

FLEX SPACE FOR SALE

2031 Production Drive Apex, NC 27539



PROPERTY DETAILS

- Available Square Feet: 11,669
- Sale Price: \$1,375,000
- Year Built: 2007
- Tenant Type: Multi
- Parking: 4.88/1,000
- County: Wake
- Ceiling Height: 15' 5" - 21'

KEY FEATURES

- Prime opportunity to acquire a flex space in the fastest growing area of Wake County.
- Pinnacle Business Park is home to more than 40 businesses ranging from medical device manufacturers to professional service firms.
- Flex Space 27/73% office to warehouse



DAN MCPHILLIPS

Executive Vice President | Retail Services
919 582 3151
dan.mcphillips@colliers.com

COLLIERS INTERNATIONAL
702 Oberlin Road, Suite 400
Raleigh, NC 27605
919 832 1110
www.colliers.com/rdu

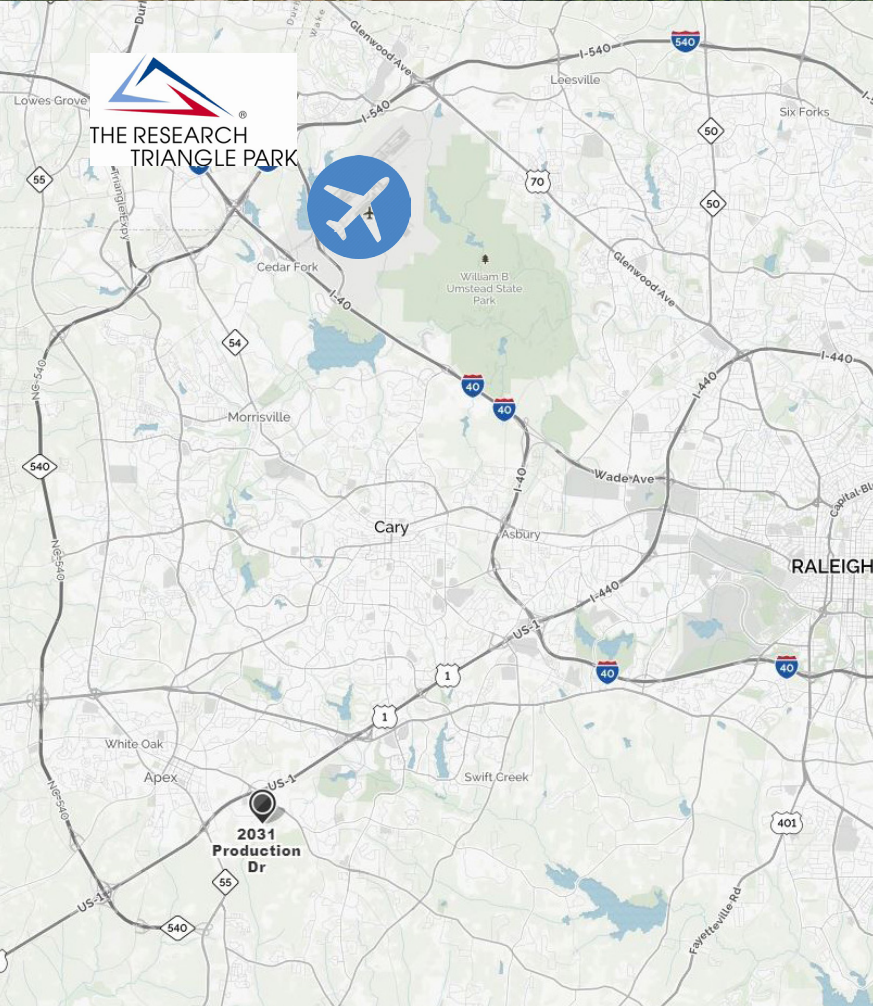
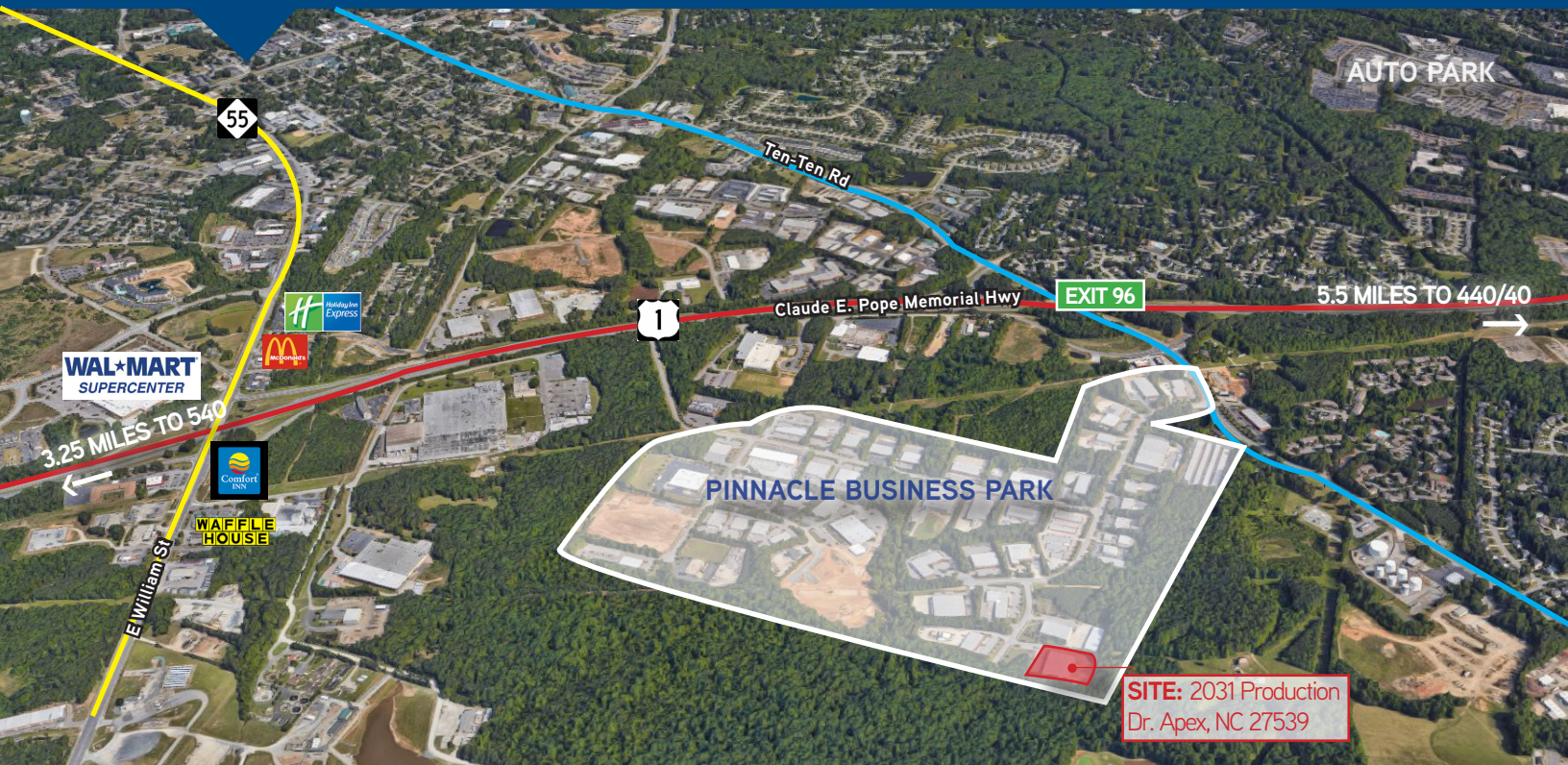
CLAUDIA BORDEAUX

Vice President | Retail Services
919 582 3103
claudia.bordeaux@colliers.com



FLEX SPACE FOR SALE

2031 Production Drive Apex, NC 27539



LOCATION

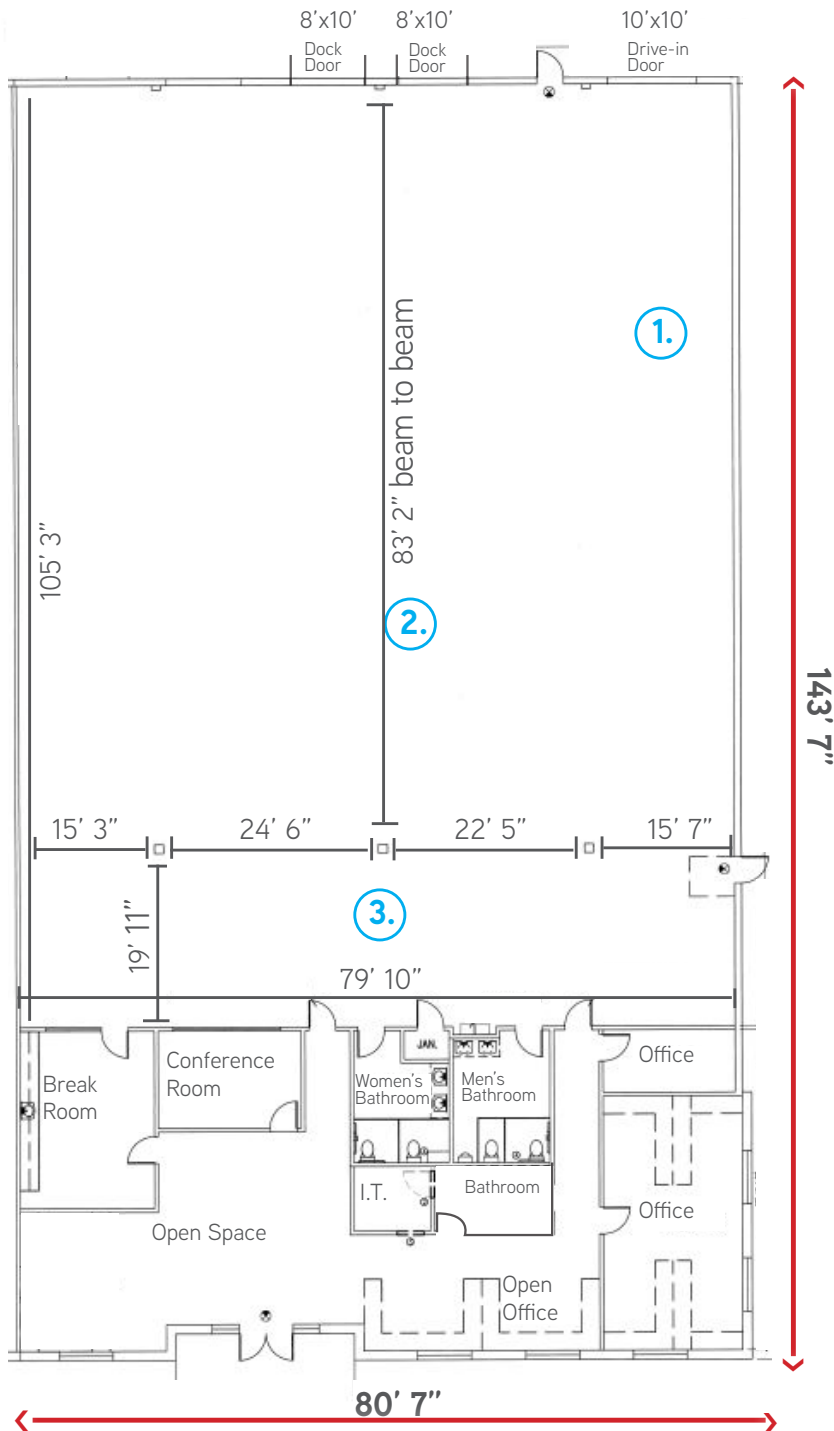
- Located in the Pinnacle Business Park on Ten-Ten Rd.
- Apex offers exceptional access to the rapidly growing southwestern Wake County and Research Triangle area
- .25 mile from US-1
- 18 miles to RDU International Airport
- 21 miles to Research Triangle Park (RTP)

DEMOGRAPHICS

2017	1 Mile	3 Miles	5 Miles
Total Population	2,011	48,203	152,153
Daytime Population	4,419	53,200	130,854
Total Households	732	17,583	54,932
Avg Household Income	\$150,912	\$119,727	\$117,759

FLEX SPACE FOR SALE

2031 Production Drive Apex, NC 27539



PROPERTY FEATURES

- 3,189 SF Office
- 8,480 SF Warehouse
- Fully conditioned space
- Doors: 2 dock doors
1 drive-in door
- Dock levelers
- Dock seals
- Open office space areas
- 2 enclosed offices
- Break room
- Conference room
- Women & men's bathrooms
- Centralized IT room
- 3 phase power 120/208 service
- Cubicles and office furniture to stay in place
- Ceiling heights range from approx 15'5"-18' to beam and 18'11"-21' to insulated deck
- Fully Sprinklered
- Torsion spring dock & drive in doors

CEILING HEIGHTS

1. Lowest point under beam, 40' from rear = 15'05" to beam, 19'9" to insulated deck
2. Low point under HVAC duct work = 13'3" H
3. Low point under HVAC duck work = 14' 4" H

DAN MCPHILLIPS
Executive Vice President | Retail Services
919 582 3151
dan.mcphillips@colliers.com

CLAUDIA BORDEAUX
Vice President | Retail Services
919 582 3103
claudia.bordeaux@colliers.com

COLLIERS INTERNATIONAL
702 Oberlin Road, Suite 400
Raleigh, NC 27605
919 832 1110
www.colliers.com/rdu



FLEX SPACE FOR SALE

2031 Production Drive Apex, NC 27539



INTERIOR PHOTOS



LOADING AREA



OPEN OFFICE SPACE



CONFERENCE ROOM



MANAGERS OFFICE



WAREHOUSE



BREAK ROOM