



APEX

COMMERCE CENTER
BUILDING 3



**INDUSTRIAL BUILDING
FOR LEASE**

±39,000 - 182,121 SF

2161 PRODUCTION DRIVE
APEX, NC 27539

FOUNDRY
COMMERCIAL

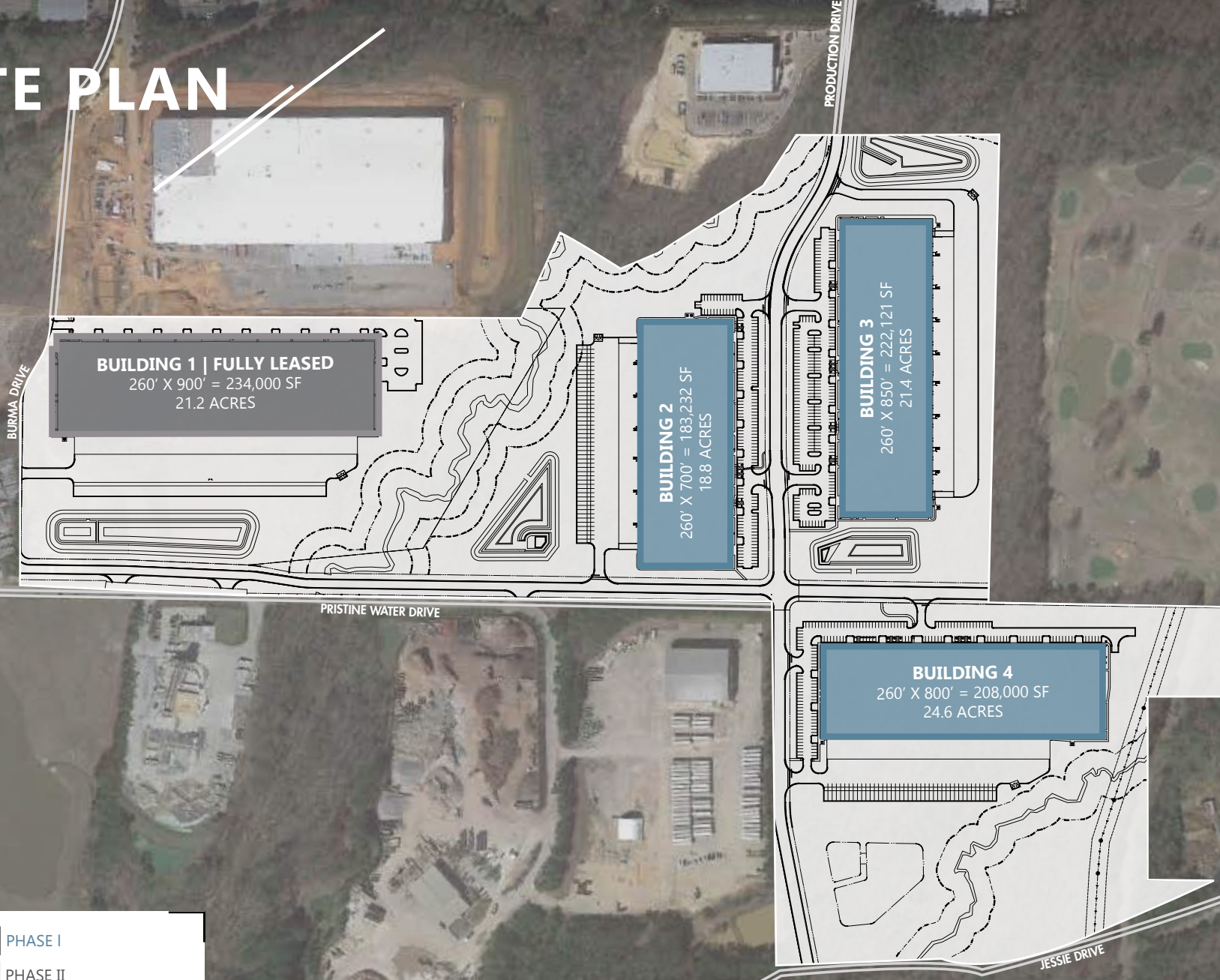
BUILDING FEATURES

PROPERTY NAME	Apex Commerce Center Building 3
ADDRESS	2161 Production Drive
CITY	Apex
STATE/ZIP CODE	NC 27539
COUNTY	Wake
DATE AVAILABLE	Q1 2026
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 - 182,121 SF
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	14 Dock-High Doors (9' x 10') 31 Knockouts for a total of 45 positions (2 knockouts expandable to 12'x14') 2 Drive-In Doors 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



■ PHASE I
■ PHASE II



CONSTRUCTION PROGRESS

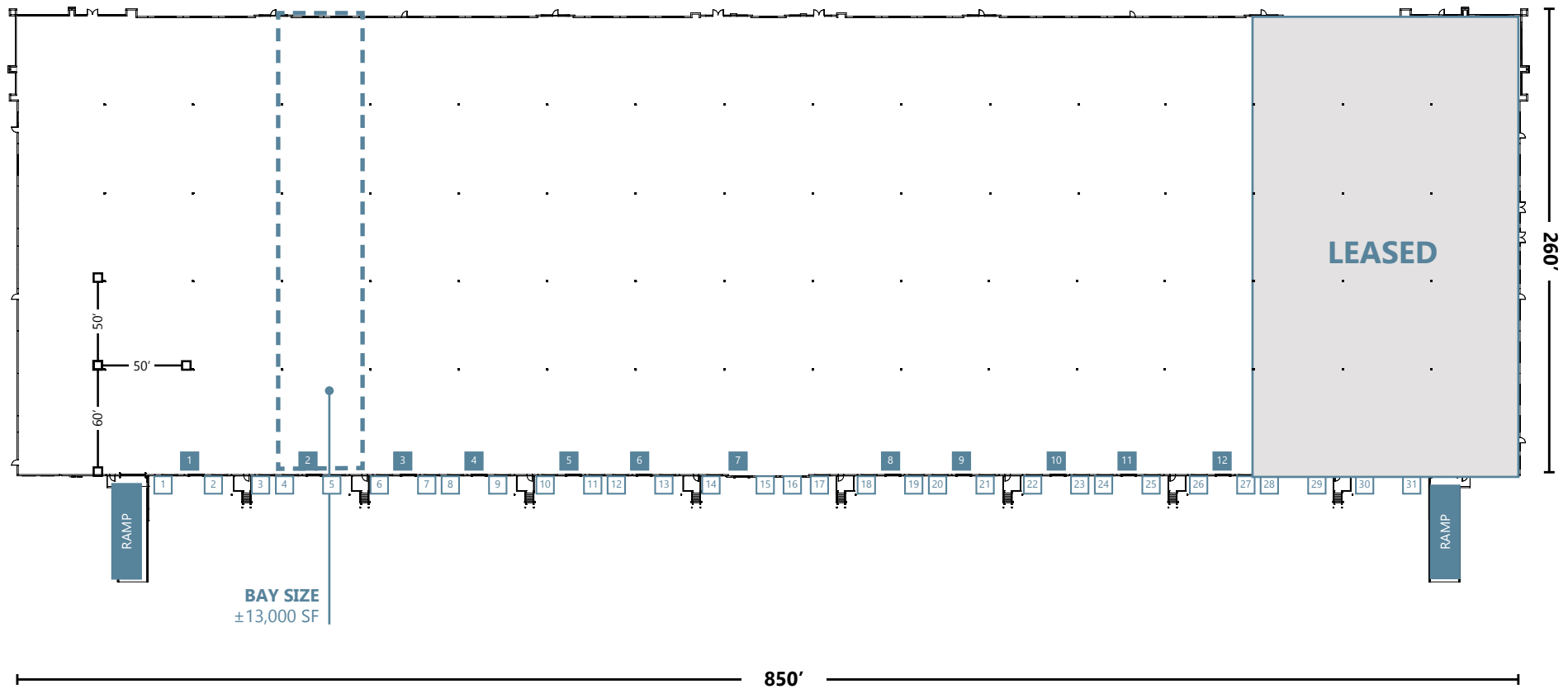
BUILDING 3



FLOOR PLAN

BUILDING 3

± 182,121 SF AVAILABLE

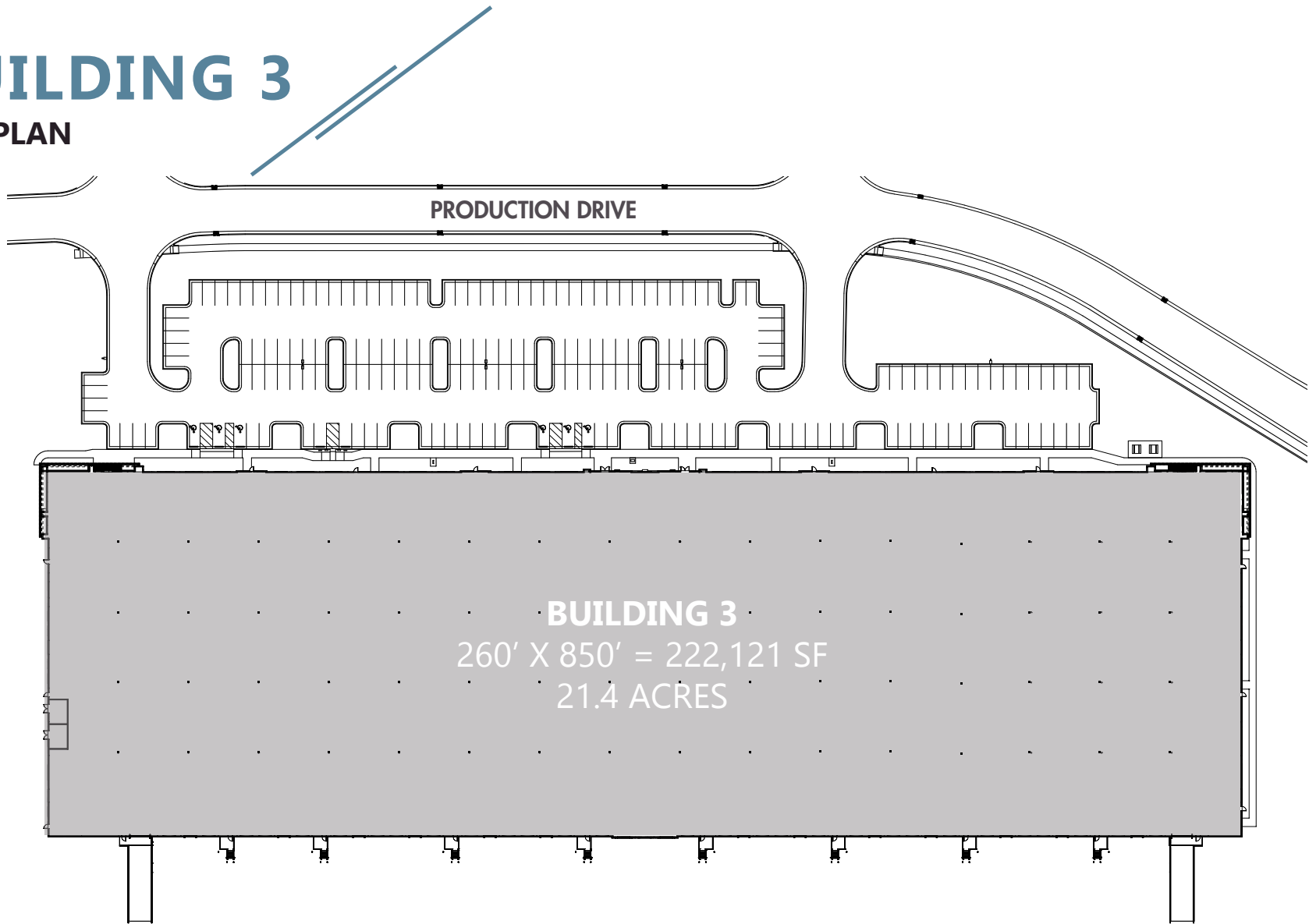


- D** DOCK DOOR
- K** KNOCK OUT PANEL



BUILDING 3

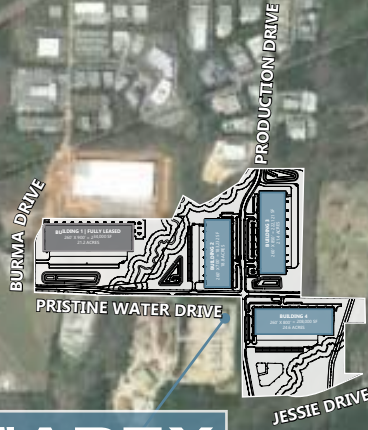
SITE PLAN



AMENITIES

DOWNTOWN APEX

LUFKIN ROAD MIDDLE SCHOOL



KOKA BOOTH AMPHITHEATER

PENNY ROAD

KNIGHTS PLAY GOLF CENTER

TENTEN ROAD

KILDAIRE FARM ROAD

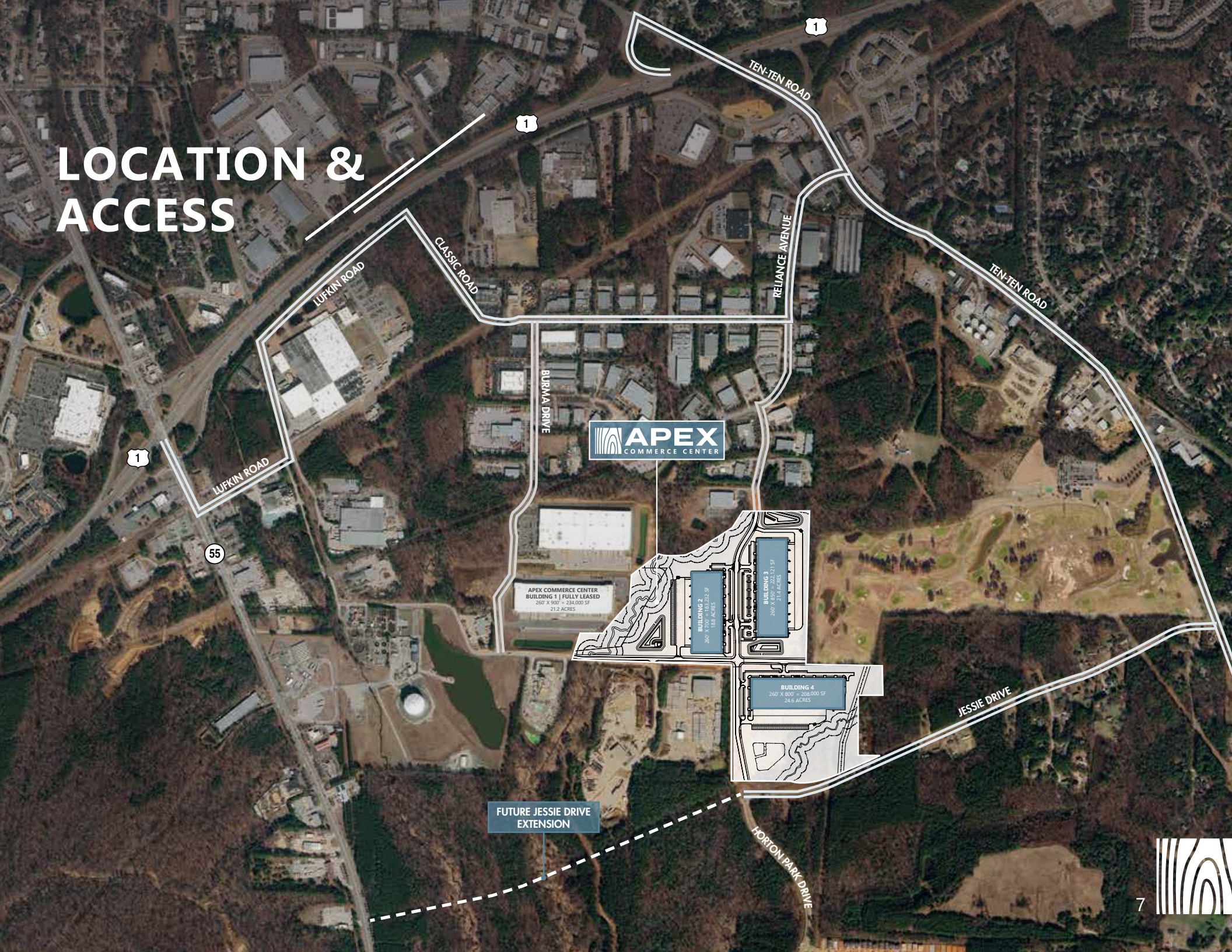
MILLPOND VILLAGE

STEPHENSON ROAD

- \$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



LOCATION & ACCESS



APEX COMMERCE CENTER
BUILDING 1 | FULLY LEASED
260' X 900' = 234,000 SF
21.2 ACRES

BUILDING 2
260' X 720' = 187,200 SF
18.8 ACRES

BUILDING 3
240' X 850' = 204,000 SF
21.4 ACRES

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

FUTURE JESSIE DRIVE
EXTENSION



LOCATION & ACCESS



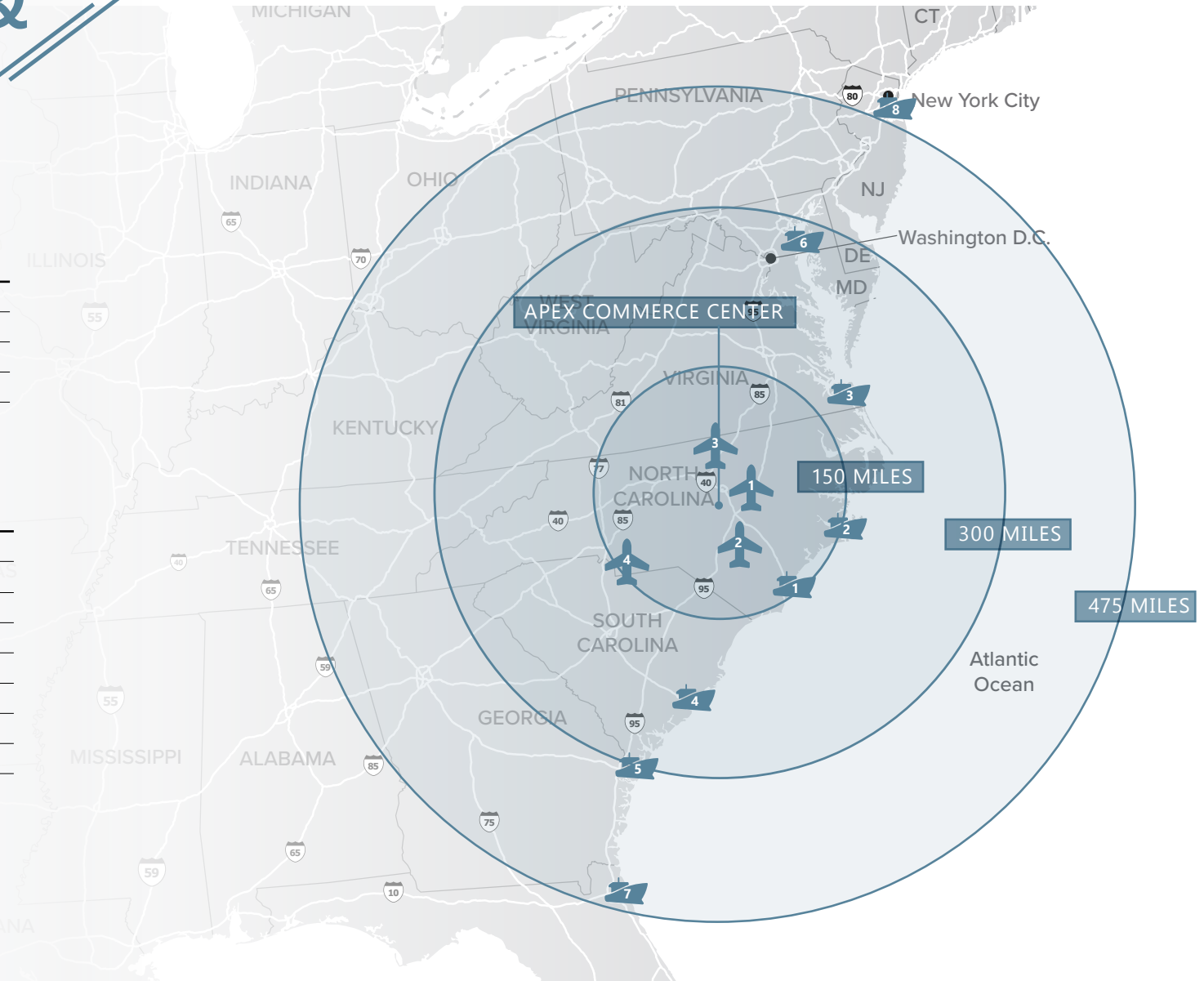
AIRPORTS

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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