

# EASTGATE 540 INDUSTRIAL PARK

325 SPECTRUM DRIVE / KNIGHTDALE / NORTH CAROLINA

±46,320 SF

WAREHOUSE/DISTRIBUTION BUILDING  
AVAILABLE FOR LEASE



## SITE DETAILS

# WAREHOUSE/DISTRIBUTION BUILDING

**±46,320 SF AVAILABLE  
DECEMBER 1, 2026**

Building feature 30-foot clear heights, concrete tilt-wall construction, ESFR sprinkler systems, and ± 1,920 SF of existing office / showroom space. 325 Spectrum offers monument signage, frontage ideal for showroom space, and elevated auto parking solutions.

### BUILDING SPECIFICATIONS

Building size:  
±150,000 SF

Available area:  
±46,320 SF

Dimensions:  
±240' wide x 652' long

Main office:  
±1,920 SF

Sprinkler:  
ESFR

Column spacing:  
±48' x ±45'

Clear Height:  
±30'

Loading:  
Five (5) dock doors and one (1) drive-in door

Sprinkler:  
ESFR

Lighting:  
T-5 Fluorescent

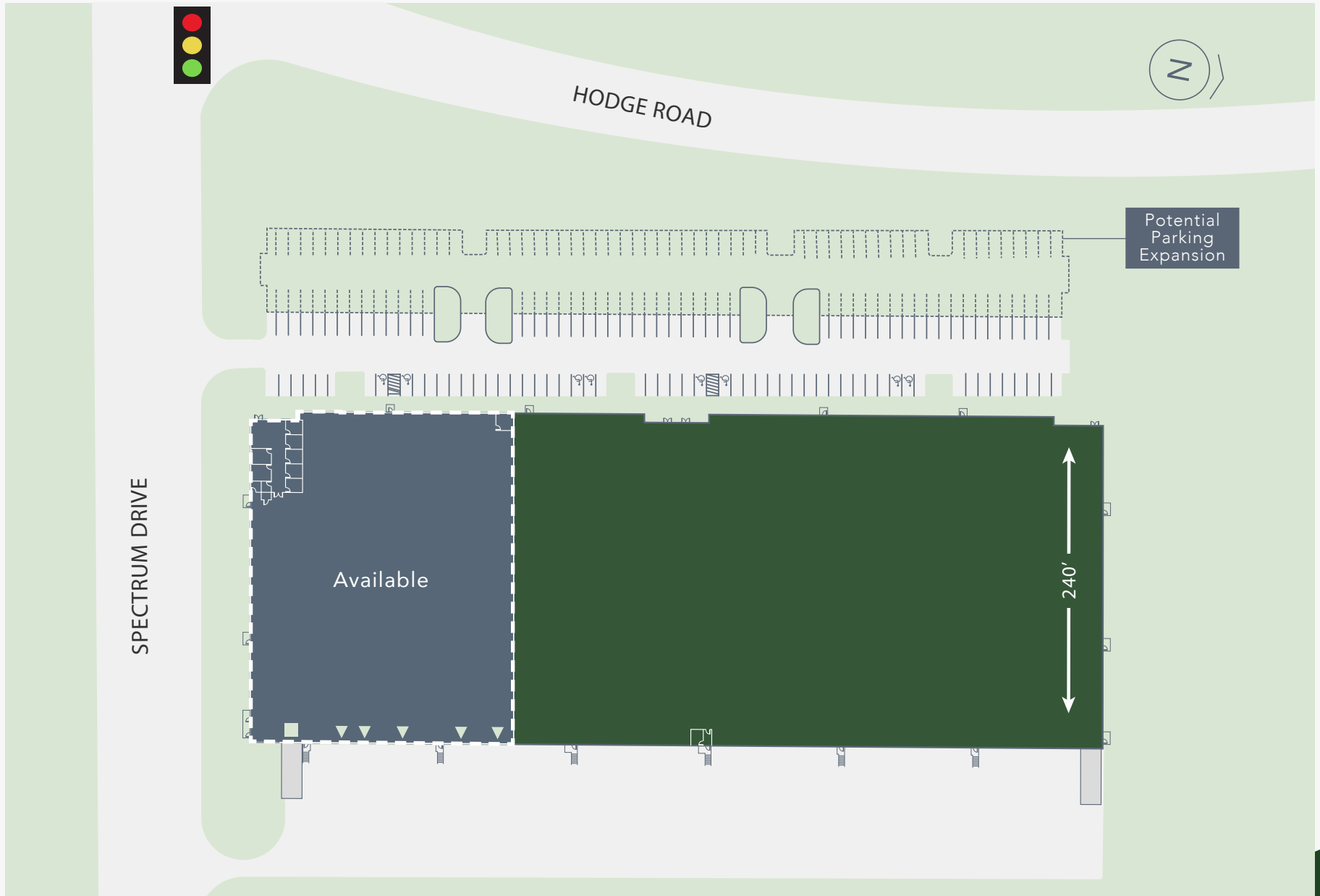
Parking:  
1.2 / 1,000 SF



# FLOOR PLAN

±46,320 SF OF WAREHOUSE WITH  
±1,920 SF OF OFFICE SPACE




Dock High Doors ▲  
Drive-In Doors ■



# LOCATION MAP

## FAST ACCESS TO INTERSTATES I-540 AND I-87

**FREEWAY ACCESS:**

-  1.2 miles
-  2.6 miles
-  4.4 miles

8.3 miles to Downtown Raleigh

21 miles to Raleigh - Durham International airport

**EASTGATE 540**  
INDUSTRIAL PARK

35 miles to I-95



# EASTGATE

## 540 INDUSTRIAL PARK



Al Williams  
al.williams@jll.com  
+1 (919) 424 8154

Justin Booth  
justin.booth@jll.com  
+1 (919) 424 8464

Austin Jackson  
austinp.jackson@jll.com  
+1 (919) 424 8456

Jones Lang LaSalle Brokerage, Inc. Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2024. Jones Lang LaSalle IP, Inc. All rights reserved.

