

APEX GATEWAY

1.2MM SF Master Planned Industrial and Life Science Park
at the Intersection of NC-751 & US-64 in Apex, NC



+/- 1,046,150 SF AVAILABLE

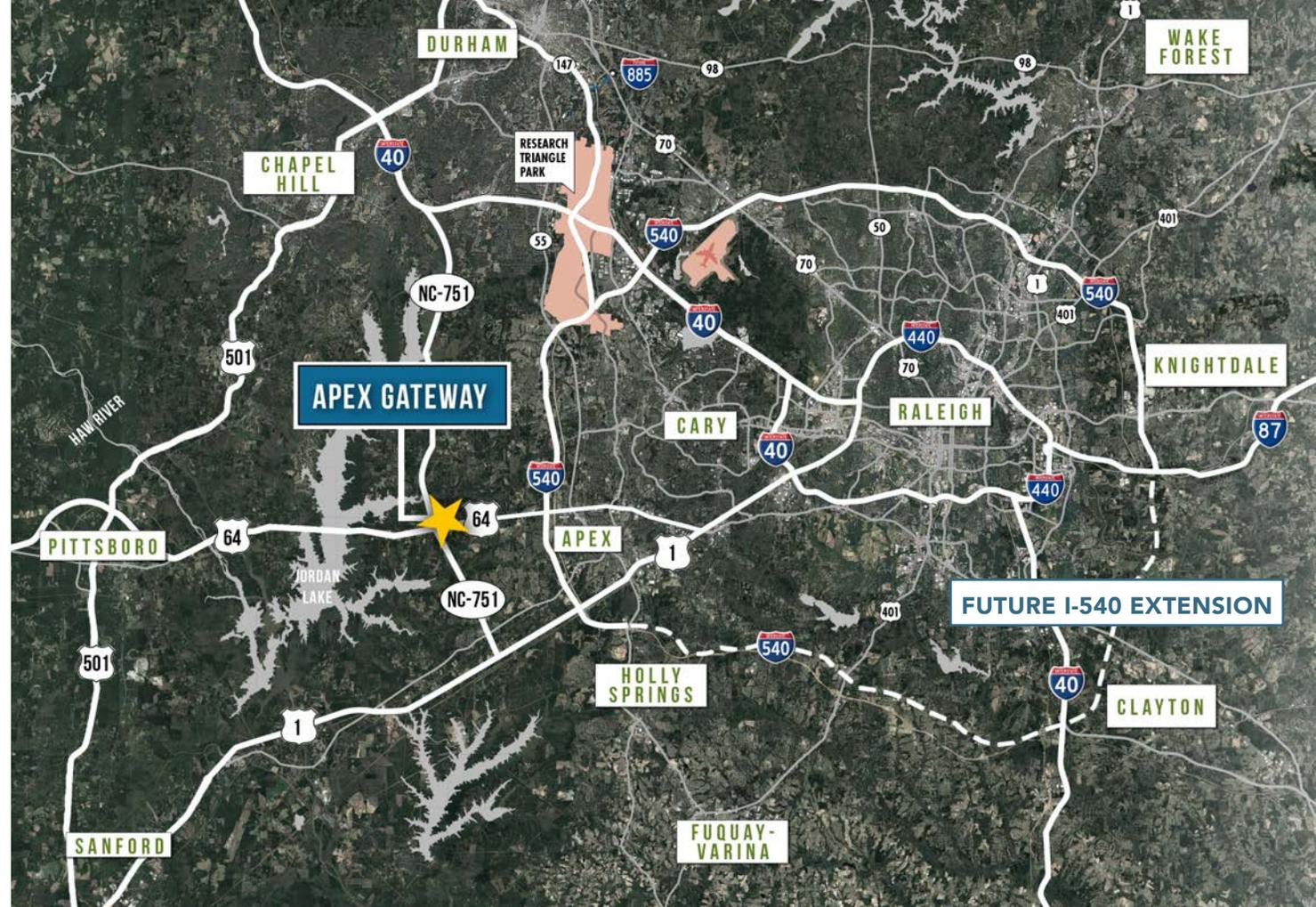
DELIVERING Q3 2024

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PARK FEATURES

Up to +/- 1,046,150 SF available at the intersection of NC-751 and US-64 in Apex, NC
Delivering Q3 2024

Centrally located between Raleigh, Durham, Chapel Hill and the South Wake County Growth corridors

The 1.2MM SF park features state-of-the-art construction and building aesthetics, a prime distribution location, numerous nearby amenities, and access to major population centers

20 minutes to Research Triangle Park and RDU

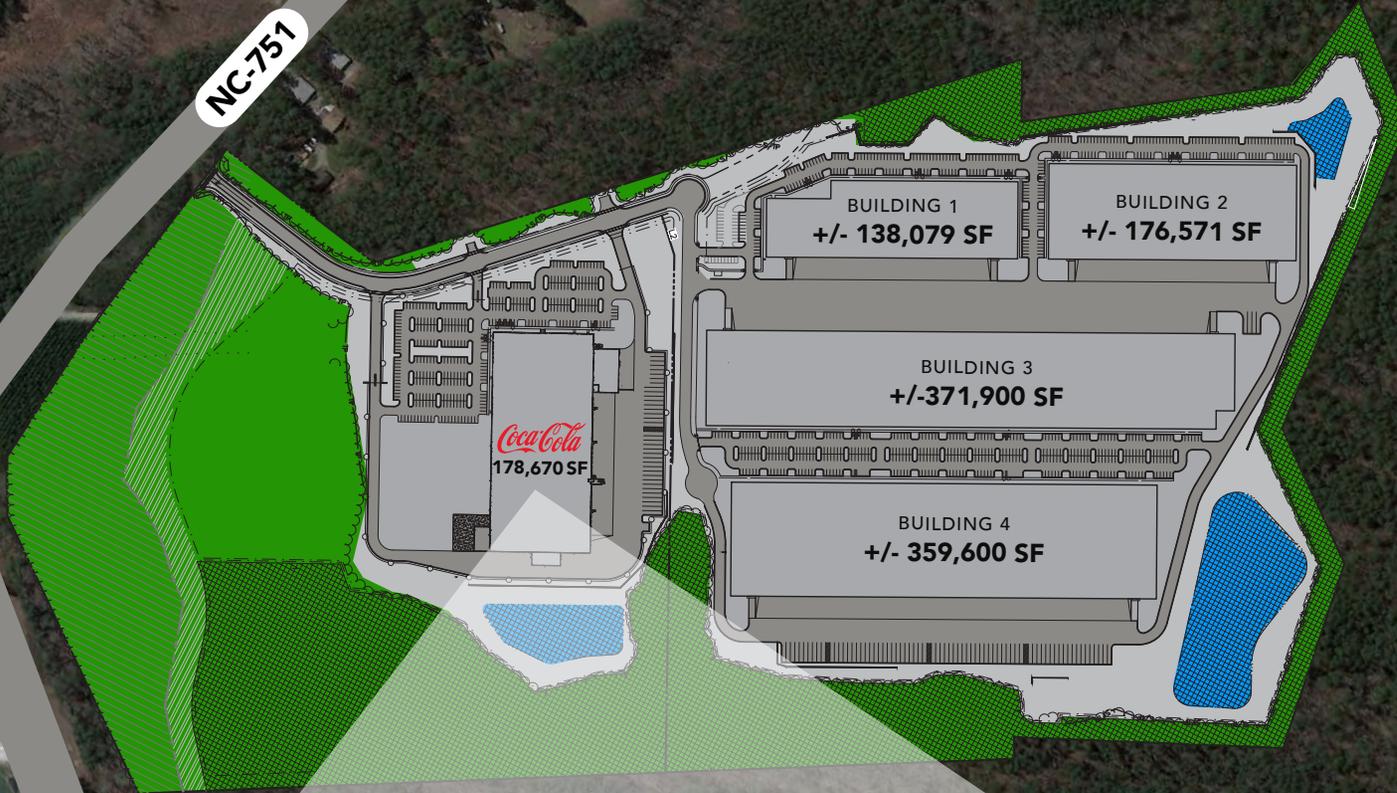
ESFR Sprinkler System

Concrete truck court with ample trailer parking

DRIVE TIMES

DOWNTOWN RALEIGH	20 miles, 22 minutes
CARY	8 miles, 12 minutes
RTP	16 miles, 15 minutes
RDU AIRPORT	17 miles, 15 minutes
DOWNTOWN DURHAM	22 miles, 20 minutes

SITE PLAN



BUILDING INFORMATION FOR BUILDINGS 1 & 2

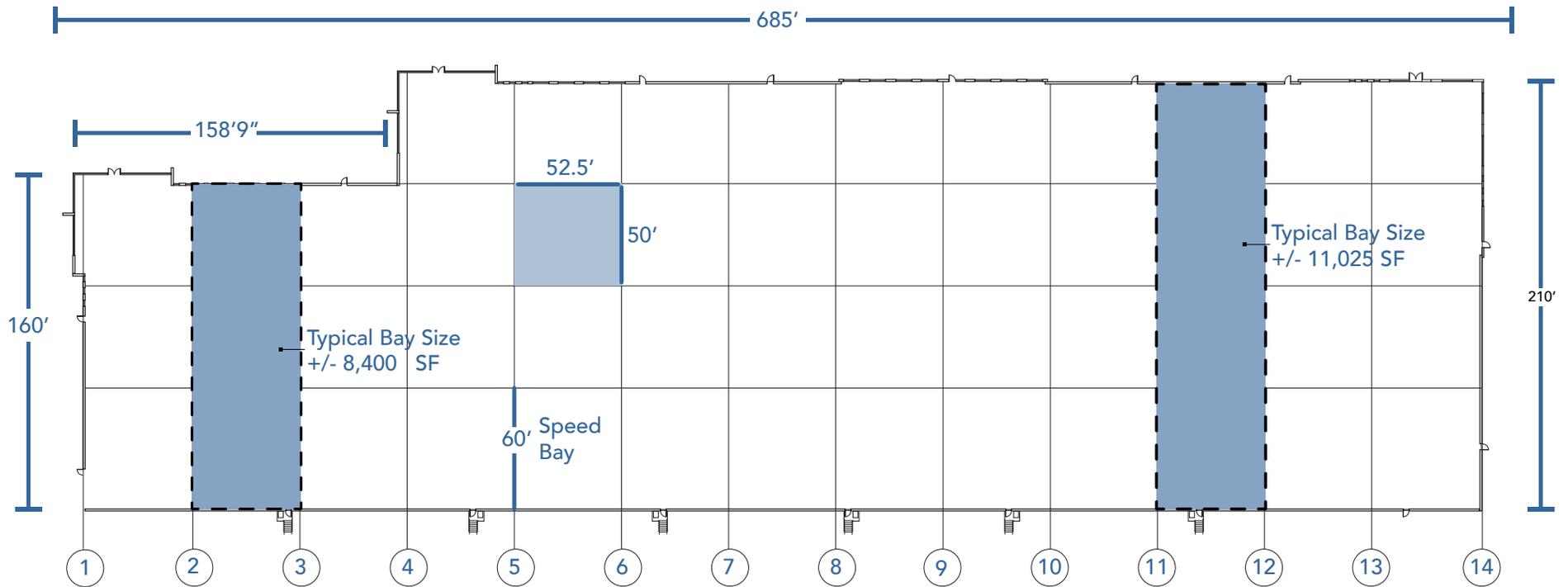


SITE PLAN AND BUILDING STATS

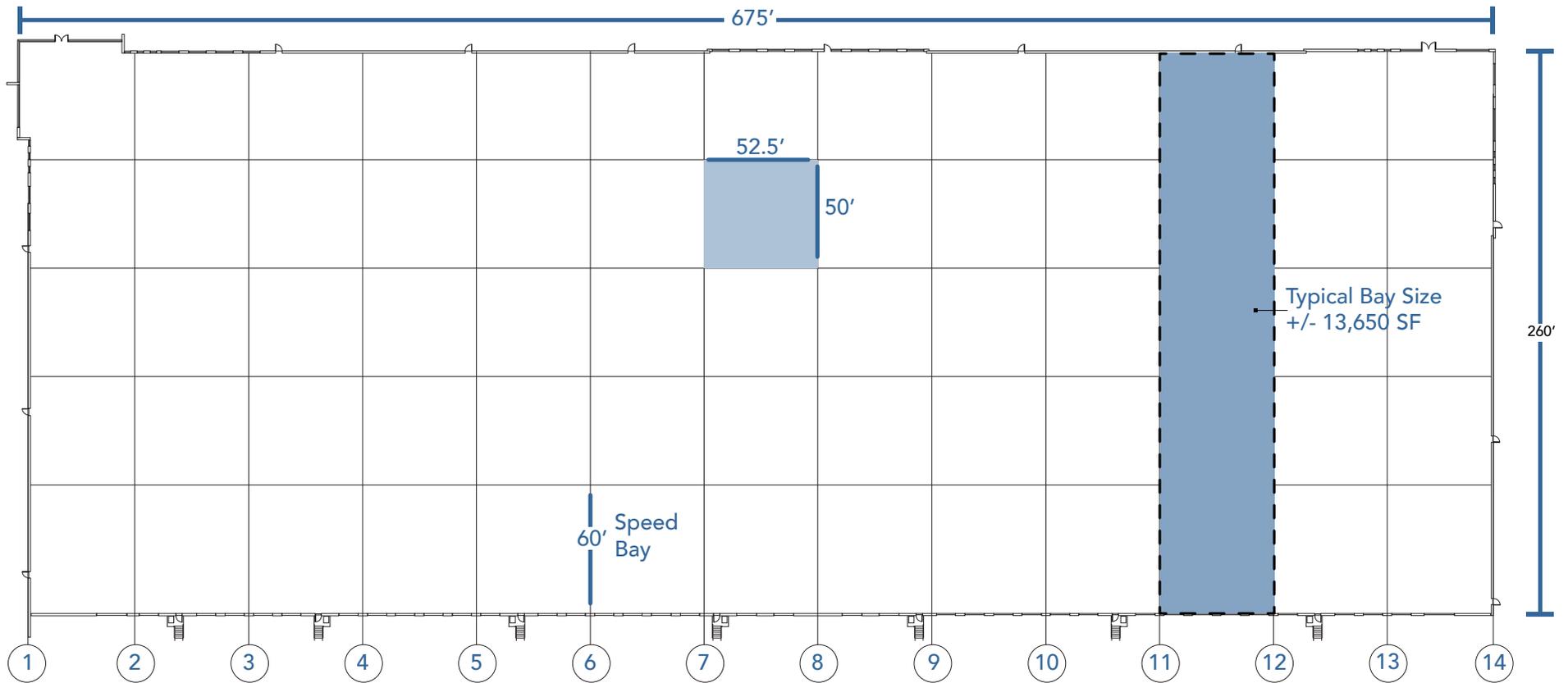
LOCATION	US Highway 64 & NC 751-N, Apex, NC 27523
COUNTY	Chatham
OFFICE SF	Build-to-Suit
ZONING	LI-CZ
CLEAR HEIGHT	32'
FIRE PROTECTION	ESFR
BUILDING SF	+/- 138,079 SF and +/- 176,571 SF
TRUCK COURT	130' Concrete Truck Courts
CAR PARKING	1 per 1,000 SF (Typical)
TRAILER PARKING	Available
SPACE AVAILABLE	25,600 SF to +/- 176,571 SF

CONSTRUCTION

WALLS	Tilt concrete
FLOORS	6" Unreinforced Slabs (Reinforced Speedbays)
STRUCTURE	Class A joist/girder system
ROOF	60-mil TPO membrane
UTILITIES	
WATER	Apex Water
SEWER	Apex Water
POWER	Duke Progress Energy
GAS	Dominion



OVERALL SQUARE FOOTAGE	+/- 138,079 SF
OVERALL DIMENSIONS	685' x 210'
TYPICAL BAY SPACING	52'6" x 50' with a 60' Speed Bay
TYPICAL BAYS	+/- 11,025 SF +/- 8,400 SF
DOCK-HIGH DOORS (9'X10')	Thirty Seven (37)
DRIVE-IN DOORS (14'X16')	Two (2)



OVERALL SQUARE FOOTAGE	+/- 176,571 SF
OVERALL DIMENSIONS	675' x 260'
TYPICAL BAY SPACING	52'6" x 50' with a 60' Speed Bay
TYPICAL BAY	+/- 13,650 SF
DOCK-HIGH DOORS (9'X10')	Thirty Six (36)
DRIVE-IN DOORS (14'X16')	Two (2)

AREA MAP



RESEARCH TRIANGLE PARK



Largest research park in the United States occupying 7,000 acres and home to more than 300 companies

CHATHAM PARK



7,000 Acre Mixed-Use Community

NC MEGASITES

- Wolfspeed – 1,800 Jobs & \$5B of Investment
- Toyota – 2,100 Jobs & ~\$4B of Investment
- VinFast – 7,500 Jobs & \$4B of Investment

VinFast, Toyota, & Wolfspeed collectively to create 11,400 jobs and invest ~\$13B within 45 minutes of AG

NEARBY AMENITIES

LEGEND

- Retail Developments
- Residential Communities





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