

# INDUSTRIAL . BUILD-TO-SUIT . LAND LISTINGS

RALEIGH/TRIAD, NC • FEBRUARY 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 - ±157,035	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
Beacon Commerce Park Wilmington Road - Building B Garner, NC 27529	±21,560 - ±139,230	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'	Proposed building with 130' truck court with additional ±0.85 acre laydown 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 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 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

## EAST WAKE LAND

PROPERTY/ADDRESS	PRODUCT TYPE	ACRES	ZONING	COMMENTS
Knightdale Gateway Milburnie Lake Drive Raleigh, NC 27610	Development Site	±3.98	MI-PUD	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

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## 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'	Building is under construction with Q2 '26 delivery; 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 930 Gateway Drive Apex, NC 27523	±26,197- ±207,200	BTS	48 DH 2 DI	32'	Building is under construction with Q2 '26 delivery; LI-CZ Zoning; (48) 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 Future Phases Apex, NC 27523	±35,000 - ±500,000	BTS	BTS	BTS	3.5 million SF, master planned industrial and life science park; conveniently located near downtown Raleigh, Cary, RTP, RDU Airport, and downtown Durham

## 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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## I-440 INNER BELTLINE

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
2315 Atlantic Avenue Suite A-D Raleigh, NC 27605	±20,804 - ±127,558	±396 - ±6,940	20 DH 1 DI	18'	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

## GREENSBORO

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
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-AB Edwardia Drive Greensboro, NC 27409	±16,000 - ±32,000	±1,798 - ±4,365	4 DH 2 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