

# INDUSTRIAL • BUILD-TO-SUIT • LAND LISTINGS

RALEIGH/TRIAD, NC • AUGUST 2025



## EAST WAKE COUNTY

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
<b>Beacon Commerce Park</b> Wilmington Road - Building A Garner, NC 27529	±21,000 - ±157,035	BTS	31 DH 2 DI	32'	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 in Eastern Wake County, within close proximity to I-40, I-440, US-70, and 6.5 miles from Downtown Raleigh; 3Q '26 delivery
<b>Beacon Commerce Park</b> Wilmington Road - Building B Garner, NC 27529	±21,560 - ±139,230	BTS	31 DH 2 DI	32'	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 in Eastern Wake County, within close proximity to I-40, I-440, US-70, and 6.5 miles from
<b>3001 Jones Sausage Road</b> Garner, NC 27529	±18,500- ±128,042	BTS	22 DH 1 DI	32'	130' truck court with additional +0.85 acres; Small bay infill distribution, city counter space and or showroom opportunities; located within close proximity to I-40, I-440 and US-70
<b>3301 Jones Sausage Road</b> Suite 127 Garner, NC 27529	±8,620	±980	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 interstate access
<b>3301 Jones Sausage Road</b> 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 interstate access

## EAST WAKE COUNTY RETAIL

PROPERTY/ADDRESS	PRODUCT TYPE	AVAILABLE SF	ZONING	COMMENTS
<b>Knightdale Gateway</b> Milburnie Lake Drive Raleigh, NC 27610	Development Site	±11,500	MI-PUD	Proposed building; located within a 550,000 SF development - two points of ingress and egress; direct street frontage along US-64/Knightdale Blvd retail corridor; conveniently located near I-540, I-87, and I-440

For More Information, Please Contact:

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Charlotte, NC 28209 | Raleigh, NC 27605 | [beacondevelopment.com](https://beacondevelopment.com)  
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## SOUTHWEST WAKE SUBMARKET

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
<b>Apex Gateway</b> Building 4   3560 Brightleaf Lane Apex, NC 27523	±41,157 - ±205,776	BTS	41 DH 2 DI	32'	LI-CZ zoning; (41) 9' x 10' dock high doors; (2) 14' x 16' drive-in doors; ESFR; 200' shared truck court; 1 car parking space per 1,000 SF; conveniently located to downtown Raleigh, Cary, RTP, RDU Airport, and downtown Durham
<b>Apex Gateway</b> Building 6   930 Gateway Drive Apex, NC 27523	±38,797- ±207,200	BTS	48 DH 2 DI	32'	LI-CZ zoning; (48) 9' x 10' dock high doors; (2) 14' x 16' drive-in door; ESFR; 1 car parking space per 1,000 SF; conveniently located to downtown Raleigh, Cary, RTP, RDU Airport, and downtown Durham
<b>Apex Gateway</b> Building 7   920 Gateway Drive Apex, NC 27523	±28,759- ±189,849	BTS	49 DH 2 DI	32'	LI-CZ zoning; (49) 9' x 10' dock high doors; (2) 14' x 16' drive-in door; ESFR; 1 car parking space per 1,000 SF; conveniently located to downtown Raleigh, Cary, RTP, RDU Airport, and downtown Durham

## SOUTHWEST WAKE SUBMARKET RETAIL

PROPERTY/ADDRESS	PRODUCT TYPE	ACREAGE	ZONING	COMMENTS
<b>Apex Gateway</b> US Highway 64 & NC 751 Raleigh, NC 27523	Outparcel Pads For Sale	±1.3 - 8.1	PC-CZ	Retail, commercial, medical office outparcel 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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## I-440 INNER BELTLINE SUBMARKET

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
2315 Atlantic Avenue, Suite A Raleigh, NC 27605	±20,804	±2,144	5 DH	18'	Subdividable ±127,558 SF infill warehouse opportunity ideal for showroom, city counter and distribution opportunities; infill location at the epicenter of the high-density Atlantic Ave and Wake Forest Rd corridors
2315 Atlantic Avenue, Suite C Raleigh, NC 27605	±30,879	±396	5 DH 1 DI	18'	Subdividable ±127,558 SF infill warehouse opportunity ideal for showroom, city counter and distribution opportunities; infill location at the epicenter of the high-density Atlantic Ave and Wake Forest Rd corridors
2315 Atlantic Avenue, Suite B Raleigh, NC 27605	±37,740	±1,280	3 DH	18'	Subdividable ±127,558 SF infill warehouse opportunity ideal for showroom, city counter and distribution opportunities; infill location at the epicenter of the high-density Atlantic Ave and Wake Forest Rd corridors
2315 Atlantic Avenue, Suite D Raleigh, NC 27605	±38,135	±5,660	7 DH	18'	Subdividable ±127,558 SF infill warehouse opportunity ideal for showroom, city counter and distribution opportunities; infill location at the epicenter of the high-density Atlantic Ave and Wake Forest Rd corridors
2315 Atlantic Avenue, Suite A-C Raleigh, NC 27605	±51,683	±2,540	10 DH 1 DI	18'	Subdividable ±127,558 SF infill warehouse opportunity ideal for showroom, city counter and distribution opportunities; infill location at the epicenter of the high-density Atlantic Ave and Wake Forest Rd corridors
2315 Atlantic Avenue, Suite B-D Raleigh, NC 27605	±75,875	±6,940	10 DH	18'	Subdividable ±127,558 SF infill warehouse opportunity ideal for showroom, city counter and distribution opportunities; infill location at the epicenter of the high-density Atlantic Ave and Wake Forest Rd corridors

## I-440 INNER BELTLINE LAND

PROPERTY/ADDRESS	PRODUCT TYPE	ACREAGE	AVAILABLE SF	ZONING	COMMENTS
912 Hodges Street Raleigh, NC 27608	Development Site	±13.3	±33,890 - ±59,000	(CX-3)	Site's permitted uses include retail sales and services, light manufacturing, research and development, office, indoor /outdoor recreation, and storage; Desired infill location at the epicenter of the high-density Wake Forest Rd and Atlantic Ave corridor

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## GREENSBORO

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
<b>Edwardia Industrial Park</b> 400-A Edwardia Drive Greensboro, NC 27409	±16,000	±1,798	2 DH 1 DI	14'	New office build-out with 11' ceiling height; Light Industrial (LI) zoning; 2 (8' x 8') dock high doors; 1 (12' x 12') drive-in door; can accommodate a variety of uses including infill warehouse, showrooms, and distribution; Central Greensboro location with great access to amenities and within 1.6 miles to I-40
<b>Edwardia Industrial Park</b> 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 great access to amenities and within 1.6 miles to I-40

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