INDUSTRIAL • BUILD-TO-SUIT • LAND LISTINGS

RALEIGH/TRIAD, NC • NOVEMBER 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

TIM ROBERTSON
704.654.9880
tim.robertson@beacondevelopment.com

JOSH MCARDLE
815.988.1737
josh@beacondevelopment.com

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EAST WAKE LAND

PROPERTY/ADDRESS	PRODUCT TYPE	ACRES	ZONING	COMMENTS
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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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 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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