

INDUSTRIAL . BUILD-TO-SUIT . LAND LISTINGS

RALEIGH/TRIAD, NC • OCTOBER 2026

EAST WAKE COUNTY

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
Beacon Commerce Park Wilmington Road - Building A Garner, NC 27529	±21,000 - ±103,879	BTS	31 DH 2 DI	32'	Building is under construction with Q4 '26 delivery; rear load facility; (31) 9' x 10' dock high doors; (2) 12' x 16' drive-in doors; ESFR sprinkler systems, 130'-180' truck court; located within close proximity to I-40, I-440, US-70, and 6.5 miles from Downtown Raleigh
3001 Jones Sausage Road Garner, NC 27529	±18,500 - ±128,362	BTS	22 DH 1 DI	32'	Planned building with 130' truck court with additional ±0.85 acre lay-down yard; small bay infill distribution, city counter space and or showroom opportunities; located within close proximity to I-40, I-440, and US-70
3301 Jones Sausage Road Suite 111 Garner, NC 27529	±33,710	±2,810	2 DH 1 DI	16'	Potential for secured outside storage; direct access to I-40 via Jones Sausage Rd (Exit 303); infill Raleigh/Garner location with dense rooftop proximity and located within close proximity to I-40, I-440, and US-70
Gordon Road Clayton, NC 27520	±50,000- ±900,000	BTS	BTS	BTS	Master-planned industrial and life science park: +/- 310 acres, zoned Light Industrial (I-1) and Heavy Industrial (I-2), flexible build-to-suit opportunities, available for sale or lease, high power transmission lines on-site, US-70 & I-42 frontage, located within 20 minutes of downtown Raleigh and 30 minutes of RDU
300 Chapanoke Rd. Raleigh, NC 27603	±17,000- ±55,000	BTS	BTS	BTS	Build-to-suit opportunity, up to 55,000 SF with 185' truck court. Ability to fully secure premises at rare infill Raleigh location within close proximity to I-40, I-440, I-540 and US-401/Capital Blvd.
300 Chapanoke Rd. - IOS Raleigh, NC 27603	±11,580	BTS	BTS	BTS	Low-coverage build-to-suit opportunity with up to 4 acres of secured storage, at rare infill Raleigh location within close proximity to I-40, I-440, I-540 and US-401/Capital Blvd.
305 Chapanoke Rd. Raleigh, NC 27603	±70,000	BTS	13 DH 2 DI	32'	Rare single-tenant build-to-suit opportunity — up to 70,000 SF on 7.9-acre site; up to 1.65 acres of secured truck court; infill Raleigh location with dual frontage from Chapanoke and Hammond Rd; ideal for city counter operations, located within close proximity to I-40, I-440, I-540 and US-401/Capital Blvd.
Knightdale Gateway Phase II Milburnie Lake Drive Raleigh, NC 27610	±14,400- ±100,092	BTS	23 DH 2 DI	30'	Planned rear-load building within Knightdale Gateway with flexible leasing configurations and visibility from US-64

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Knightdale Gateway Milburnie Lake Drive Raleigh, NC 27610	Outparcel BTS or Pad Sale	±3.98	MI-PUD	Crown-graded Knightdale Gateway outparcel directly fronting US-64; supporting showroom, flex and medical office uses; available for build-to-suit or pad sale

SOUTHWEST WAKE

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
Apex Gateway 920 Gateway Drive Apex, NC 27523	±23,212 - ±189,849	BTS	49 DH 2 DI	32'	LI-CZ Zoning; (49) 9' x 10' dock high doors; (2) 14' x 16' drive-in doors; ESFR; 1 car parking space per 1,000 SF; conveniently located near downtown Raleigh, Cary, RTP, RDU Airport, and downtown Durham
Apex Gateway 835 Gateway Drive Apex, NC 27523	±23,103 - ±165,015	BTS	19 DH 2 DI	32'	LI-CZ zoning; (19) 9' x 10' dock high doors; (2) 14' x 16' drive-in doors; ESFR; 1 car parking space per 1,000 SF; conveniently located near downtown Raleigh, Cary, RTP, RDU Airport, and downtown Durham
Apex Gateway 855 Gateway Drive Apex, NC 27523	±25,648 - ±128,014	BTS	14 DH 2 DI	32'	LI-CZ zoning; (14) 9' x 10' dock high doors; (2) 14' x 16' drive-in doors; ESFR; 1 car parking space per 1,000 SF, up to ±2.6 acres of secured storage opportunities with full 180' concrete truck court; conveniently located near downtown Raleigh, Cary, RTP, RDU Airport, and downtown Durham
Apex Gateway Building 10 Apex, NC 27523	±28,692 - ±212,196	BTS	14 DH 2 DI	32'	LI-CZ zoning; (14) 9' x 10' dock high doors; (2) 14' x 16' drive-in doors; ESFR; 1 car parking space per 1,000 SF; conveniently located near downtown Raleigh, Cary, RTP, RDU Airport, and downtown Durham
Apex Gateway Building 11 Apex, NC 27523	±200,000- ±486,700	BTS	98 DH 2 DI	40'	LI-CZ zoning; (98) 9' x 10' dock high doors; (2) 14' x 16' drive-in doors; ESFR; 279 car parking spaces; conveniently located near downtown Raleigh, Cary, RTP, RDU Airport, and downtown Durham

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Information regarding the property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof, and the property is subject to prior sale, lease or withdrawal.

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SOUTHWEST WAKE cont'd

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
Apex Gateway Building 12 Apex, NC 27523	±200,000 - ±500,000	BTS	90 DH 4 DI	32'	BTS cross-dock opportunity with LI-CZ zoning; (90) 9' x 10' dock high doors; (4) 14' x 16' drive-in doors; ESFR; 169 car parking spaces; conveniently located near downtown Raleigh, Cary, RTP, RDU Airport, and downtown Durham
Apex Gateway US Highway 64 & NC 751 Apex, NC 27523	±50,000- ±100,000	BTS	BTS DH 2 DI	32'	BTS opportunity with customizable site plan in a mixed-use environment, LI-CZ zoning; 130' concrete truck courts; ESFR; 3 car parking spaces per 1,000 SF; conveniently located near downtown Raleigh, Cary, RTP, RDU Airport, and downtown Durham with dedicated access to nearby signalized intersection

SOUTHWEST WAKE RETAIL

PROPERTY/ADDRESS	PRODUCT TYPE	ACREAGE	ZONING	COMMENTS
Apex Gateway US Highway 64 & NC 751 Raleigh, NC 27523	Out-parcel Pads For Sale	±1.3 - 8.1	PC-CZ	Retail, commercial, medical office out-parcel pads available for sale at the intersection of US-64 & NC-751; located within the 300+ acre Apex Gateway mixed-use development; multiple points of ingress and egress to site via fully signalized intersections; close proximity to several existing and under development residential communities including Sweetwater Apex, Deer Creek, Cedar Crossing, Willow Hills, and Smith Farm

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DURHAM

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
Durham Gateway, Building 1 5112 Leesville Rd Durham, NC 27703	±40,000- ±275,935	BTS	54 DH 2 DI	36'	Planned building in master planned, class A distribution & life science park; ±1/1,000 SF car parking, ESFR sprinkler systems, 185' concrete truck courts; direct connectivity to I-540, I-40, RTP, and RDU
Durham Gateway, Building 2 4902 Leesville Rd Durham, NC 27703	±22,000- ±182,176	BTS	44 DH 2 DI	32'	Proposed building in master planned, class A distribution & life science park; ±1/1,000 SF car parking, ESFR sprinkler systems, 185' concrete truck courts; direct connectivity to I-540, I-40, RTP, and RDU
Durham Gateway Building 3 4816 Leesville Rd Durham, NC 27703	±16,903- ±40,618	BTS	21 DH	30'	Proposed building in master planned, class A distribution & life science park; ±1/1,000 SF car parking, ESFR sprinkler systems, 130' concrete truck courts; direct connectivity to I-540, I-40, RTP, and RDU
3215 US-70 (IOS) Durham, NC 27607	±15,472 ±5.49 acres	±1,410	32 DH 1 DI	9' - 17'	Single tenant facility; ideal city county, service or terminal building; premier US-70 frontage and signage opportunities; ±2.10 acres of fenced-in outdoor storage expandable to ±3.8 acres; direct access to I-540 and I-40

GREENSBORO

Edwardia Industrial Park 406 Edwardia Drive Greensboro, NC 27409	±2,600	±2,600	BTS	14'	Stand-alone single tenant flex space; ample parking; layout includes reception area, break room and private offices; Central Greensboro location with convenient access to amenities and within 1.6 miles of I-40
Edwardia Industrial Park 400-A Edwardia Drive Greensboro, NC 27409	±16,000	±1,798	2 DH 1 DI	14'	New office build-out; ±10,000 SF outside storage available; LI Zoning; can accommodate a variety of uses including infill warehouse, showrooms, and distribution; Central Greensboro location with convenient access to amenities and within 1.6 miles of I-40
Edwardia Industrial Park 404 Edwardia Drive Greensboro, NC 27409	±19,000 - ±44,000	±1,500 - ±5,207	4 DH 3 DI	16'	Secured outside storage available; ample parking; space can be demised by ±19,000 and ±25,000 SF; Central Greensboro location with convenient access to amenities and within 1.6 miles of I-40

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