q3 2024

Centrally located between Raleigh, Durham, Chapel Hill and the South Wake County Growth corridors

The 1.2MM SF park features state-of-the-art construction and building aesthetics, a prime distribution location, numerous nearby amenities, and access to major population centers

20 minutes to Research Triangle Park and RDU

ESFR Sprinkler System

Concrete truck court with ample trailer parking

## DRIVE TIMES

<b>DOWNTOWN RALEIGH</b>	20 miles, 22 minutes
<b>CARY</b>	8 miles, 12 minutes
<b>RTP</b>	16 miles, 15 minutes
<b>RDU AIRPORT</b>	17 miles, 15 minutes
<b>DOWNTOWN DURHAM</b>	22 miles, 20 minutes

## BUILDING INFORMATION FOR BUILDINGS 1 & 2

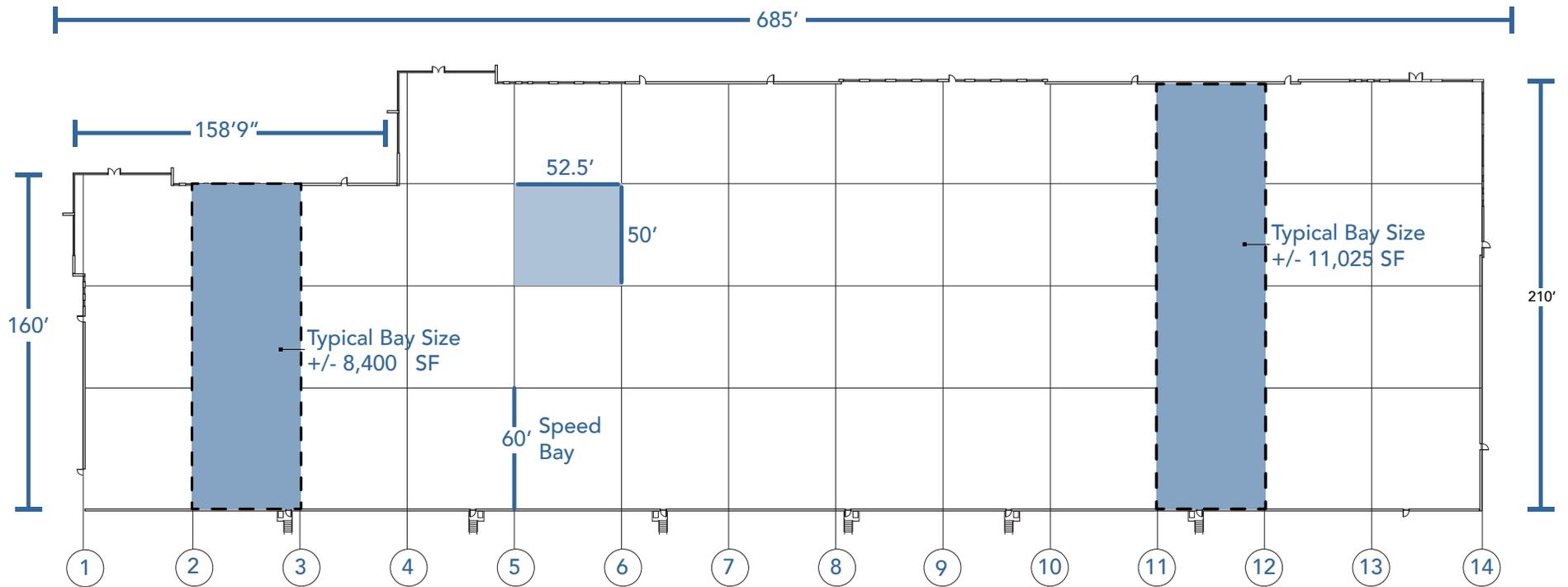


### SITE PLAN AND BUILDING STATS

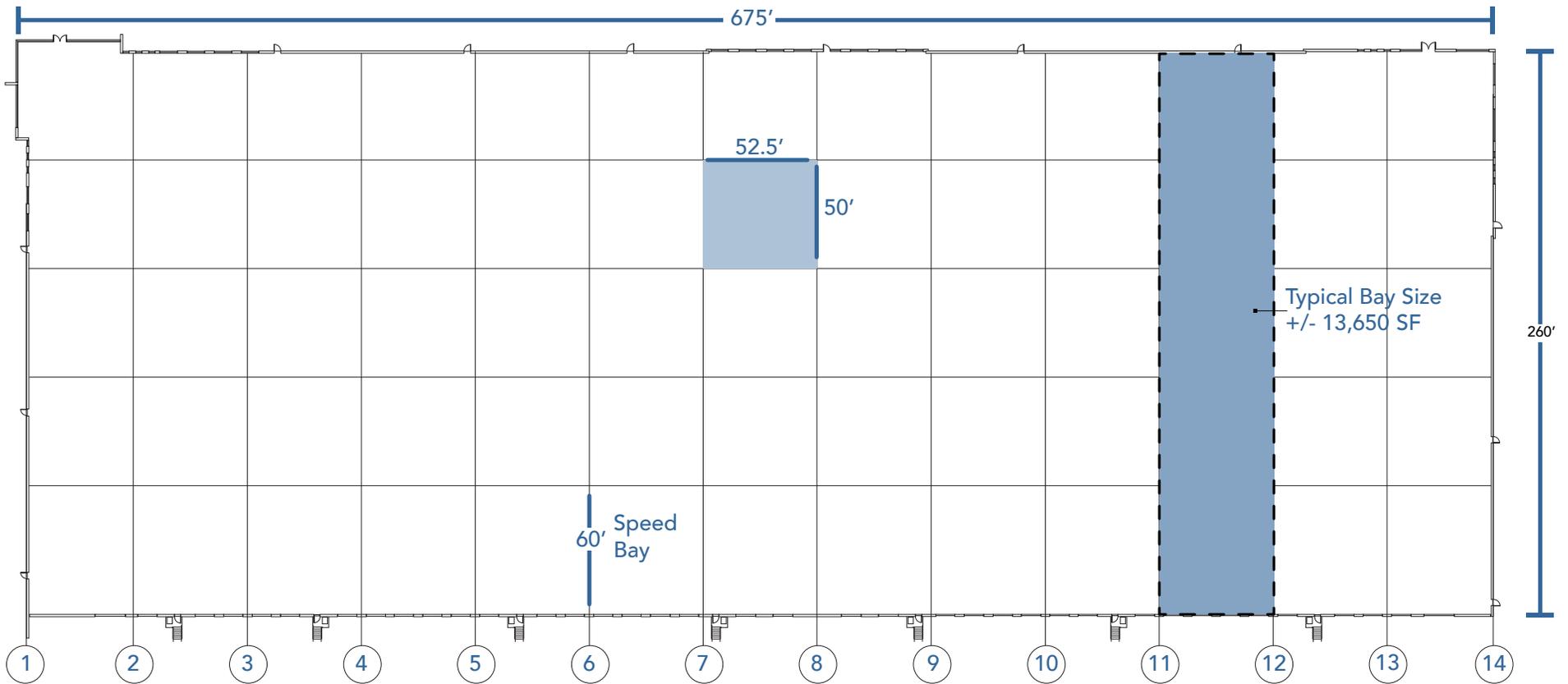
<b>LOCATION</b>	US Highway 64 & NC 751-N, Apex, NC 27523
<b>COUNTY</b>	Chatham
<b>OFFICE SF</b>	Build-to-Suit
<b>ZONING</b>	LI-CZ
<b>CLEAR HEIGHT</b>	32'
<b>FIRE PROTECTION</b>	ESFR
<b>BUILDING SF</b>	+/- 137,781 SF and +/- 176,251 SF
<b>TRUCK COURT</b>	130' Concrete Truck Courts
<b>CAR PARKING</b>	1 per 1,000 SF (Typical)
<b>TRAILER PARKING</b>	Available
<b>SPACE AVAILABLE</b>	+/- 25,600 SF to +/- 176,251 SF

### CONSTRUCTION

<b>WALLS</b>	Tilt concrete
<b>FLOORS</b>	6" Unreinforced Slabs (Reinforced Speedbays)
<b>STRUCTURE</b>	Class A joist/girder system
<b>ROOF</b>	60-mil TPO membrane
<b>UTILITIES</b>	
<b>WATER</b>	Apex Water
<b>SEWER</b>	Apex Water
<b>POWER</b>	Duke Progress Energy
<b>GAS</b>	Dominion



<b>OVERALL SQUARE FOOTAGE</b>	+/- 137,781 SF
<b>OVERALL DIMENSIONS</b>	685' x 210'
<b>TYPICAL BAY SPACING</b>	52'6" x 50' with a 60' Speed Bay
<b>TYPICAL BAYS</b>	+/- 11,025 SF +/- 8,400 SF
<b>DOCK-HIGH DOORS (9'X10')</b>	Thirty Seven (37)
<b>DRIVE-IN DOORS (14'X16')</b>	Two (2)



<b>OVERALL SQUARE FOOTAGE</b>	+/- 176,251 SF
<b>OVERALL DIMENSIONS</b>	675' x 260'
<b>TYPICAL BAY SPACING</b>	52'6" x 50' with a 60' Speed Bay
<b>TYPICAL BAY</b>	+/- 13,650 SF
<b>DOCK-HIGH DOORS (9'X10')</b>	Thirty Six (36)
<b>DRIVE-IN DOORS (14'X16')</b>	Two (2)

# AREA MAP



## RESEARCH TRIANGLE PARK



## CHATHAM PARK



## NC MEGASITES

- Wolspeed – 1,800 Jobs & \$5B of Investment
- Toyota – 2,100 Jobs & ~\$4B of Investment
- VinFast – 7,500 Jobs & \$4B of Investment

VinFast, Toyota, & Wolspeed collectively to create 11,400 jobs and invest ~\$13B within 45 minutes of AG



## Contact Us

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