



APEX

COMMERCE CENTER
BUILDING 3

**INDUSTRIAL BUILDING
FOR LEASE**

±39,000 - 181,121 SF

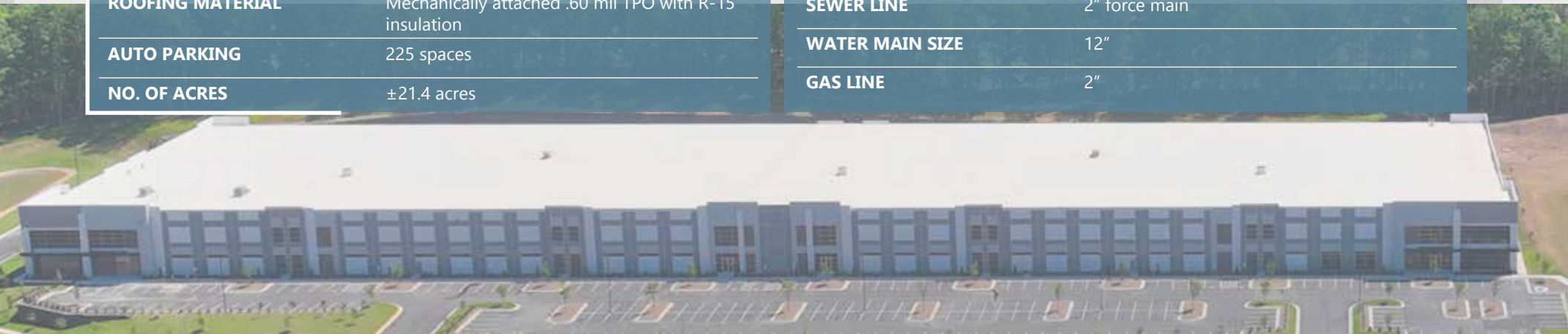
2161 PRODUCTION DRIVE
APEX, NC 27539



BUILDING FEATURES

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

TRUCK COURT DEPTH	130' with 60' concrete apron
CEILING HEIGHT	32' clear
COLUMN SPACING	50' x 50' with 60' speed bay
FLOOR THICKNESS	7" unreinforced concrete over 6" base 4,000 PSI
SPRINKLER SYSTEM/TYPE	ESFR for protection of Class I-IV commodities
LOADING DOCK	12 Dock-High Doors (9' x 10') 27 Knockouts for a total of 39 positions (2 knockouts expandable to 12'x14') 1 Drive-In Door 14' x 16'
DOCK EQUIPMENT	Per tenant specifications
FAN AIR CHANGES	2 air changes per hour
ELECTRICAL CAPACITY	Per tenant's specs
NATURAL GAS SERVICE PROVIDER	Dominion Energy
WATER AND SEWER PROVIDER	Town of Apex
TELECOM PROVIDER	AT&T and Spectrum
ELECTRICAL PROVIDER	Town of Apex
WATER LINE	2"
SEWER LINE	2" force main
WATER MAIN SIZE	12"
GAS LINE	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

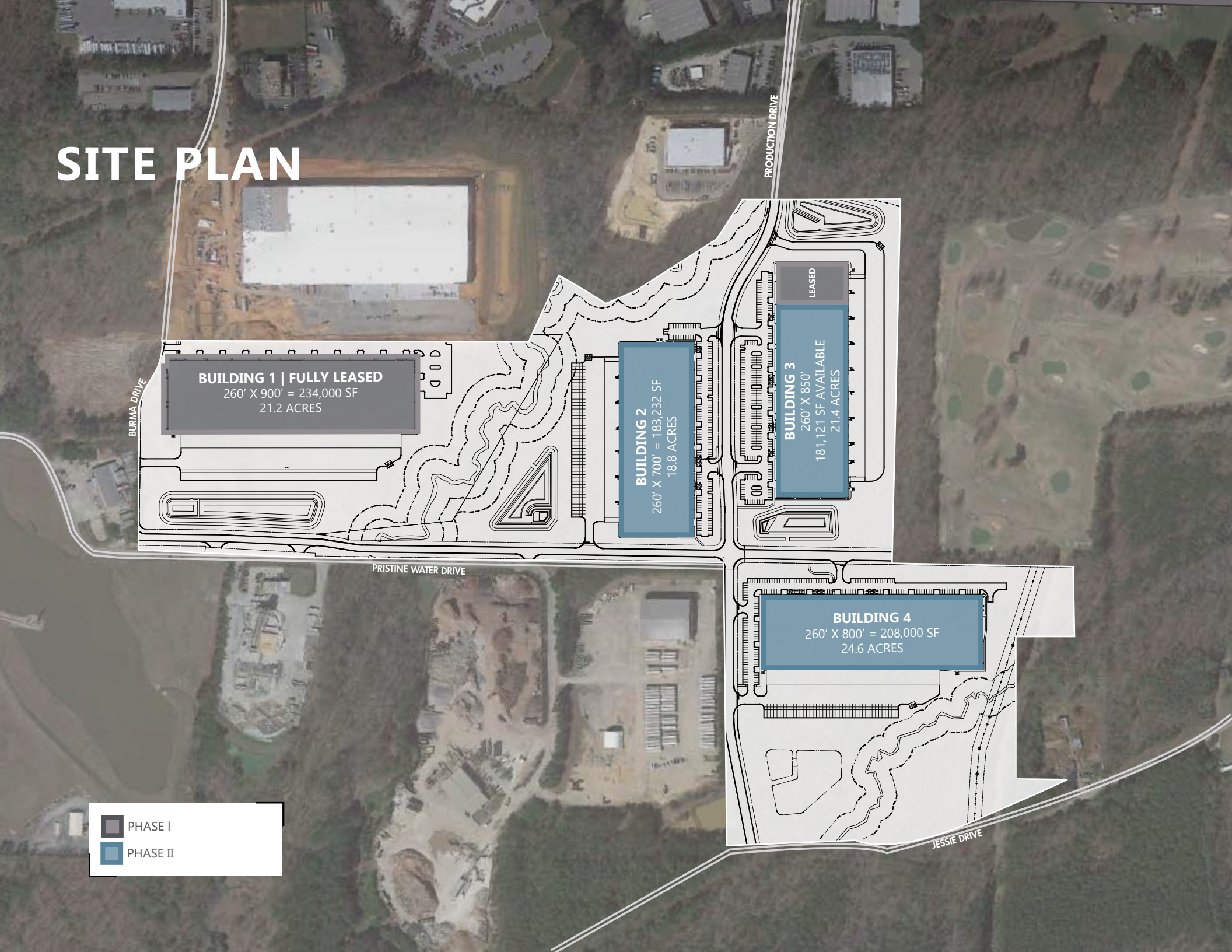
BUILDING 4
260' X 800' = 208,000 SF
24.6 ACRES

PRISTINE WATER DRIVE

PRODUCTION DRIVE

JESSIE DRIVE

■ PHASE I
■ PHASE II





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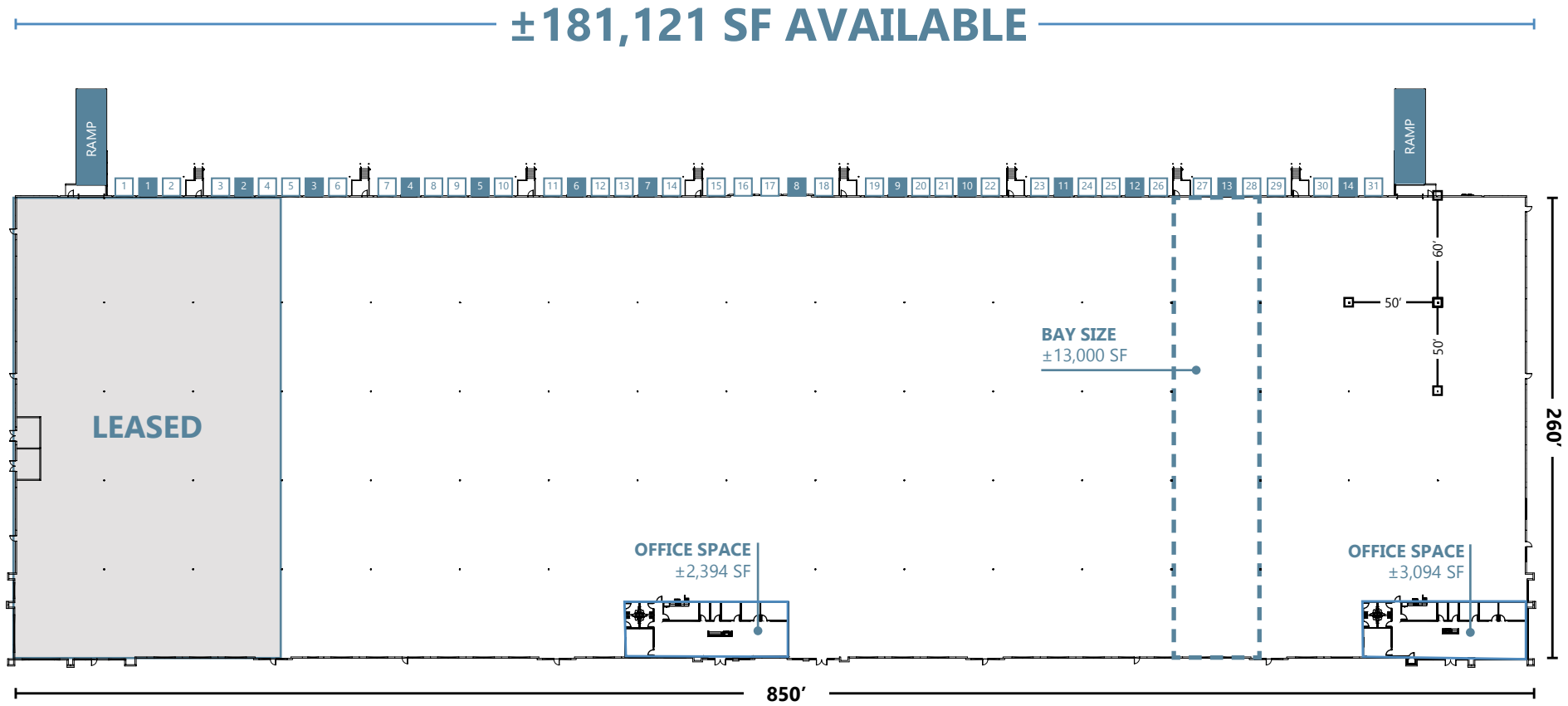
BUILDING 4

BUILDING 2



FLOOR PLAN

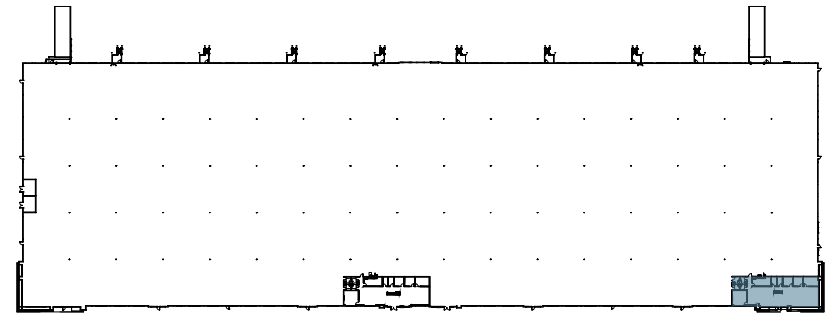
BUILDING 3



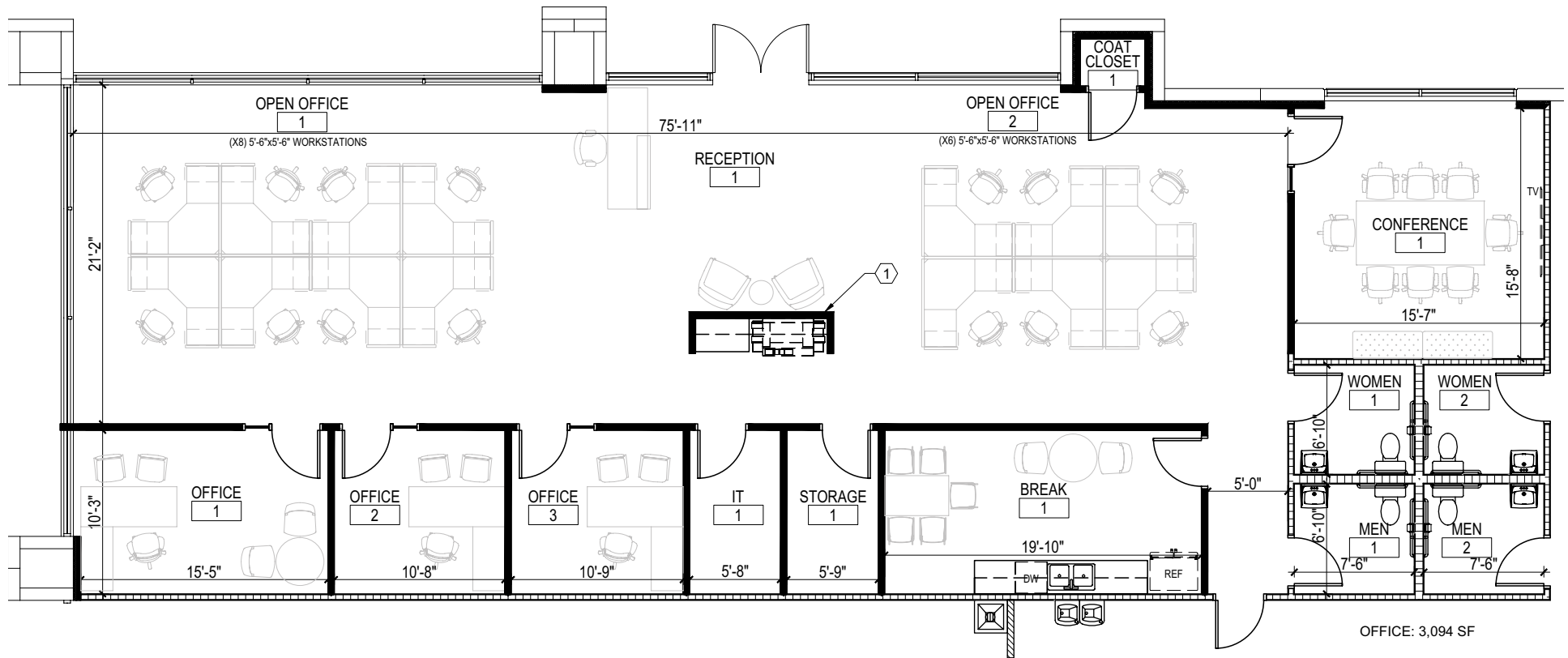
FLOOR PLAN

BUILDING 3

±3,047 SF SPEC OFFICE TEST FIT



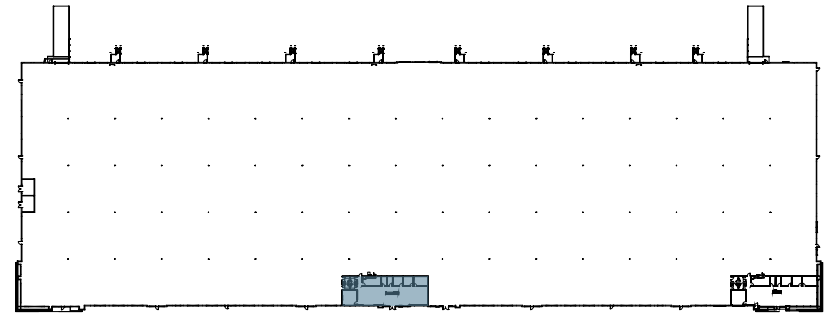
KEY PLAN



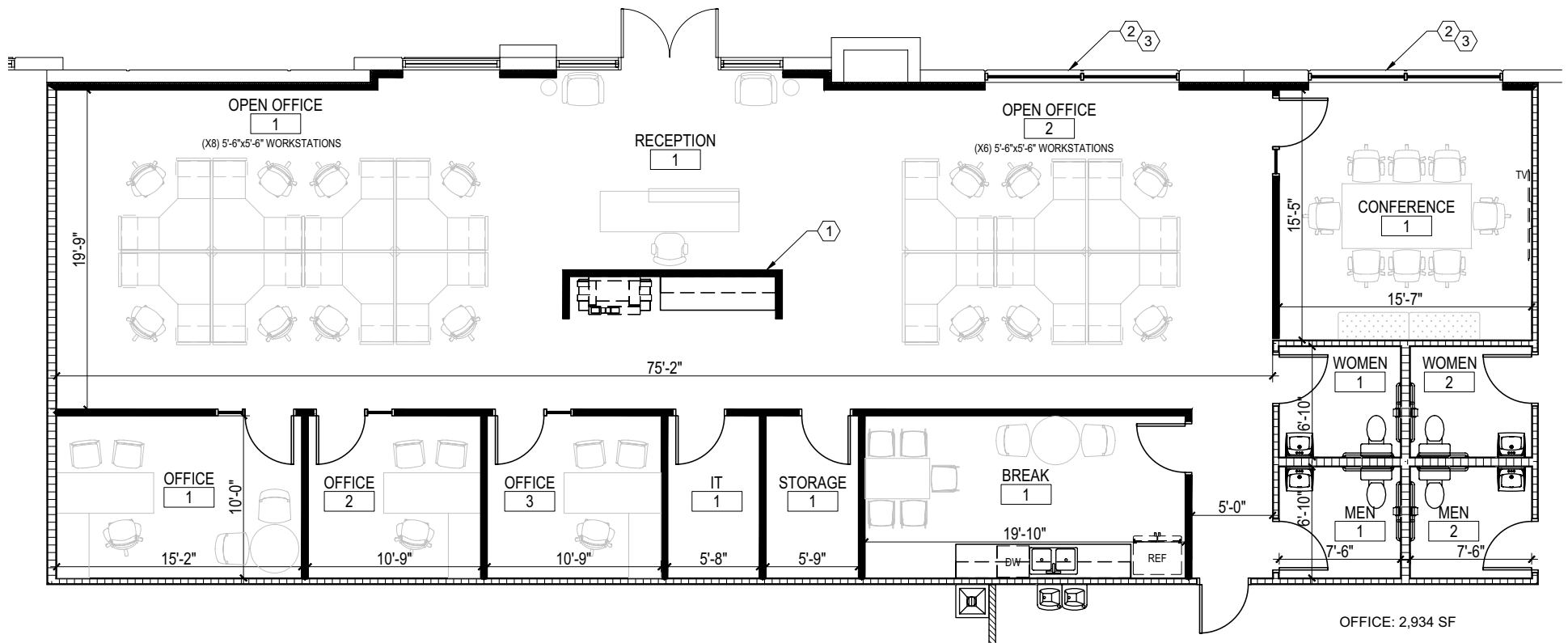
FLOOR PLAN

BUILDING 3

±2,934 SF SPEC OFFICE TEST FIT

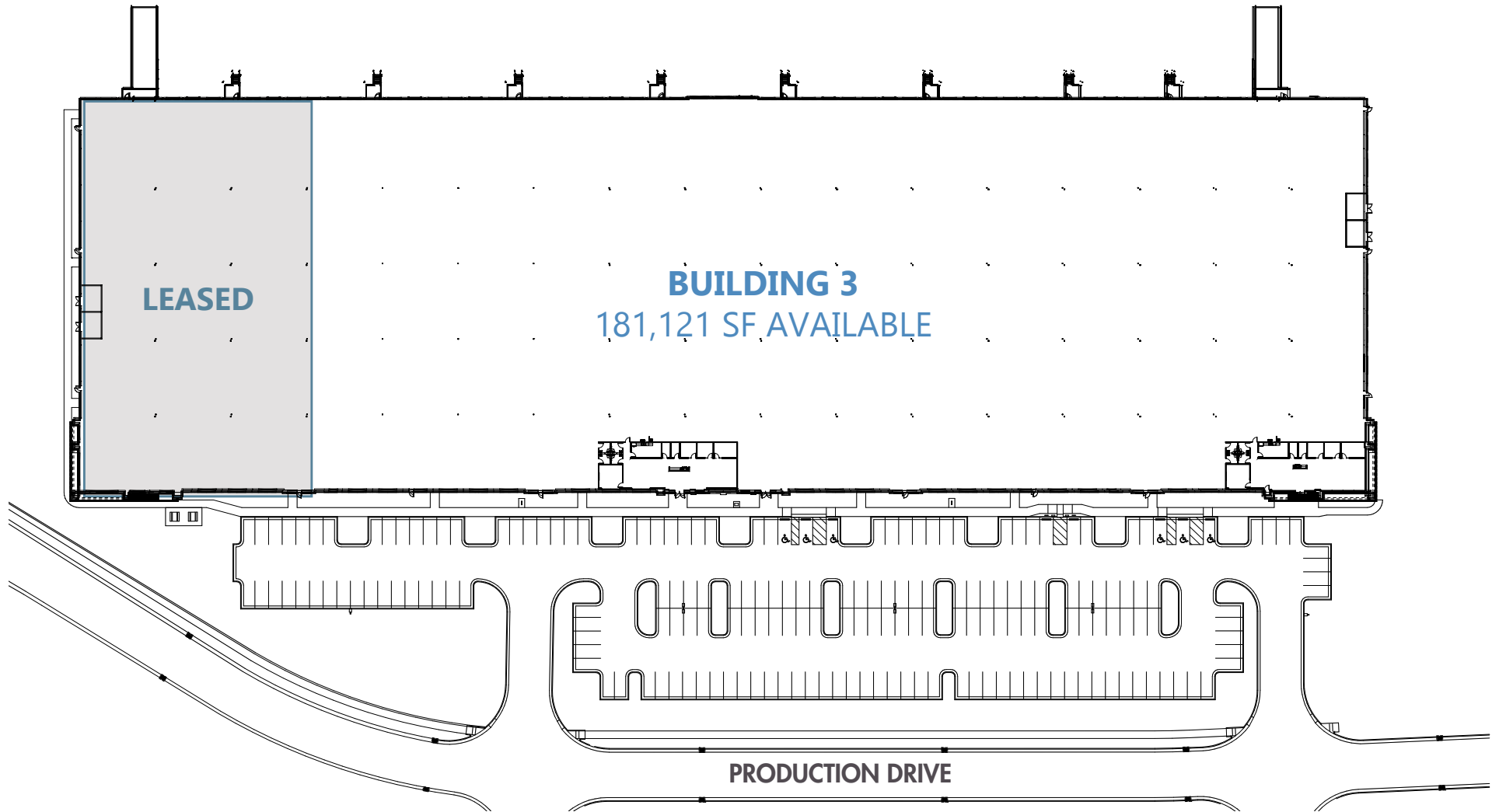


KEY PLAN



BUILDING 3

SITE PLAN



AMENITIES

DOWNTOWN APEX

SCRATCH
JJ'S TAVERN
The PROVINCIAL

CANDLEWOOD
SUITES

Walmart
Save money. Live better.

BRUE
PRINT

WOOD SPRING
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
STARBUCKS
BRUE
PRINT
WAKE TECHNICAL
COMMUNITY COLLEGE

MILLPOND VILLAGE

Harris Teeter

STEPHENSON ROAD

Veridea

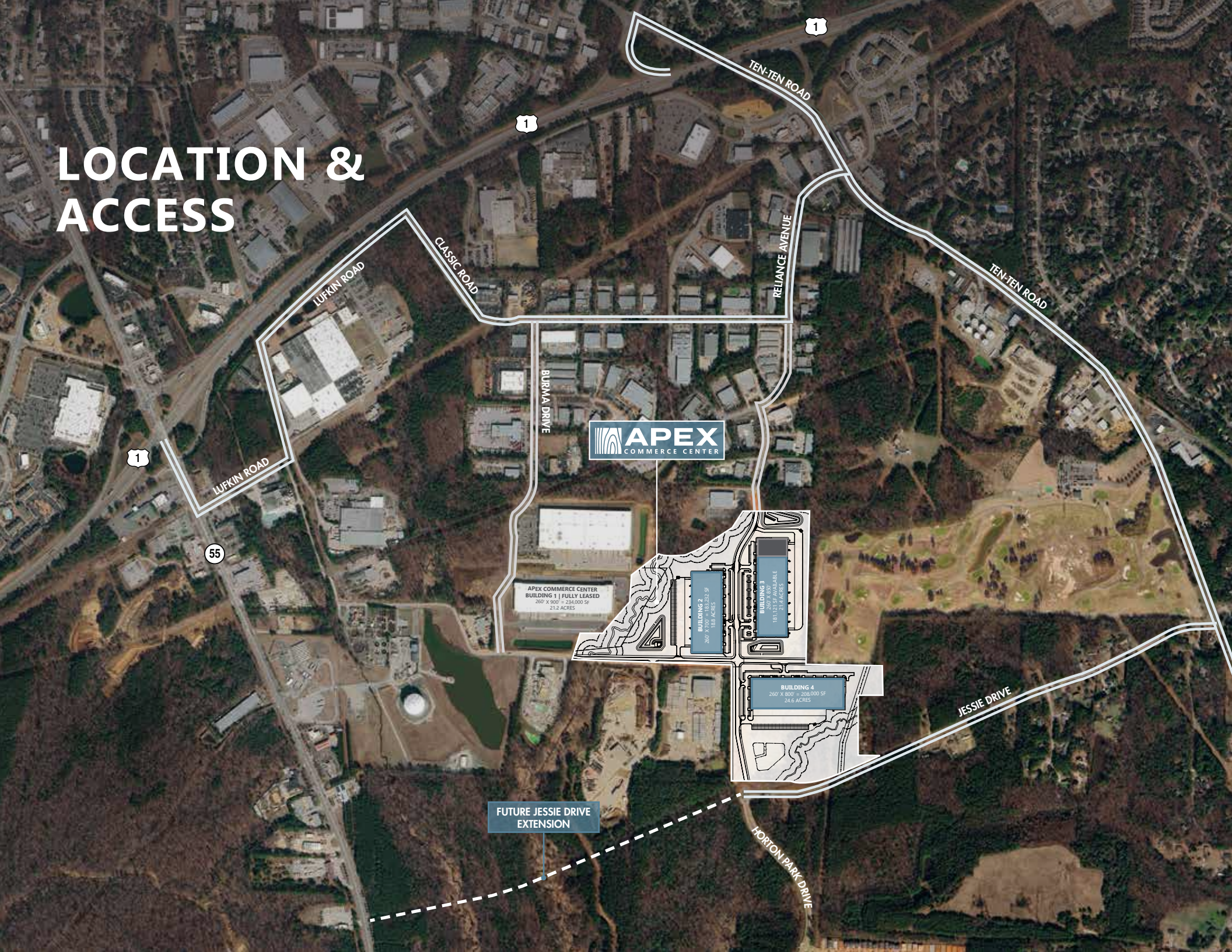
- \$3B, 1,100-acre mixed-use development by RXR
- 8,000 residential units
- 340,000 SF campus for Wake Technical Community College
- 200,000 SF of retail
- 12M SF of total planned commercial space to include Life Sciences & Industrial

540

55

1

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
16.8 ACRES

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

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

FUTURE JESSIE DRIVE
EXTENSION

1

55

1

TEN-TEN ROAD

LUFKIN ROAD

CLASSIC ROAD

RELIANCE AVENUE

TEN-TEN ROAD

LUFKIN ROAD

BURMA DRIVE

JESSIE DRIVE

HORTON PARK DRIVE

LOCATION & ACCESS



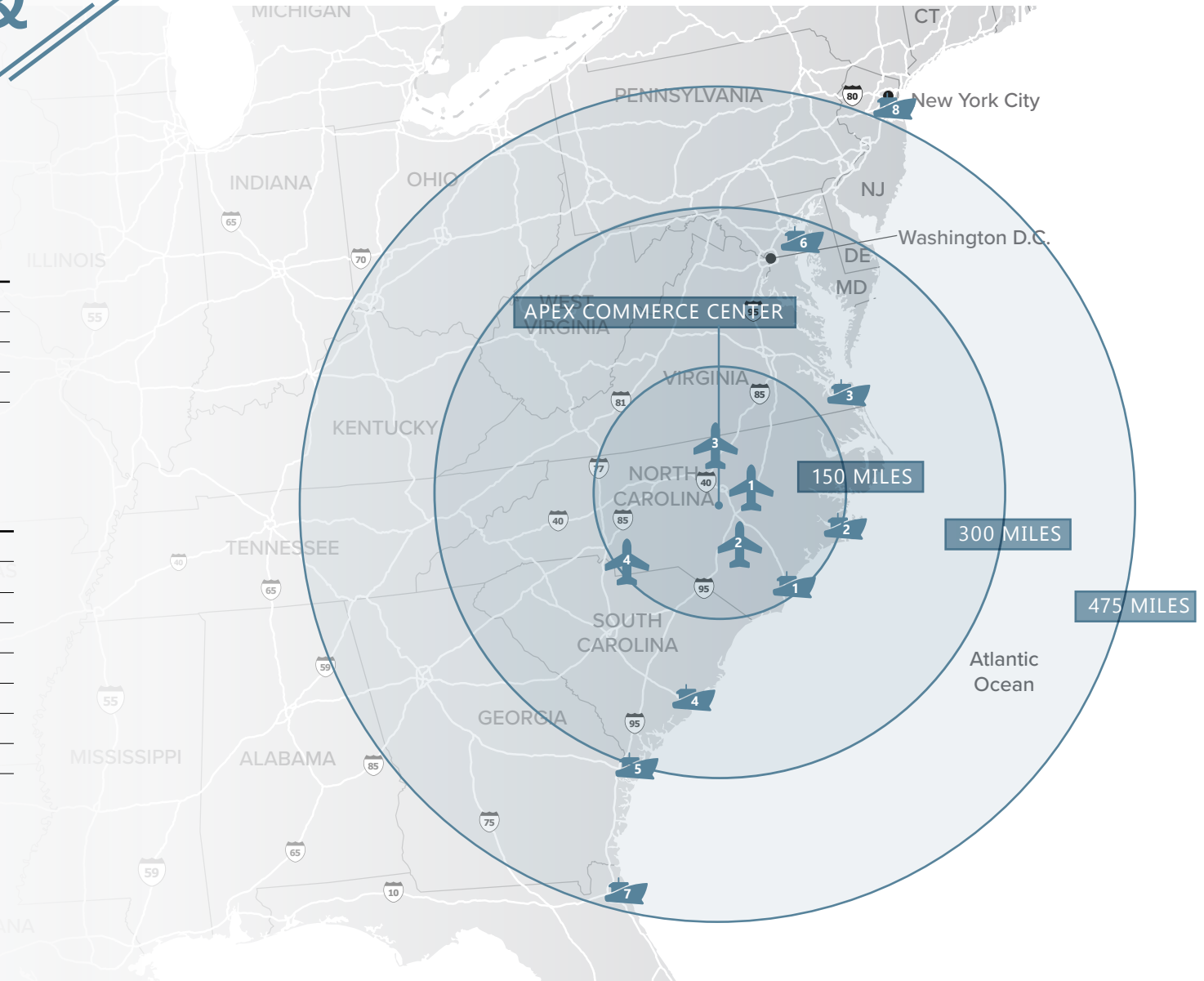
AIRPORTS

- | | | |
|---|---------------------------------|-----------|
| 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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