



APEX RIDGE

INDUSTRIAL PARK

2880 & 2910 LOWELL ROAD
APEX, NC 27523

±20,000 SF - 305,470 SF
CLASS A INDUSTRIAL
NOW UNDER CONSTRUCTION

FOR LEASE | Q3 2026 DELIVERY



VISIT WEBSITE

McCRANEY
PROPERTY COMPANY

CBRE



APEX RIDGE

INDUSTRIAL PARK



PROJECT HIGHLIGHTS

ADDRESS	2880 & 2910 Lowell Road Apex, NC 27523
BUILDING SF	Bldg 1: 142,035 SF Bldg 2: 163,435 SF
TOTAL ACREAGE	28.25 acres
TOTAL SF	±20,000 SF - 305,470 SF
OFFICE SF	Build to Suit
CLEAR HEIGHT	32'
LOADING	Dock-High & Drive-In Doors
SPRINKLER	ESFR
PARKING	312 total auto spaces
ZONING	Tech/Flex Conditional Zoning District (TF-CZ)
DELIVERY	Q3 2026
LEASE RATE	Contact for pricing

±305,470 SF

TOTAL SQ. FT. AVAILABLE

32'

CLEAR HEIGHT



EASY ACCESS
TO I-540 VIA
US-64



CLASS A
INDUSTRIAL
DEVELOPMENT



Q3 2026
ANTICIPATED
SHELL DELIVERY

28.25 AC

TOTAL SITE ACREAGE

ESFR

SPRINKLER SYSTEM

Site Plan Aerial



Building Specs

BUILDING 1

Address	2910 Lowell Rd Apex, NC 27523
Available SF	±20,000 SF - 142,035 SF
Office SF	Build to Suit
Building SF	±142,035 SF
Clear Height	32'
Dock Doors	Forty-Seven (47) Dock-High Doors
Drive-In Doors	Three (3) Drive-in Ramps
Sprinkler	ESFR
Parking	177 auto spaces
Power	2,400 Amps, 480/277 V, 3-Phase
Building Dimensions	890' x 160'
Column Spacing	52' x 50' (typ.) 60' Speed Bay
Flooring	6" 4000psi and reinforced speed bay
Delivery	Q3 2026

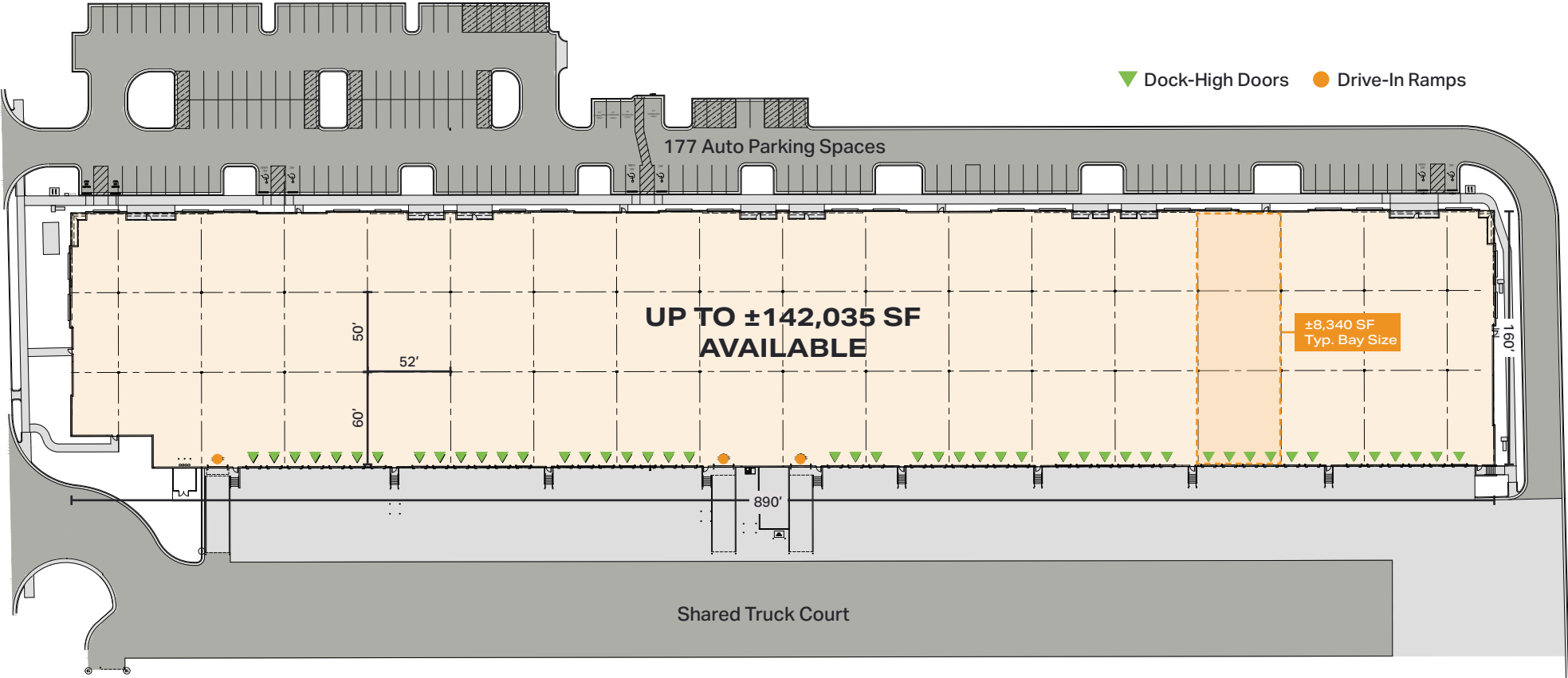
BUILDING 2

Address	2880 Lowell Rd Apex, NC 27523
Available SF	±20,000 SF - 163,435 SF
Office SF	Build to Suit
Building SF	±163,435 SF
Clear Height	32'
Dock Doors	Fifty-Two (52) Dock-High Doors
Drive-In Doors	Three (3) Drive-in Ramps
Sprinkler	ESFR
Parking	135 auto spaces
Power	2,400 Amps, 480/277 V, 3-Phase
Building Dimensions	880' x 185'
Column Spacing	52' x 40' (typ.) 60' Speed Bay
Flooring	6" 4000psi and reinforced speed bay
Delivery	Q3 2026

Floor Plan - Building 1

2910 Lowell Road | Apex, NC

±20,000 SF - 142,035 SF FOR LEASE



47

DOCK DOORS

3

RAMPS

32'

CLEAR HEIGHT

177

AUTO PARKING

ESFR

SPRINKLER

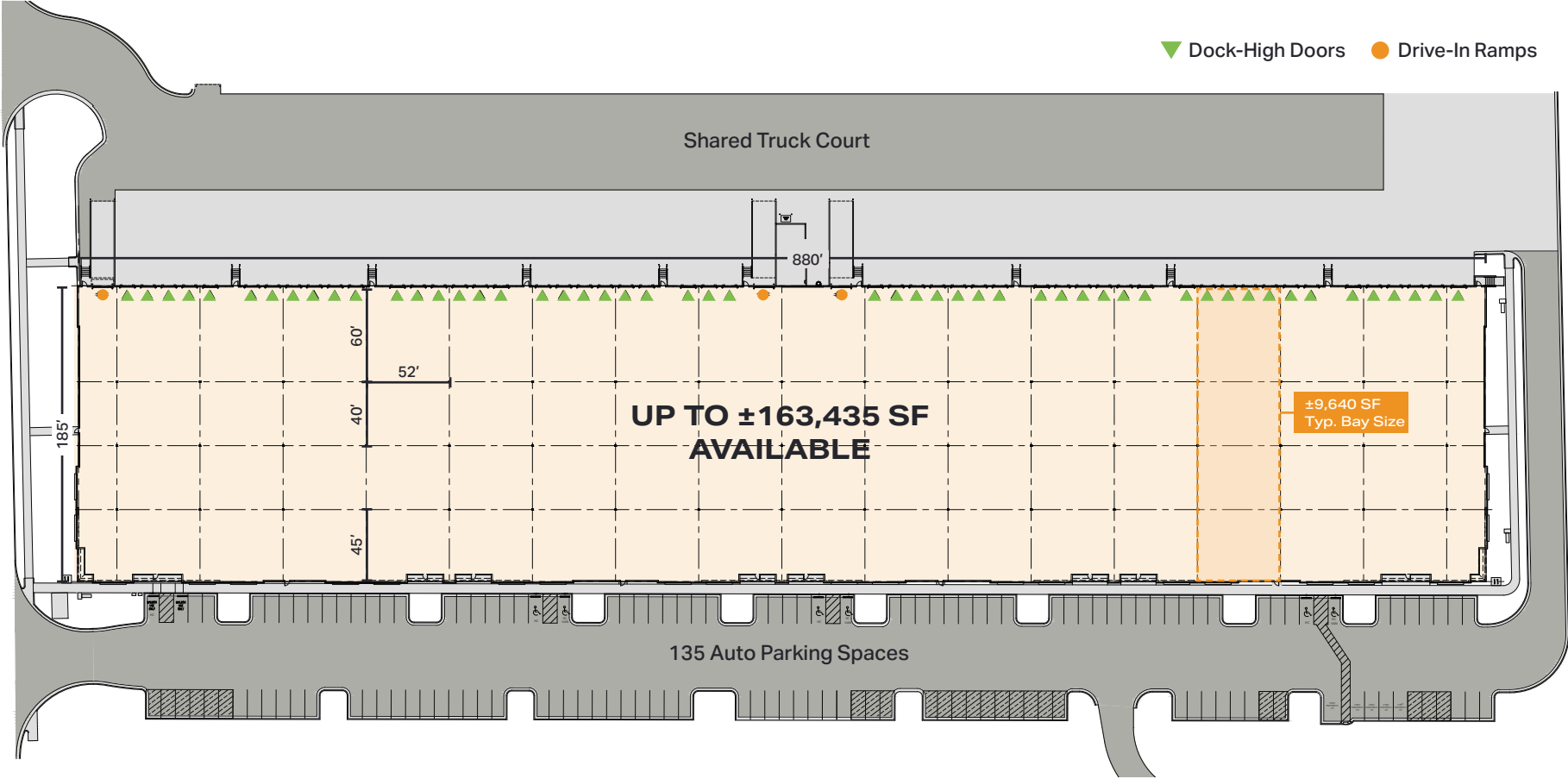
Q3

2026 DELIVERY

Floor Plan - Building 2

2880 Lowell Road | Apex, NC

±20,000 SF - 163,435 SF FOR LEASE



52

DOCK DOORS

3

RAMPS

32'

CLEAR HEIGHT

135

AUTO PARKING

ESFR

SPRINKLER

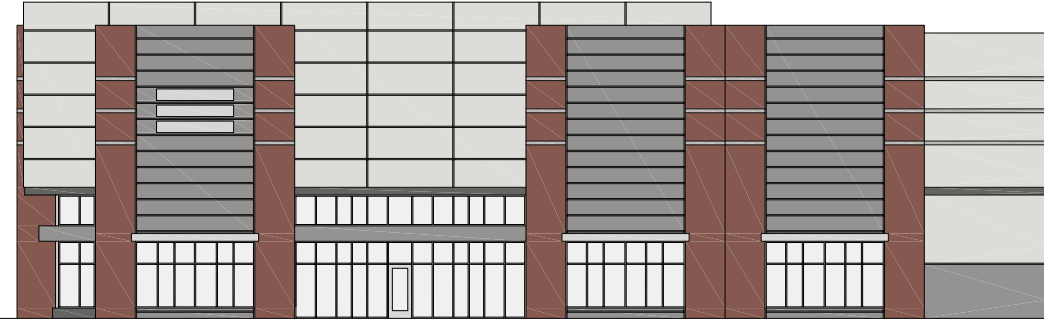
Q3

2026 DELIVERY

Building Elevations



WEST ELEVATION

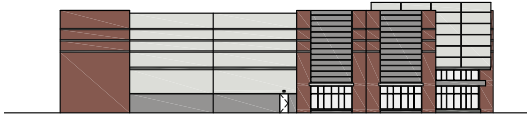


EAST ELEVATION

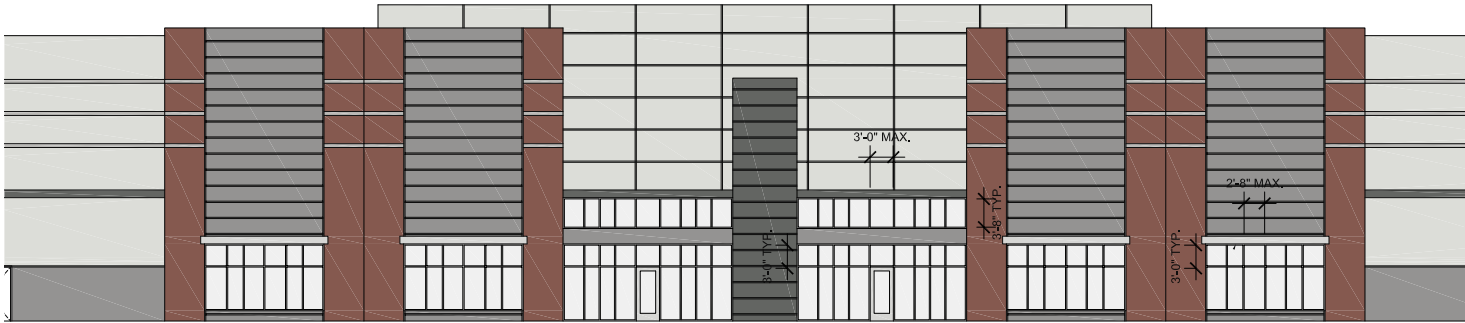
ENLARGED CORNER ENTRANCE



SOUTH ELEVATION



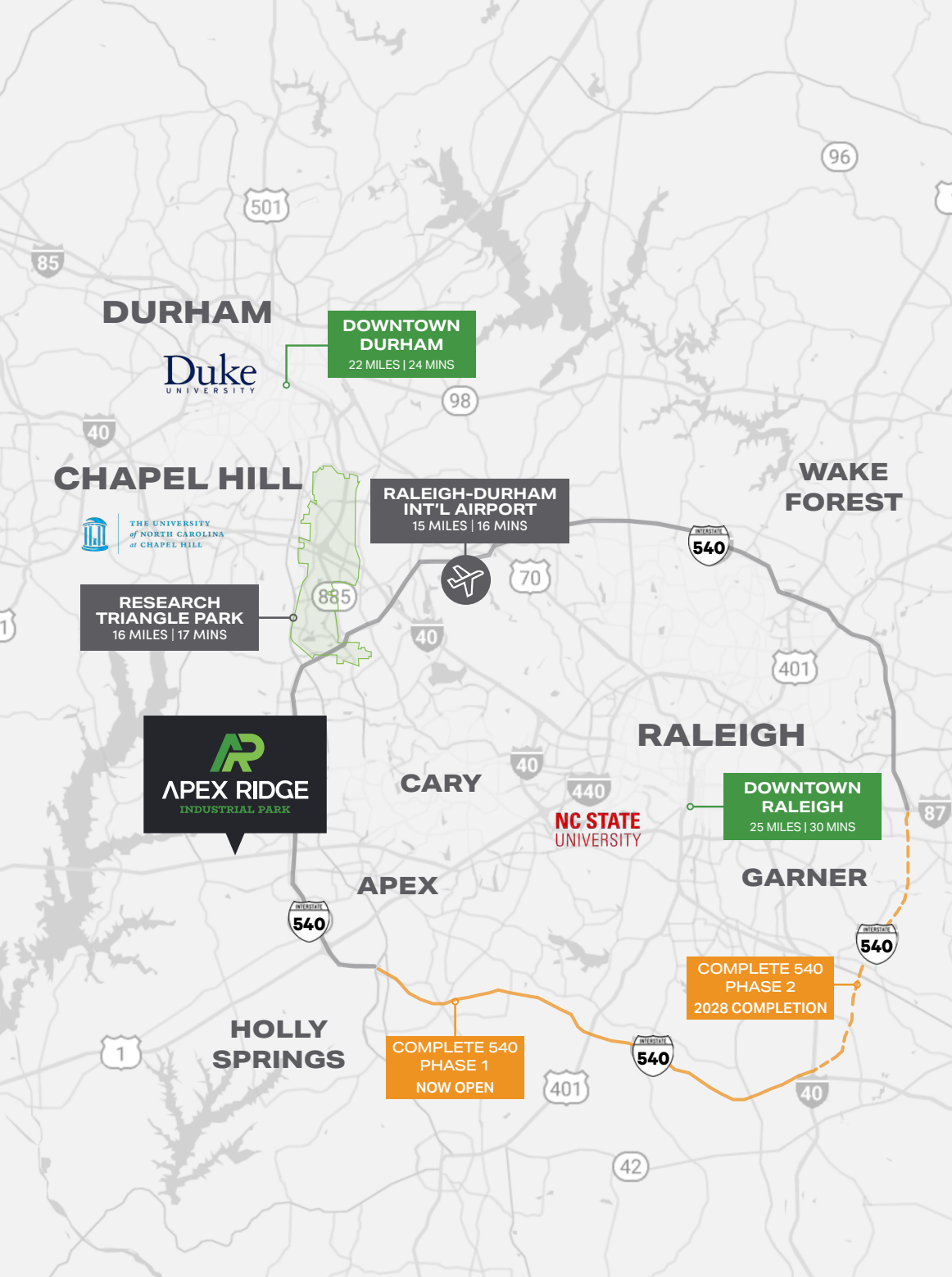
NORTH ELEVATION



ENLARGED CORNER ENTRANCE

Nearby Amenities





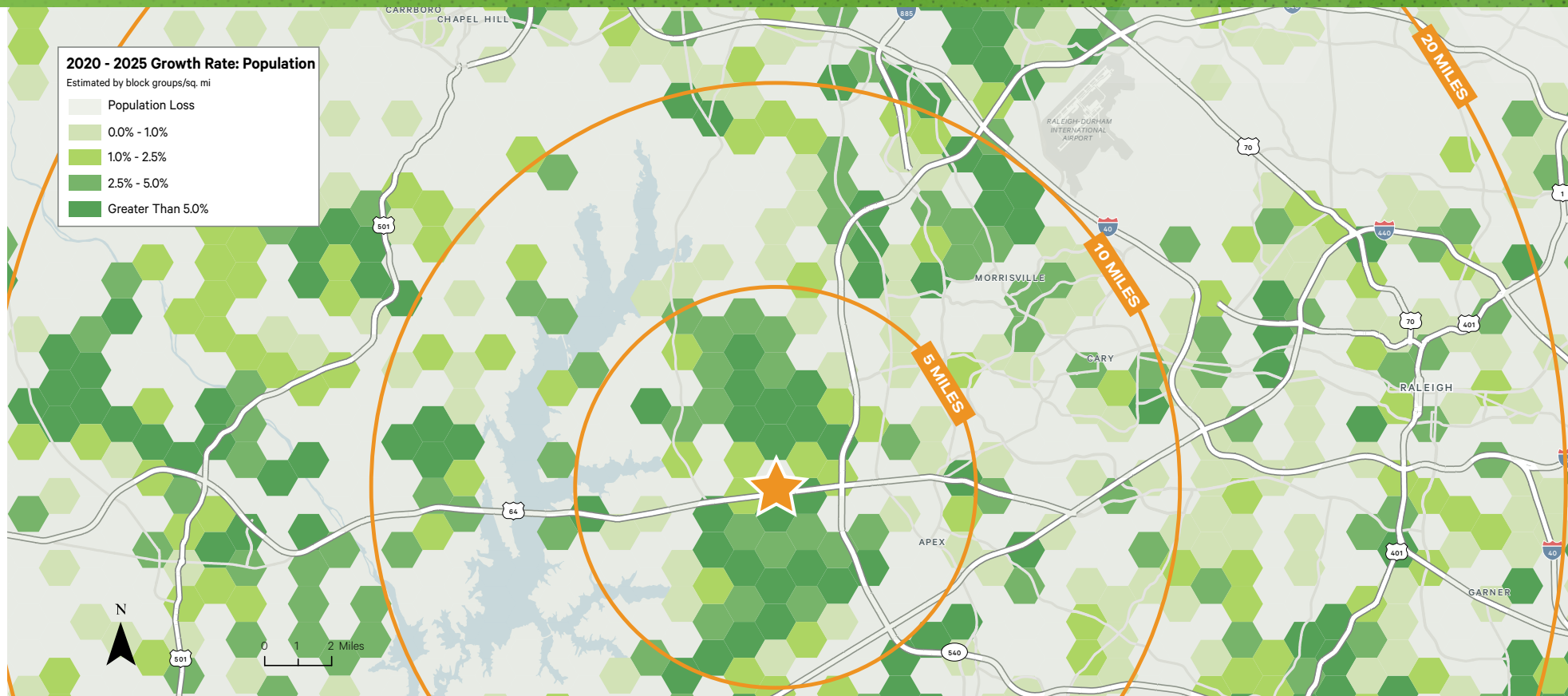
AREA DRIVE TIMES

INTERSTATES		DISTANCE
	U.S. Hwy 64	< 0.5 Mile
	Interstate 540	2.0 Miles
	U.S. Hwy 1	8.5 Miles
	Interstate 40	12 Miles
	Interstate 440	12 Miles

AIRPORTS	DISTANCE
Raleigh-Durham International Airport	15 Miles
Piedmont Triad International Airport	76 Miles
Charlotte Douglas International Airport	153 Miles

SEAPORTS	DISTANCE
Wilmington, NC	146 Miles
Morehead City, NC	162 Miles
Norfolk, VA	205 Miles
Charleston, SC	209 Miles

Triangle Access. Apex Advantage.



AREA DEMOGRAPHICS

	5 MILES	10 MILES	20 MILES
2024 Population - Current Year Estimate	105,360	382,490	1,345,505
2029 Population - Five Year Projection	114,790	410,738	1,436,207
2020-2024 Annual Population Growth Rate	2.81%	2.21%	1.55%
Bachelor's Degree or Higher	74%	72%	63%
Graduate or Professional Degree	21,966	84,300	256,121
2024 Civilian Labor Force 16+	58,516	216,061	763,596
2024 Average Household Income	\$198,839	\$179,463	\$144,639
2024 Average Housing Value	\$672,786	\$650,071	\$582,816

REGIONAL ACCOLADES

#1

'Boomtown' in North Carolina (Apex, NC)

GoBankingRates, October 2024

#1

Best Business Climate, Large (Raleigh/Cary)

Business Facilities, July 2025

#2

Metro for Quality of Life, Small (Apex, NC)

Business Facilities, July 2025

#2

North Carolina County with the Highest GDP (Wake)

SmartAsset, March 2025



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