

INDUSTRIAL • BUILD-TO-SUIT • LAND LISTINGS

RALEIGH/TRIAD, NC • OCTOBER 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'	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
Beacon Commerce Park 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
3001 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 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
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 interstate access

EAST WAKE COUNTY RETAIL

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

For More Information, Please Contact:

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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.

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SOUTHWEST WAKE SUBMARKET

PROPERTY/ADDRESS	AVAILABLE SF	OFFICE SF	LOADING	CLEAR HEIGHT	COMMENTS
Apex Gateway 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
Apex Gateway 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
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; 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
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
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 great access to amenities and within 1.6 miles to I-40

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