



# APEX

COMMERCE CENTER  
BUILDING 3

**INDUSTRIAL BUILDING  
FOR LEASE**

**±39,000 - 181,121 SF**

2161 PRODUCTION DRIVE  
APEX, NC 27539

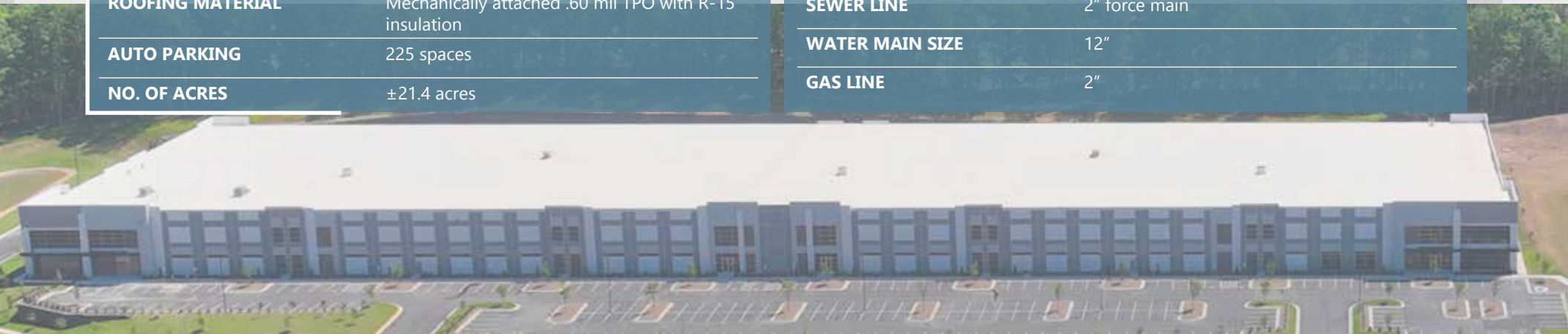
 **Stonelake**  
CAPITAL PARTNERS

**FOUNDRY**  
COMMERCIAL

# BUILDING FEATURES

<b>PROPERTY NAME</b>	Apex Commerce Center   Building 3
<b>ADDRESS</b>	2161 Production Drive
<b>CITY</b>	Apex
<b>STATE/ZIP CODE</b>	NC 27539
<b>COUNTY</b>	Wake
<b>DATE AVAILABLE</b>	Immediately
<b>LEASE RATE</b>	Call for pricing
<b>TICAM</b>	\$2.13/SF Estimate
<b>TAX PARCEL ID #</b>	0751235497
<b>ZONING</b>	Light Industrial Conditional Zoning (LI-CZ) <a href="#">ZONING INFO</a>
<b>BUILDING DIMENSIONS</b>	850' X 260'
<b>TOTAL SF</b>	±222,121 SF
<b>AVAILABLE SF</b>	±39,000 - 181,121 SF 3,094 & 2,934 SF Spec Office
<b>BAY SIZE</b>	±13,000 SF
<b>EXTERIOR WALL MATERIAL</b>	Tilt concrete
<b>ROOFING MATERIAL</b>	Mechanically attached .60 mil TPO with R-15 insulation
<b>AUTO PARKING</b>	225 spaces
<b>NO. OF ACRES</b>	±21.4 acres

<b>TRUCK COURT DEPTH</b>	130' with 60' concrete apron
<b>CEILING HEIGHT</b>	32' clear
<b>COLUMN SPACING</b>	50' x 50' with 60' speed bay
<b>FLOOR THICKNESS</b>	7" unreinforced concrete over 6" base 4,000 PSI
<b>SPRINKLER SYSTEM/TYPE</b>	ESFR for protection of Class I-IV commodities
<b>LOADING DOCK</b>	14 Dock-High Doors (9' x 10') 31 Knockouts for a total of 45 positions (2 knockouts expandable to 12'x14') 2 Drive-In Doors 14' x 16'
<b>DOCK EQUIPMENT</b>	Per tenant specifications
<b>FAN AIR CHANGES</b>	2 air changes per hour
<b>ELECTRICAL CAPACITY</b>	Per tenant's specs
<b>NATURAL GAS SERVICE PROVIDER</b>	Dominion Energy
<b>WATER AND SEWER PROVIDER</b>	Town of Apex
<b>TELECOM PROVIDER</b>	AT&T and Spectrum
<b>ELECTRICAL PROVIDER</b>	Town of Apex
<b>WATER LINE</b>	2"
<b>SEWER LINE</b>	2" force main
<b>WATER MAIN SIZE</b>	12"
<b>GAS LINE</b>	2"



# SITE PLAN

BURMA DRIVE

**BUILDING 1 | FULLY LEASED**  
260' X 900' = 234,000 SF  
21.2 ACRES

**BUILDING 2**  
260' X 700' = 183,232 SF  
18.8 ACRES

**BUILDING 3**  
260' X 850'  
181,121 SF AVAILABLE  
21.4 ACRES  
LEASED

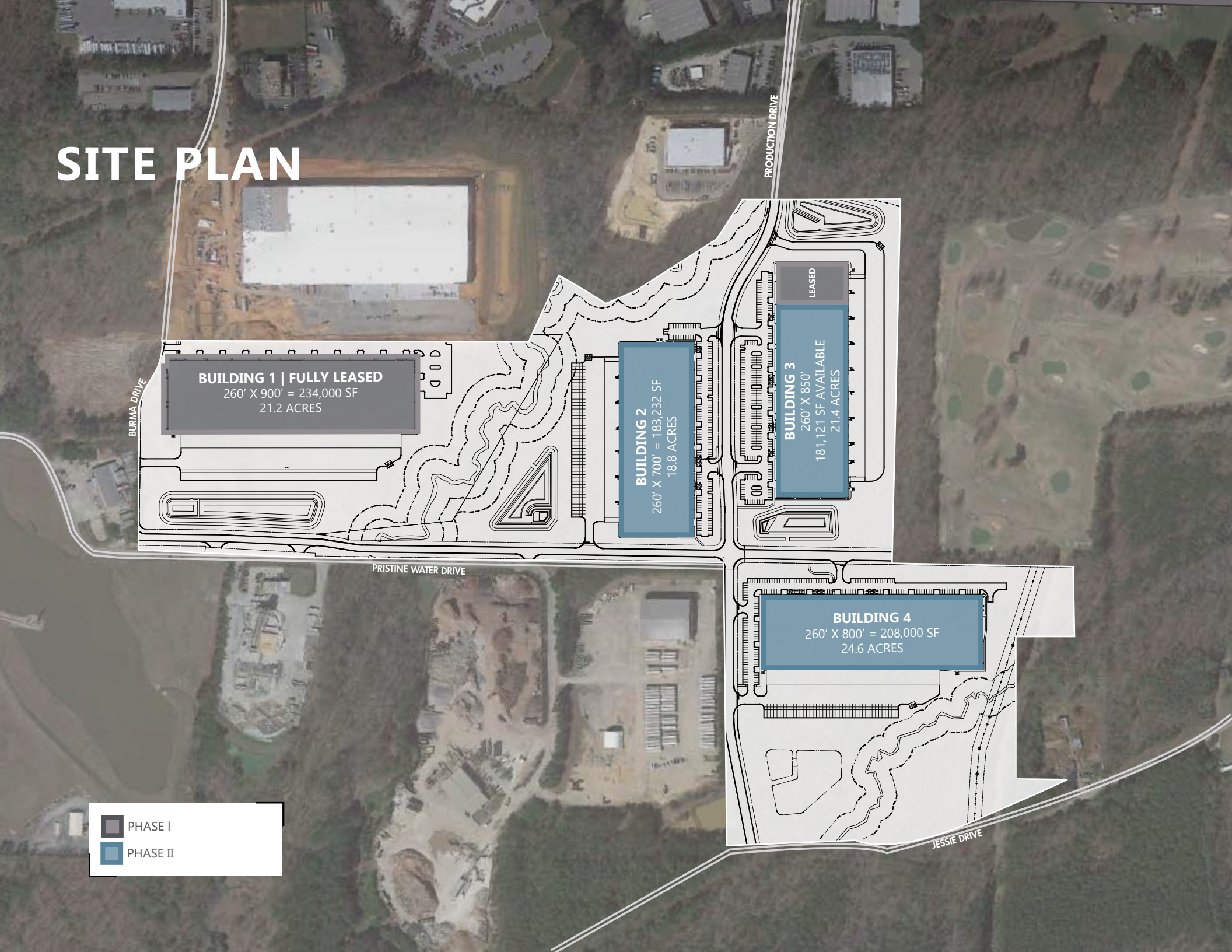
**BUILDING 4**  
260' X 800' = 208,000 SF  
24.6 ACRES

PRISTINE WATER DRIVE

PRODUCTION DRIVE

JESSIE DRIVE

■ PHASE I  
■ PHASE II





**APEX**  
COMMERCE CENTER

**BUILDING 3**

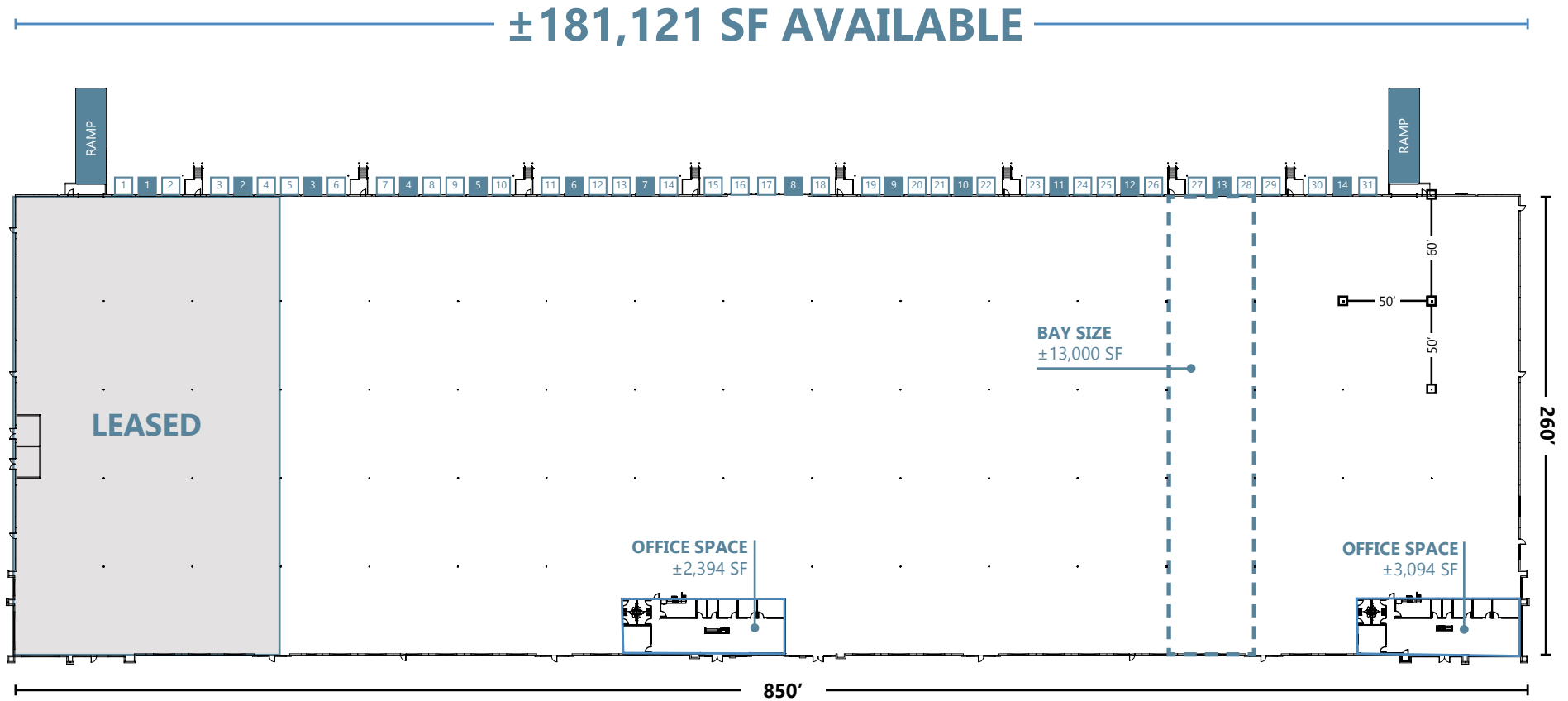
**BUILDING 4**

**BUILDING 2**



# FLOOR PLAN

## BUILDING 3

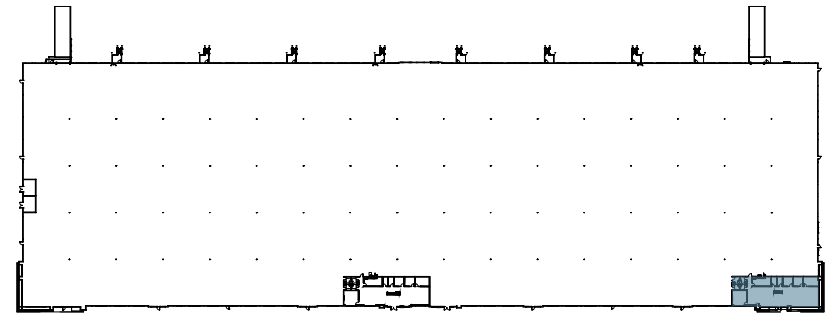


- D DOCK DOOR
- K KNOCK OUT PANEL

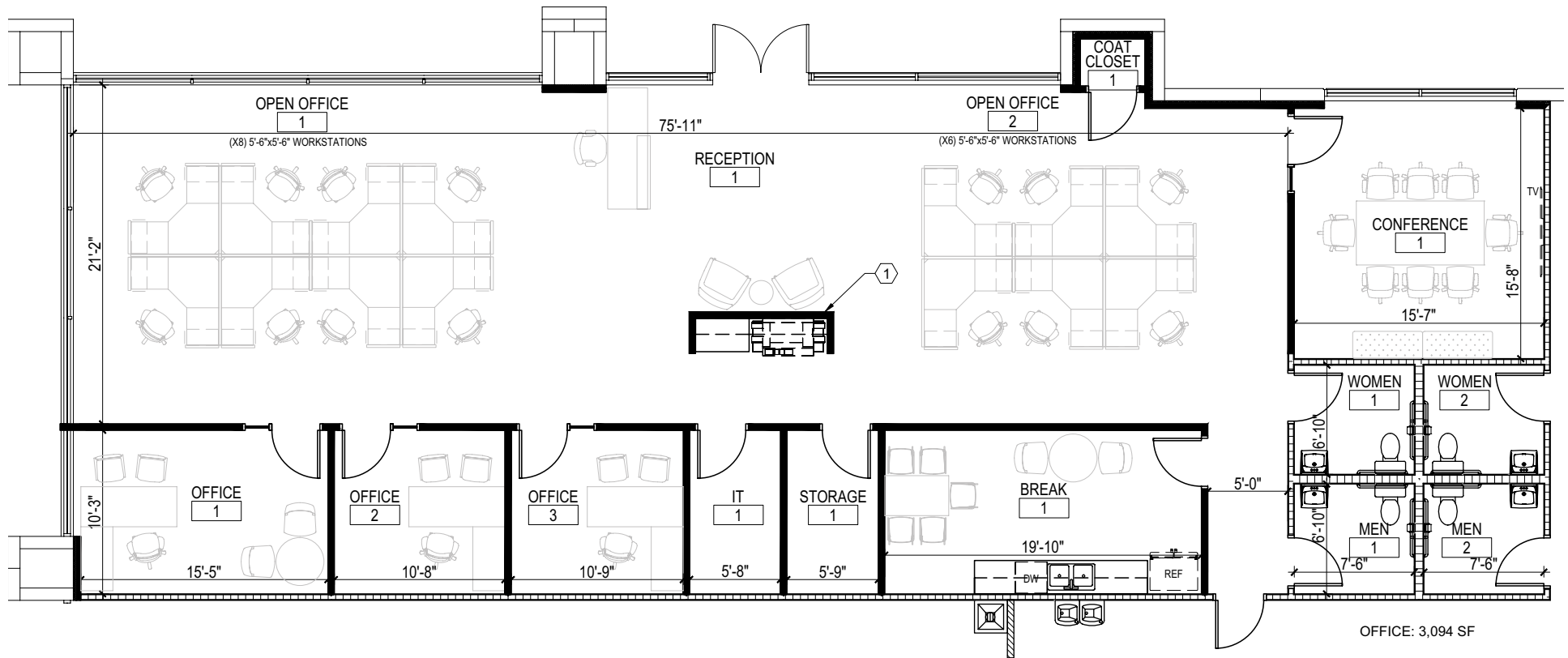
# FLOOR PLAN

## BUILDING 3

±3,047 SF SPEC OFFICE TEST FIT



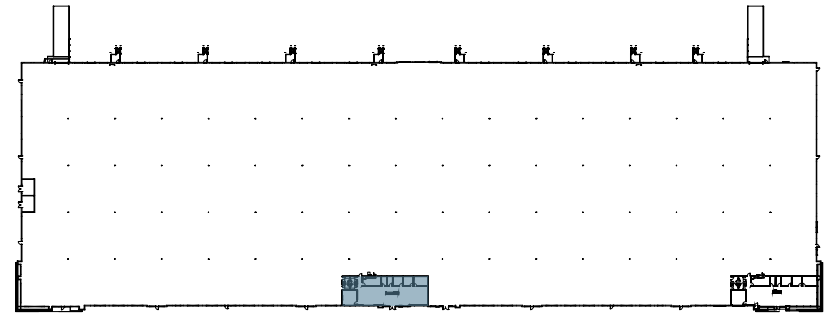
KEY PLAN



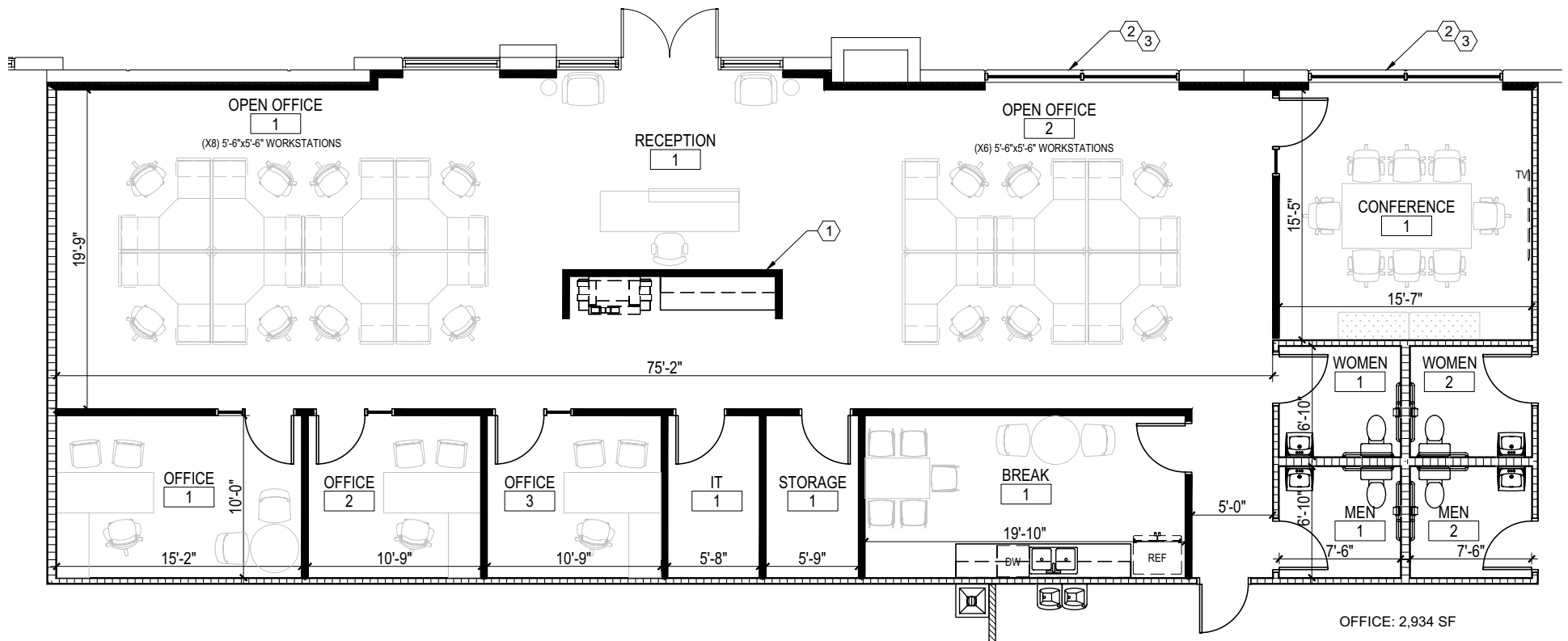
# FLOOR PLAN

## BUILDING 3

±2,934 SF SPEC OFFICE TEST FIT

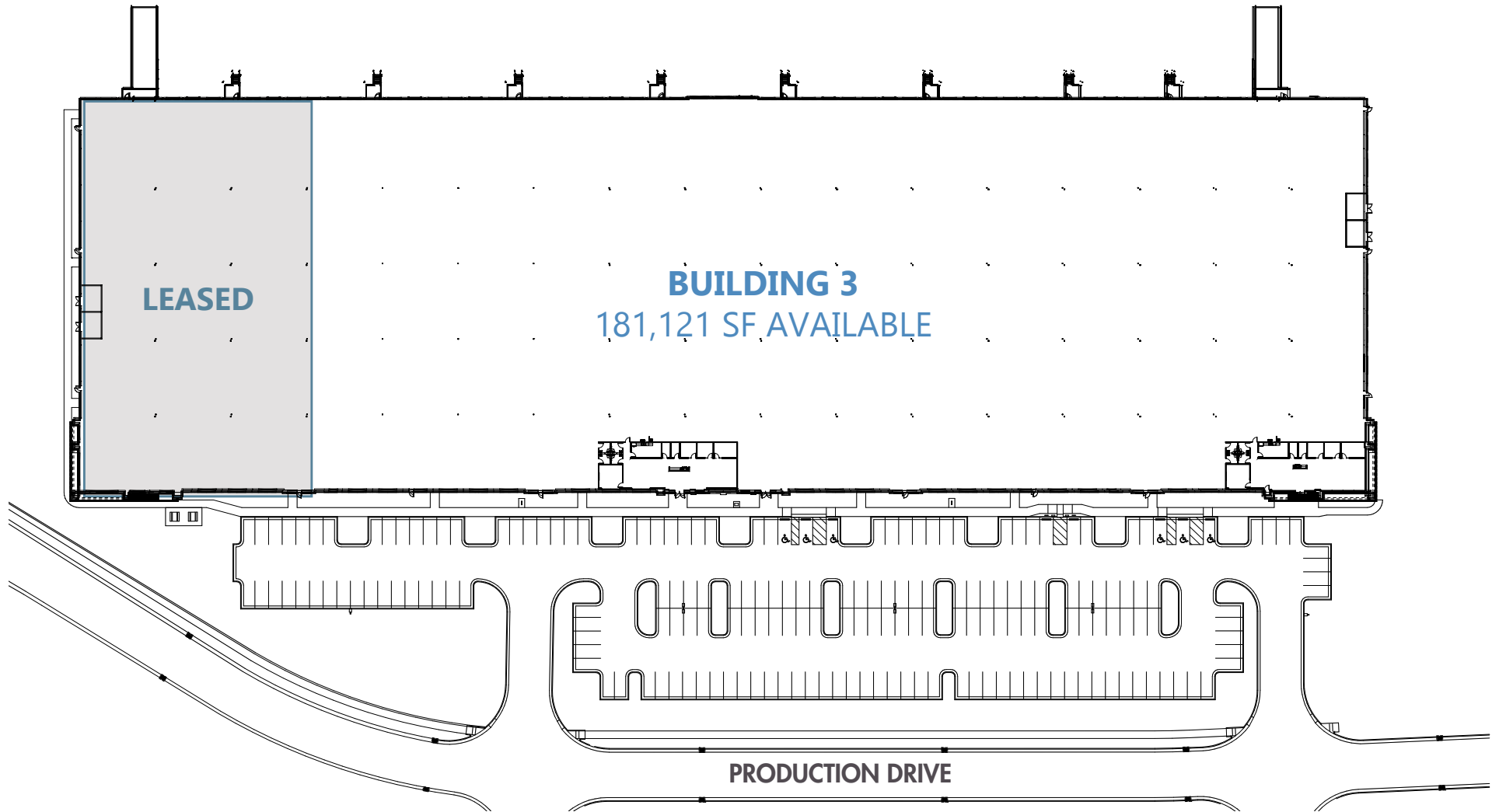


KEY PLAN



# BUILDING 3

## SITE PLAN



# AMENITIES

## DOWNTOWN APEX

SCRATCH  
JJ'S TAVERN  
The PROVINCIAL

CANDLEWOOD  
SUITES

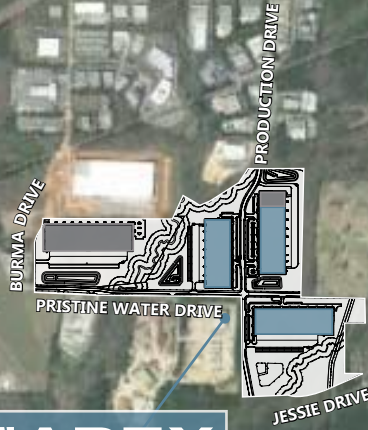
Walmart  
Save money. Live better.

BRUE  
PRINT

WOOD SPINE  
SUITES

QUALITY  
INN

LUFKIN ROAD  
MIDDLE SCHOOL



APEX  
COMMERCE CENTER

KOKA BOOTH  
AMPHITHEATER

HEMLOCK PLAZA

CVS  
ACE  
Hardware  
REDLINE  
ATHLETICS

PENNY ROAD

KNIGHTS PLAY  
GOLF CENTER

KILDAIRE FARM ROAD

TENTEN ROAD

Walgreens

Publix  
BRUE  
PRINT

MILLPOND VILLAGE

Harris Teeter

STEPHENSON ROAD



- \$3B, 1,100-acre mixed-use development by RXR
- 8,000 residential units
- 340,000 SF campus for Wake Technical Community College
- 200,000 SF of retail
- 12M SF of total planned commercial space to include Life Sciences & Industrial

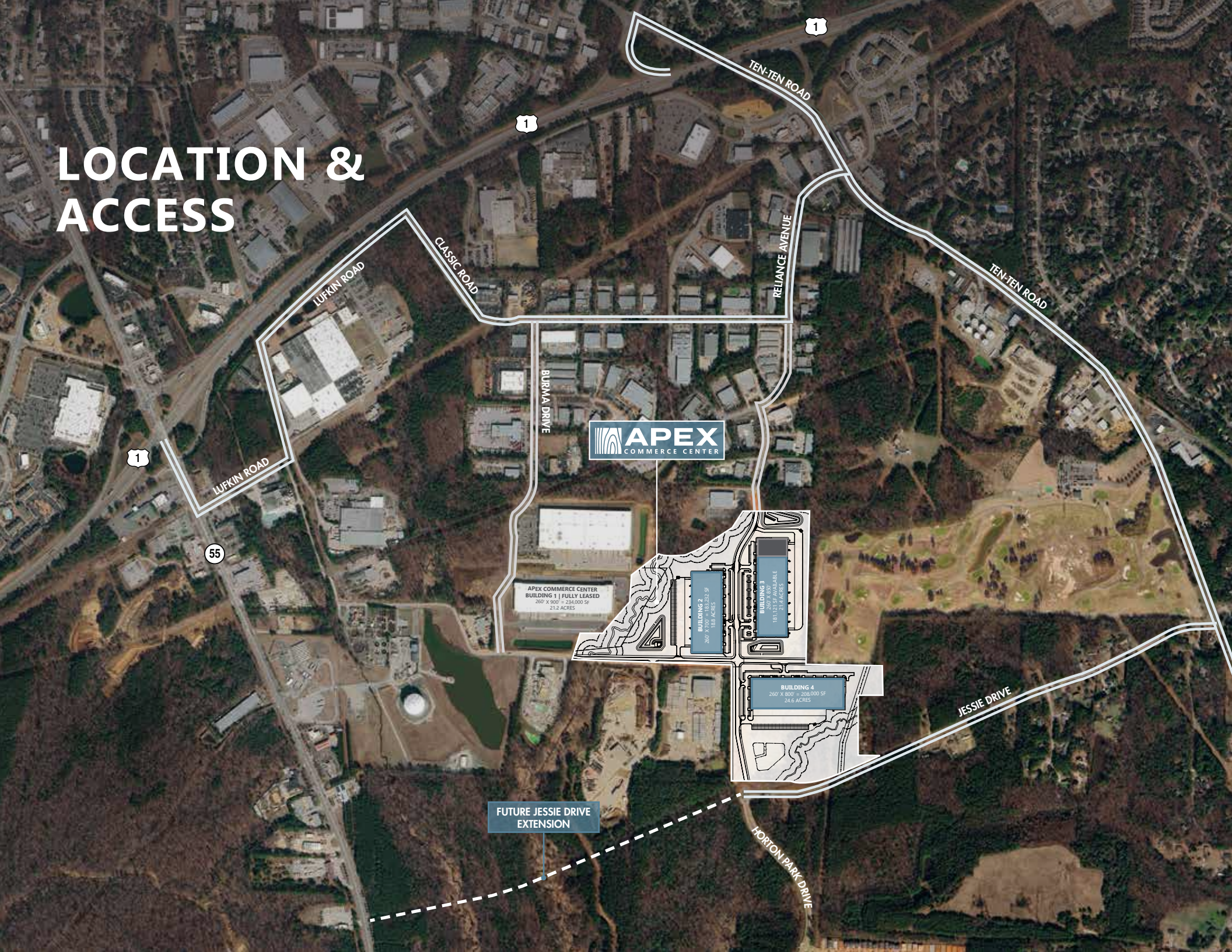
55

1

1

540

# LOCATION & ACCESS



**APEX**  
COMMERCE CENTER

APEX COMMERCE CENTER  
BUILDING 1 | FULLY LEASED  
260' X 900' = 234,000 SF  
21.2 ACRES

BUILDING 2  
260' X 720' = 187,200 SF  
18.8 ACRES

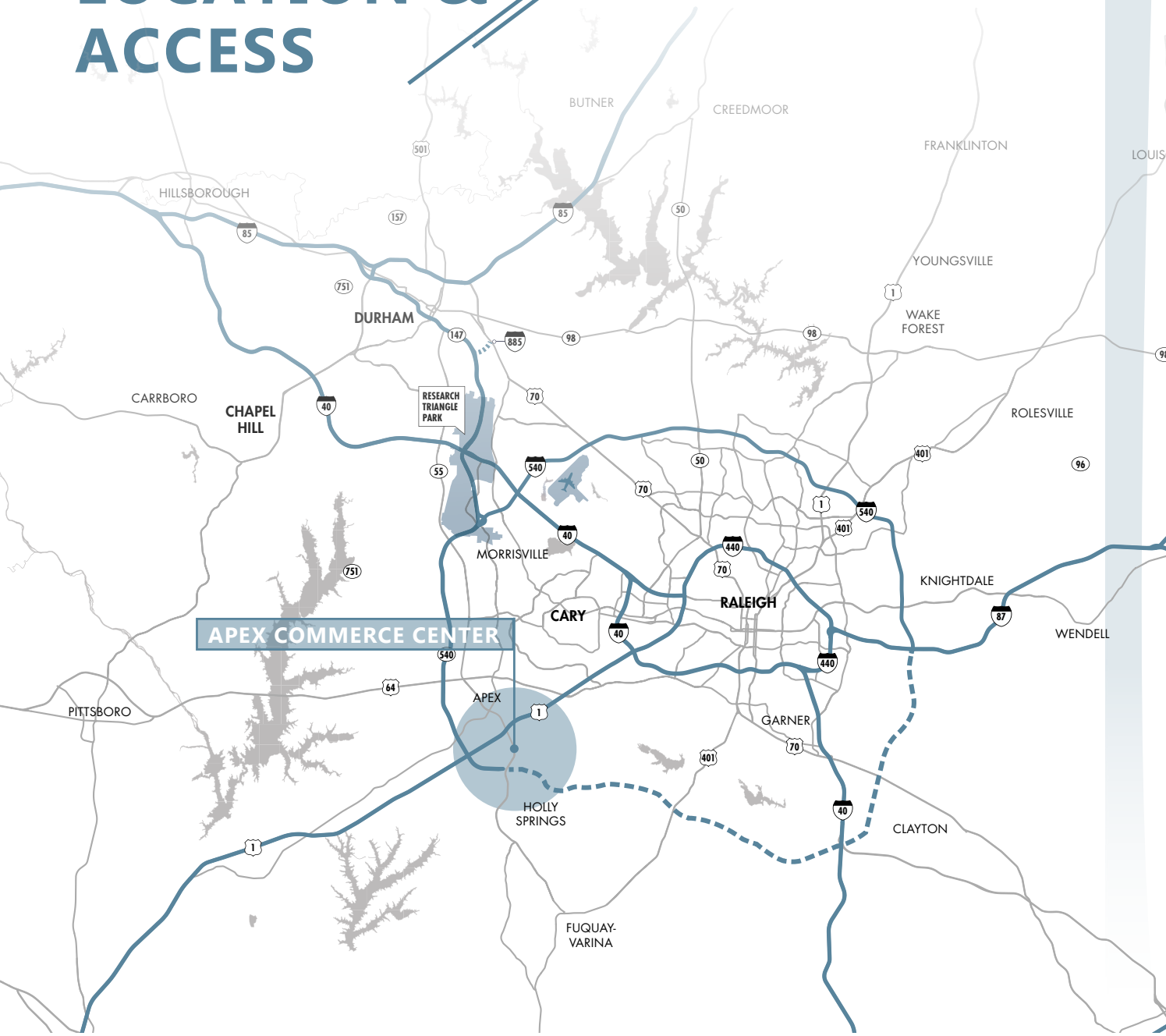
BUILDING 3  
260' X 600' = 156,000 SF  
18.7 ACRES

BUILDING 4  
260' X 800' = 208,000 SF  
24.6 ACRES

FUTURE JESSIE DRIVE  
EXTENSION



# LOCATION & ACCESS



## INTERSTATES

Uninterrupted distribution to every major market in the United States

	<b>Interstate 540</b>	<b>2 miles</b>
	<b>US-1</b>	<b>2 miles</b>
	<b>Highway 64</b>	<b>4 miles</b>
	<b>Interstate 440</b>	<b>8 miles</b>
	<b>Interstate 40</b>	<b>8 miles</b>
	<b>Interstate 87</b>	<b>19 miles</b>
	<b>Interstate 85</b>	<b>28 miles</b>
	<b>Interstate 95</b>	<b>35 miles</b>

# LOCATION & ACCESS



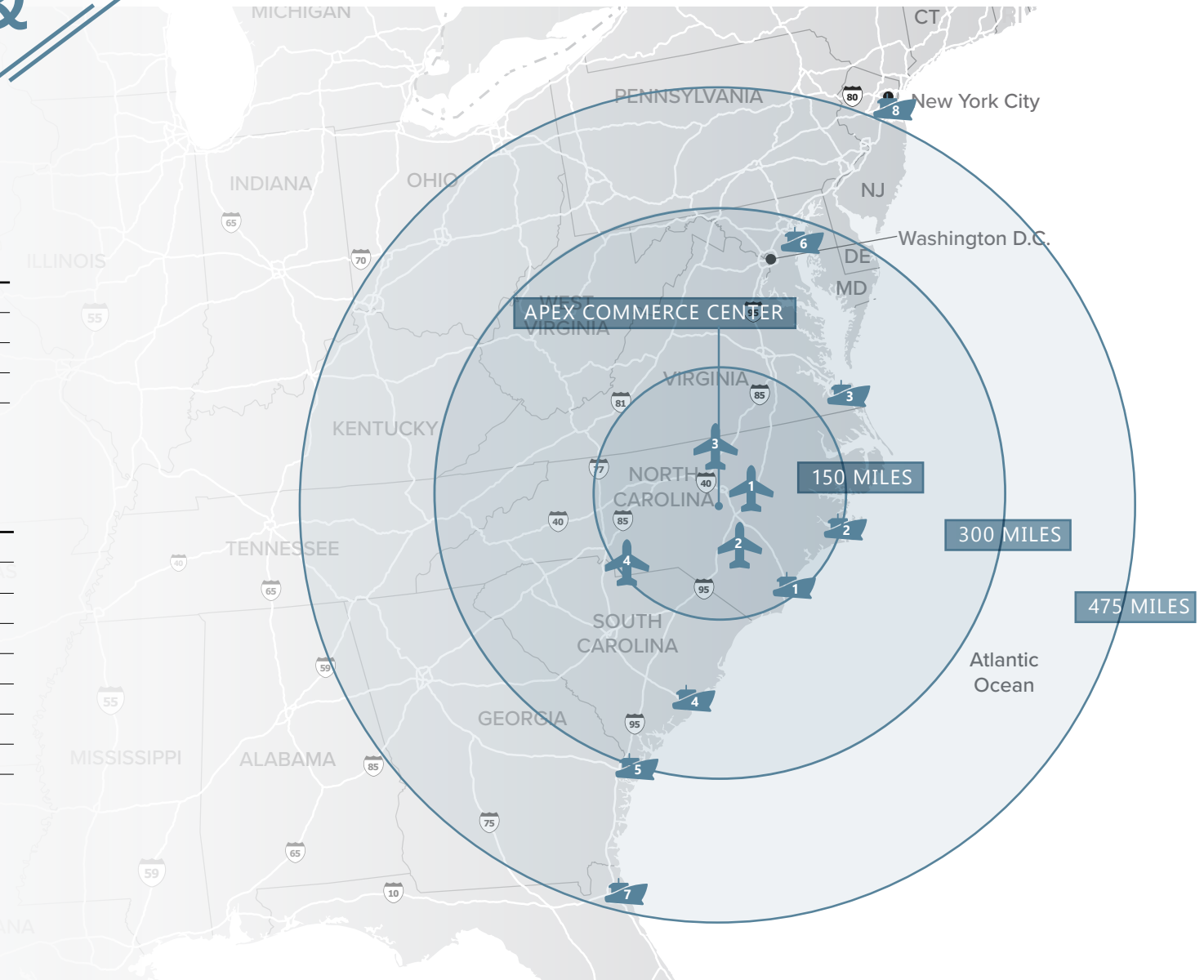
## AIRPORTS

- |   |                                 |           |
|---|---------------------------------|-----------|
| 1 | Raleigh-Durham International    | 16 miles  |
| 2 | Fayetteville Regional           | 60 miles  |
| 3 | Piedmont Triad International    | 84 miles  |
| 4 | Charlotte Douglas International | 147 miles |



## SEAPORTS

- |   |                     |           |
|---|---------------------|-----------|
| 1 | Wilmington, NC      | 147 miles |
| 2 | Morehead City, NC   | 162 miles |
| 3 | Norfolk, VA         | 202 miles |
| 4 | Charleston, SC      | 275 miles |
| 5 | Savannah, GA        | 317 miles |
| 6 | Baltimore, MD       | 335 miles |
| 7 | Jacksonville, FL    | 462 miles |
| 8 | New York/New Jersey | 513 miles |





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