

FLEX FOR SALE

1021 CLASSIC ROAD | APEX, NC 27539

FENCED TRUCK COURT / OUTDOOR STORAGE

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

- » Warehouse: ±16,000 SF
- » Production: ±4,000 SF (Open Ceilings with Power Drops)
- » Office/Showroom: ±4,600 SF
- » Built in 1999, Renovated in 2019
- » Steel Framed Metal Building with Brick Masonry Facade
- » Building Height: 22'
- » Clear Height: 19'
- » Right to Left Sloped Roof
- » HVAC: Fully Conditioned Throughout
- » Power: 3-Phase Heavy, 1000 amps
- » LED Lighting Throughout
- » Fully Sprinklered

LOADING/TRUCK COURT

- » 2 Oversized Dock-High Doors
- » 1 Oversized Drive-In Door
- » Half Dock Capability
- » Full Dock High Capability
- » Covered Loading Dock
- » Outdoor Storage and Fenced Truck Court: ±0.50 Acres



\$7,626,000
SALE PRICE

24,600 SF | 2.69 AC
SIZE

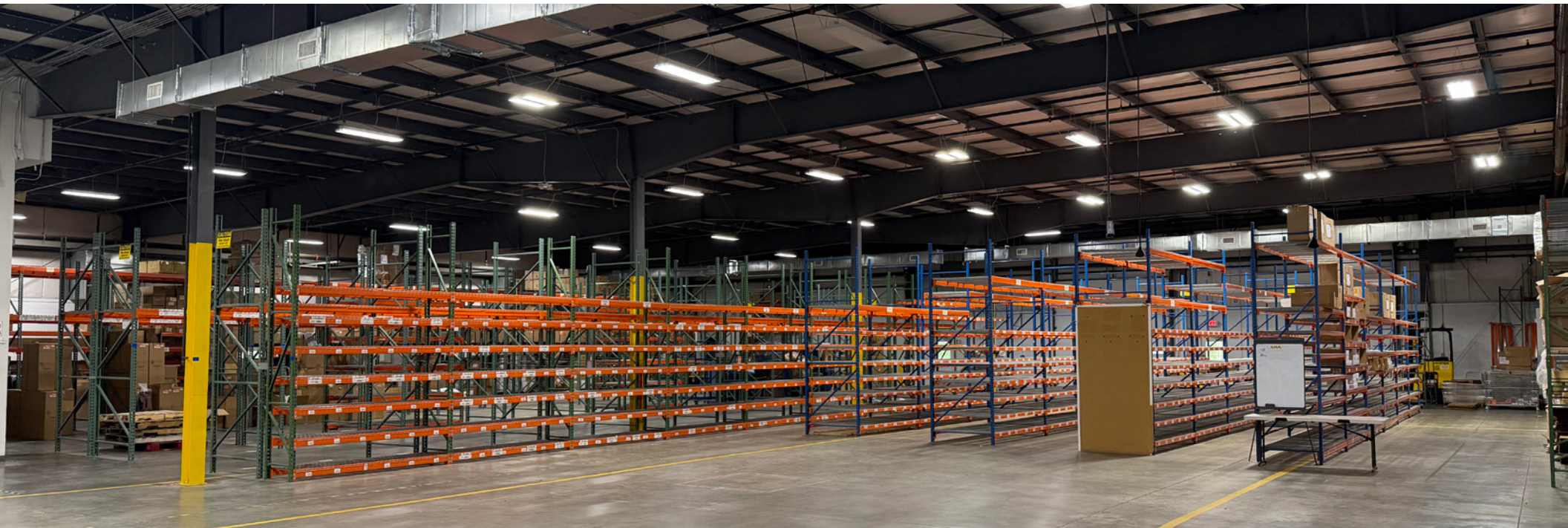
EXTERIOR PHOTOS



OFFICE/SHOWROOM/PRODUCTION PHOTOS



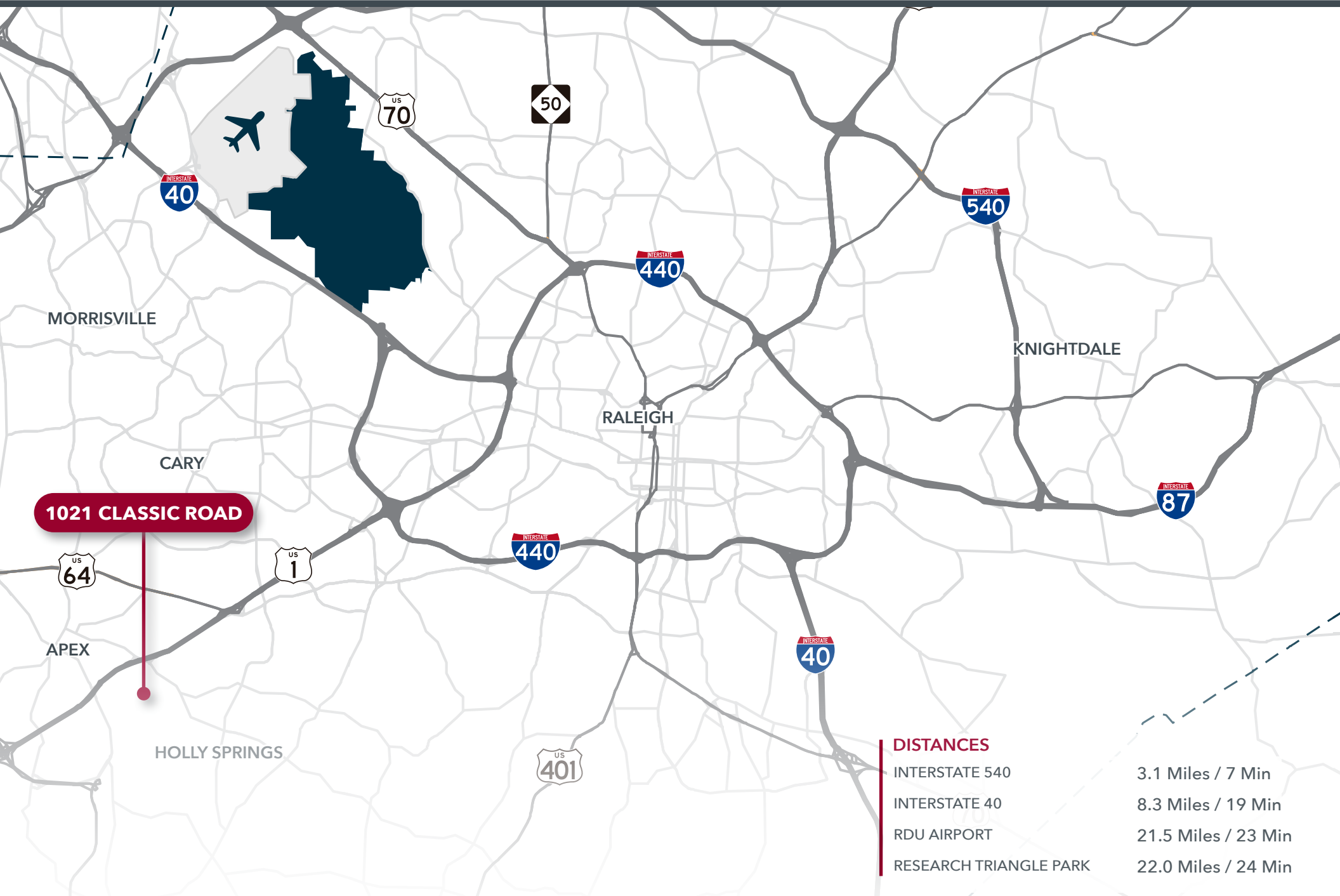
WAREHOUSE PHOTOS



FLOOR PLAN



AREA OVERVIEW

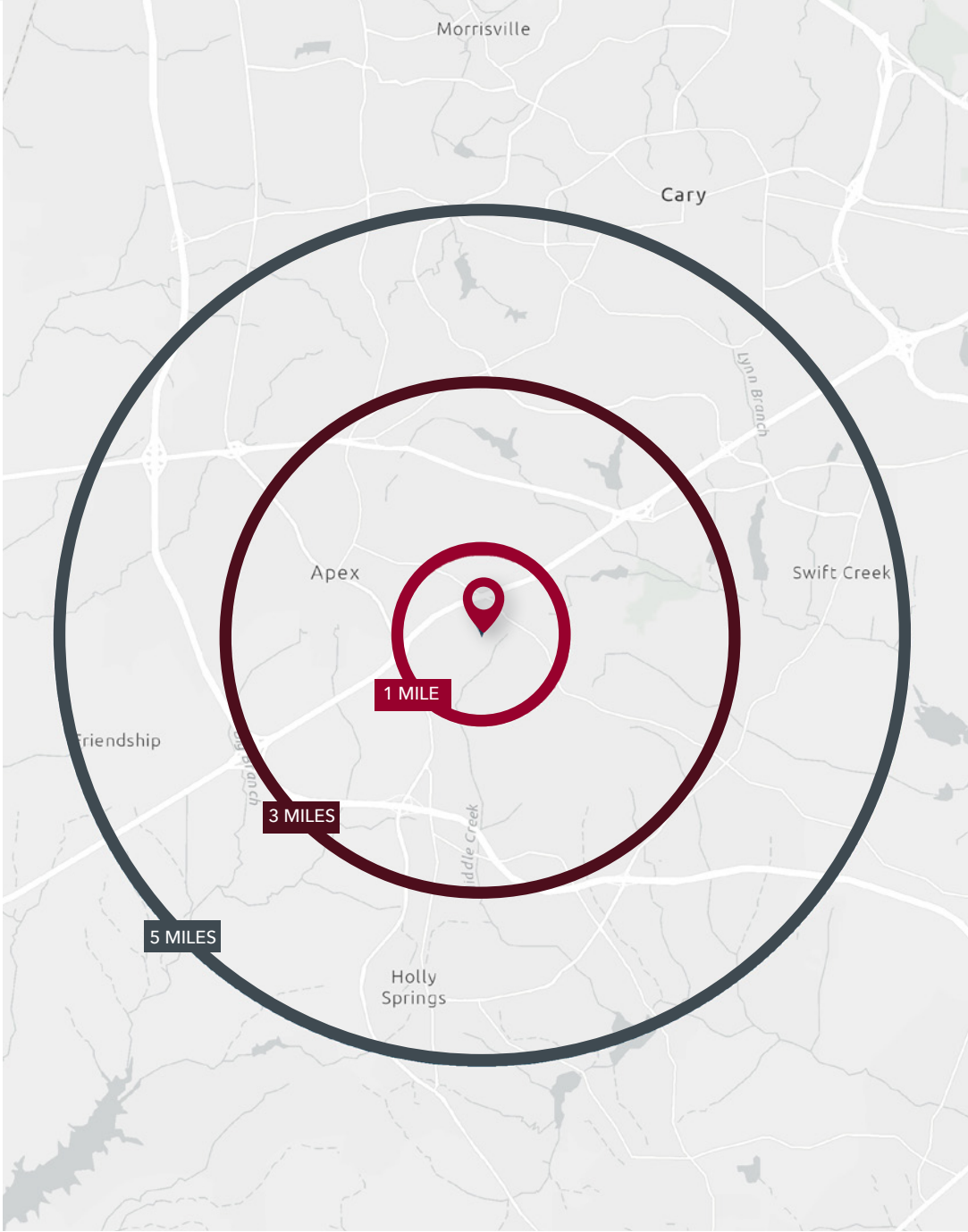


1021 CLASSIC ROAD

DISTANCES	
INTERSTATE 540	3.1 Miles / 7 Min
INTERSTATE 40	8.3 Miles / 19 Min
RDU AIRPORT	21.5 Miles / 23 Min
RESEARCH TRIANGLE PARK	22.0 Miles / 24 Min

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION (2026)	3,077	52,049	166,898
DAYTIME POPULATION	5,788	67,987	171,991
MEDIAN AGE	42.6	40.2	40.2
AVERAGE HOUSEHOLD INCOME	\$199,240	\$189,206	\$189,755
AVERAGE HOME VALUE	\$738,103	\$629,9080	\$617,111



FOR MORE INFORMATION, CONTACT:

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