



FOR LEASE

1061 Classic Road

PINNACLE BUSINESS PARK

Apex, NC 27539

PRESENTED BY:

JOHN POWELL

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PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-------------------------|------------------------------------|
| LEASE RATE: | \$22 SF/month (NNN) |
| NUMBER OF UNITS: | 5 |
| AVAILABLE SF: | From $\pm 2,000$ - $\pm 10,000$ SF |
| BUILDING SIZE: | $\pm 10,000$ SF |
| DATE AVAILABLE: | Now available for custom build out |

PROPERTY DESCRIPTION

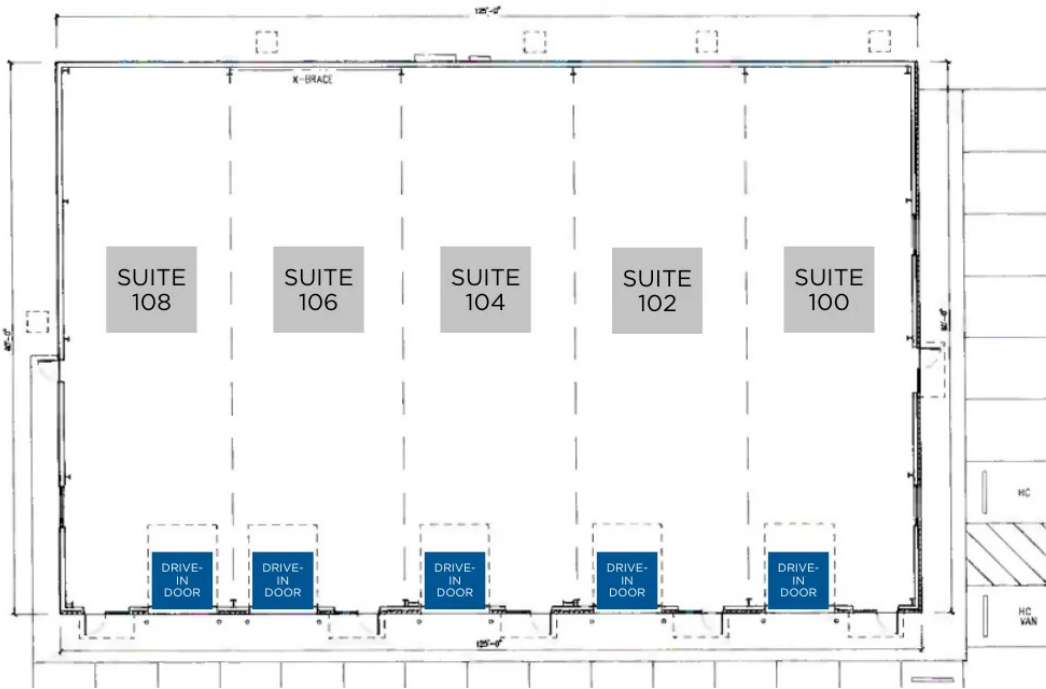
Five industrial flex bays are now available for lease with custom build-out opportunities to meet your business needs.

Located in Pinnacle Business Park, Apex's premier industrial destination, 1061 Classic Road offers a newly constructed $\pm 10,000$ SF flex building designed for efficiency and accessibility.

Each $\pm 2,000$ SF bay features dedicated drive-in door access, making the space ideal for a variety of industrial, service, distribution, and business uses.

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FLOOR PLAN

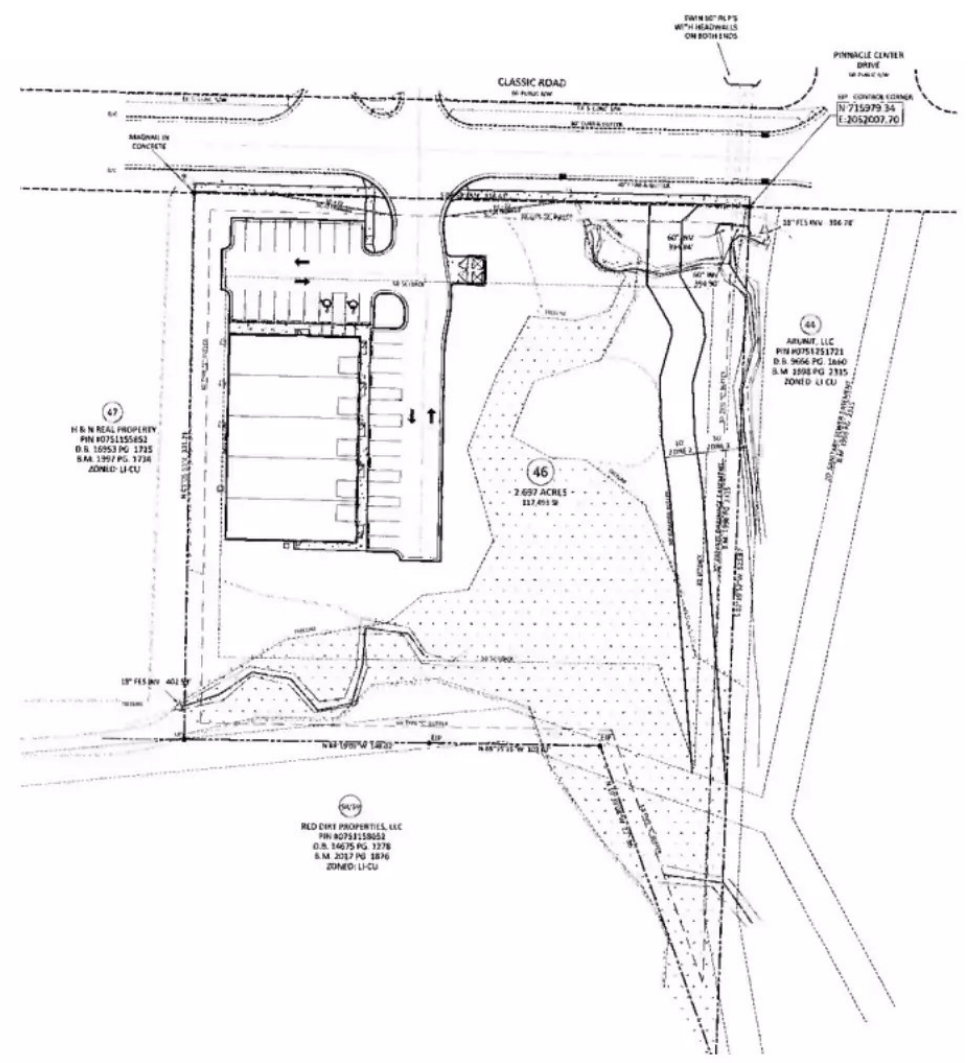
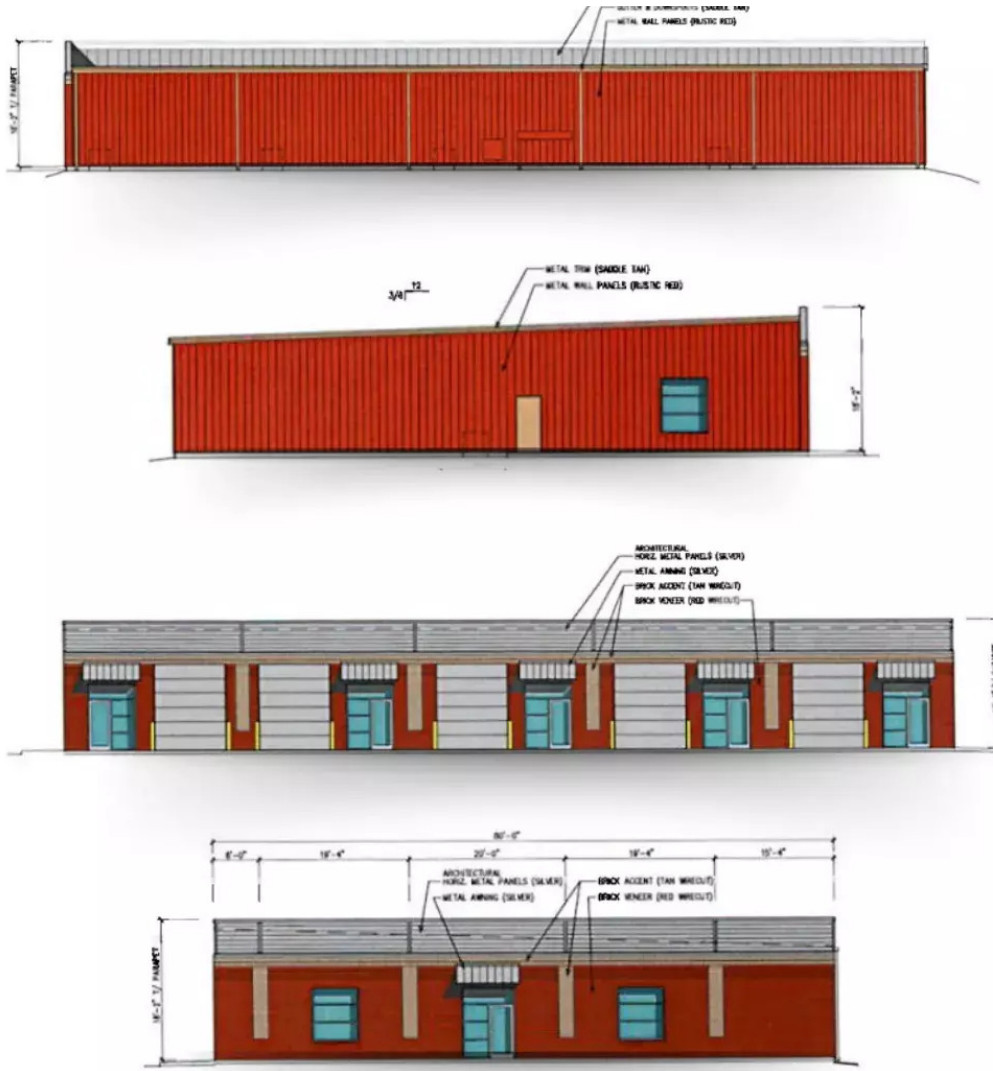


| SUITE | SQ. FT. ± | DIMENSIONS ± |
|-------|--------------|--------------|
| 100 | ±2,000 SQ FT | 25' x 80' |
| 102 | ±2,000 SQ FT | 25' x 80' |
| 104 | ±2,000 SQ FT | 25' x 80' |
| 106 | ±2,000 SQ FT | 25' x 80' |
| 108 | ±2,000 SQ FT | 25' x 80' |

*FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE

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SITE PLAN



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1061 CLASSIC ROAD | 1061 Classic Road Apex, NC 27539

SVN | RALEIGH 4

LOCATION



Located in the thriving Pinnacle Business Park, this premier site in Apex offers an ideal setting for a wide range of businesses. With immediate access to US-1, it provides seamless connectivity to Raleigh and the greater Research Triangle, a region known for its strong economy and innovation-driven industries. This master-planned 190-acre business park fosters a collaborative environment, attracting a diverse mix of companies from emerging startups to established industrial and commercial firms.

The surrounding area is rich with amenities that enhance both business operations and employee experience. From nearby dining and retail options to a well-planned infrastructure and thriving business community, the environment supports a balanced work-life dynamic. Pinnacle Business Park is more than just a workplace—it's a place where companies and employees can connect, grow, and succeed.



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