

# INDUSTRIAL · BUILD-TO-SUIT · LAND LISTINGS

RALEIGH/TRIAD, NC • DECEMBER 2025

## 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

TIM ROBERTSON  
704.654.9880  
tim.robertson@beacondevelopment.com

JOSH MCARDLE  
815.988.1737  
josh@beacondevelopment.com

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.

# INDUSTRIAL • BUILD-TO-SUIT • LAND LISTINGS

RALEIGH/TRIAD, NC • DECEMBER 2025

## 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

TIM ROBERTSON  
704.654.9880  
tim.robertson@beacondevelopment.com

JOSH MCARDLE  
815.988.1737  
josh@beacondevelopment.com

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.

# INDUSTRIAL • BUILD-TO-SUIT • LAND LISTINGS

RALEIGH/TRIAD, NC • DECEMBER 2025

## 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

TIM ROBERTSON  
704.654.9880  
tim.robertson@beacondevelopment.com

JOSH MCARDLE  
815.988.1737  
josh@beacondevelopment.com

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.