

INDUSTRIAL • BUILD-TO-SUIT • LAND LISTINGS

RALEIGH/TRIAD, NC • JUNE 2025

EAST WAKE COUNTY

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
KNIGHTDALE GATEWAY 421 Milburnie Lake Drive Raleigh, NC 27610	±26,127 - ±131,464	BTS	60 DH 2 DI	36'	MI-PUD zoning; (60) 9' x 10' dock high doors; (2) 14' x 16' drive-in doors; ESFR; 18 trailer spaces; 235 car parking spaces; conveniently located to I-540, I-87, I-440, Downtown Raleigh, and RDU Airport
3301 JONES SAUSAGE ROAD 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
3301 JONES SAUSAGE ROAD Suite 111 Garner, NC 27529	±33,710	±2,810	2 DH	16'-18'	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
3301 JONES SAUSAGE ROAD Suite 129 Garner, NC 27529	±6,237	±1,385	2 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

For More Information, Please Contact:

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SOUTHWEST WAKE SUBMARKET

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
APEX GATEWAY					
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
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
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

RETAIL

PROPERTY/ADDRESS	PRODUCT TYPE	ACREAGE	ZONING	COMMENTS
APEX GATEWAY 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; desired infill location at the epicenter of the high-density Atlantic Avenue and Wake Forest Road corridors
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; desired infill location at the epicenter of the high-density Atlantic Avenue and Wake Forest Road corridors
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; desired infill location at the epicenter of the high-density Atlantic Avenue and Wake Forest Road corridors
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; desired infill location at the epicenter of the high-density Atlantic Avenue and Wake Forest Road corridors

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PROPERTY/ADDRESS	PRODUCT TYPE	AVAILABLE SF	ZONING	COMMENTS
KNIGHTDALE GATEWAY 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

LAND

PROPERTY/ADDRESS	PRODUCT TYPE	ACREAGE	AVAILABLE SF	ZONING	COMMENTS
HODGES STREET 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

GREENSBORO

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
EDWARDIA INDUSTRIAL PARK					
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
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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