

MERRITT MIDWAY BUSINESS PARK PHASE II

+/- 72,600 SF LIGHT INDUSTRIAL
IN KNIGHTDALE, NORTH CAROLINA

 **merritt**
PROPERTIES
MERRITT-MIDWAY.COM

BUILDING FEATURES



Situated off Hinton Oaks Boulevard, just east of I-540



Adjacent to Knightdale Marketplace, a shopping destination that offers market-leading retail



24'
clear heights



Rear-loaded docks and drive-in capabilities



SITE PLAN

Merritt Midway Business Park
Knightdale, NC 27545

UNDER DEVELOPMENT - NOW PRE-LEASING

Building 4 820 Silverpoint Drive 72,600 SF

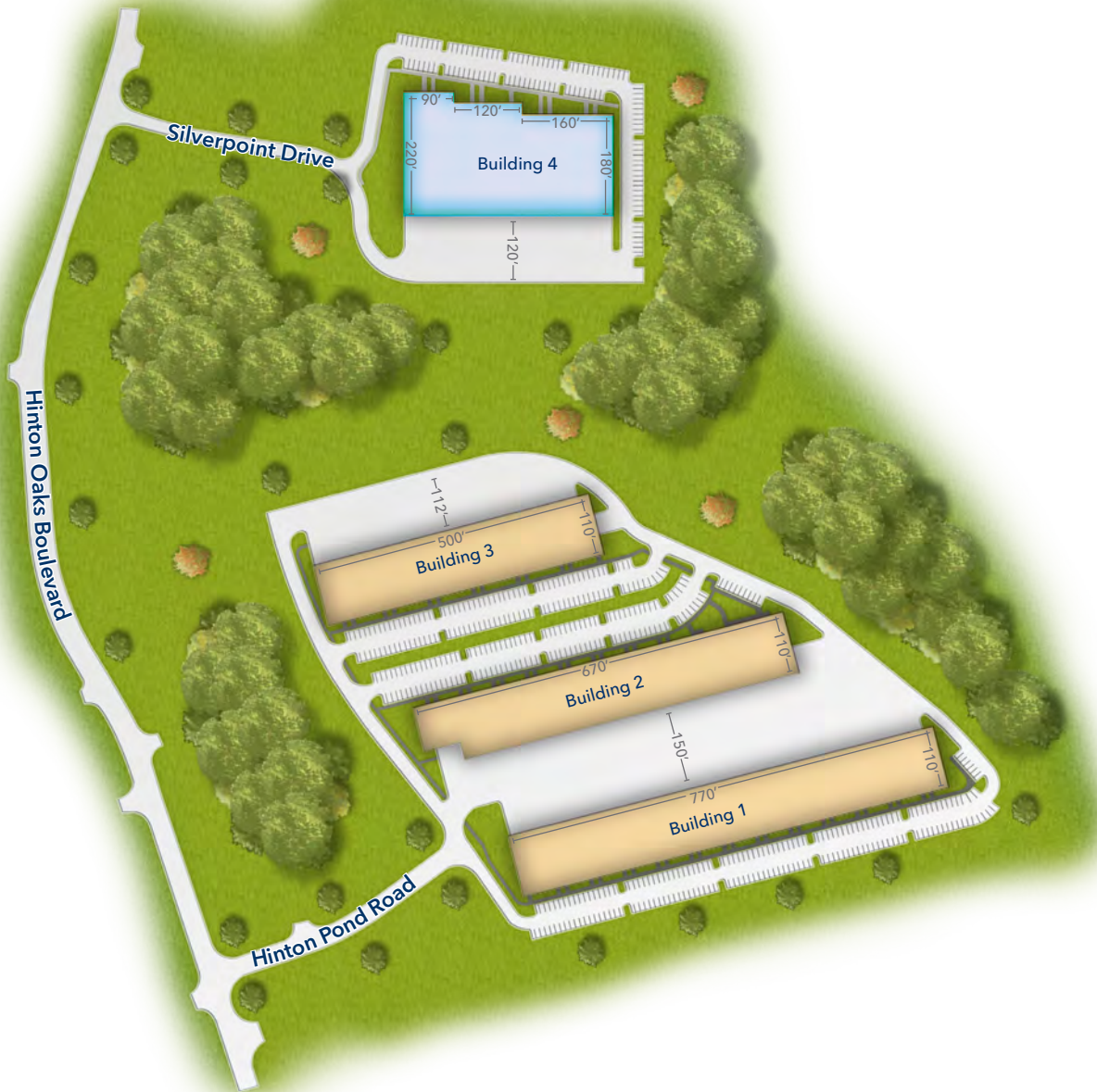
EXISTING - 100% LEASED

Building 1 520 Hinton Pond Road 84,700 SF

Building 2 530 Hinton Pond Road 71,750 SF

Building 3 540 Hinton Pond Road 55,000 SF

TOTAL PARK 284,050 SF

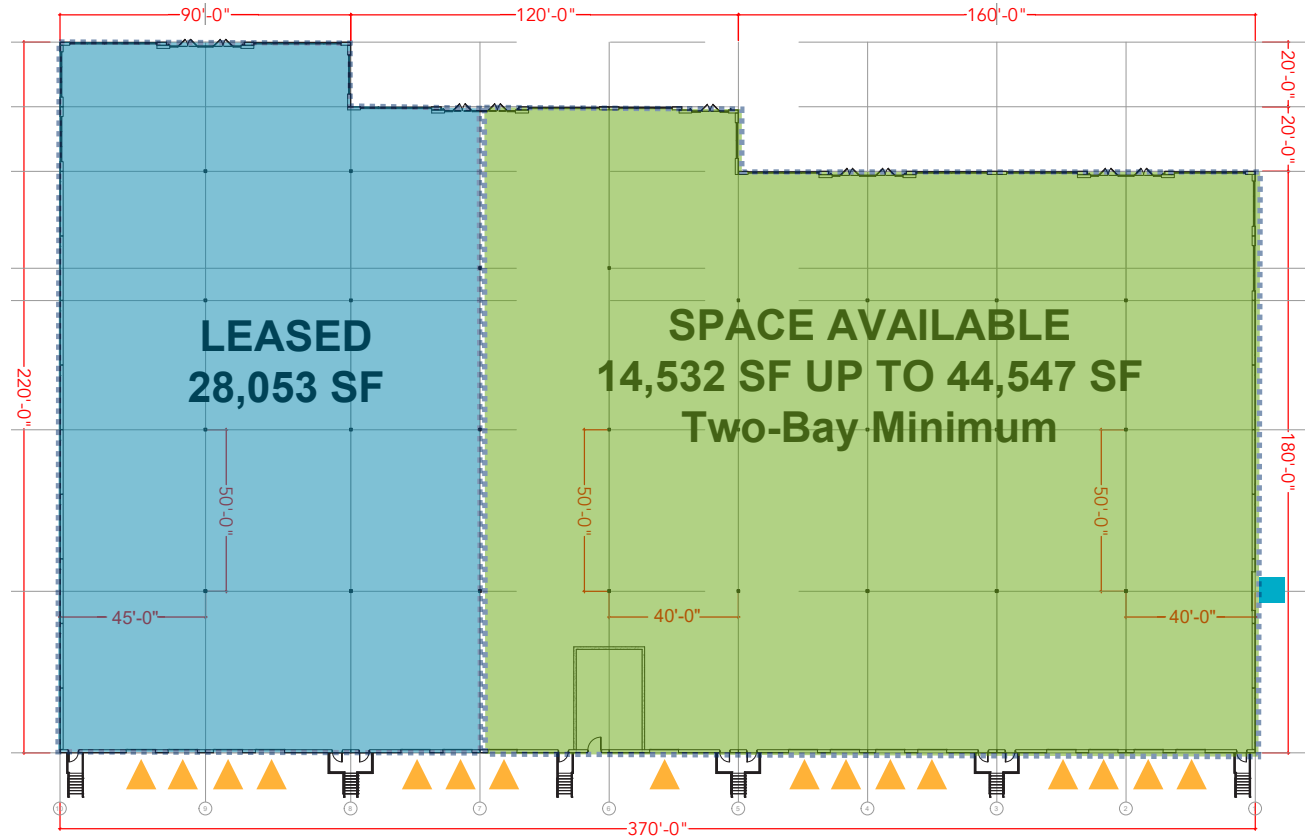


THIS IS NOT A CONSTRUCTION DOCUMENT AND IS NOT TO SCALE.

CONCEPTUAL BUILDING PLAN

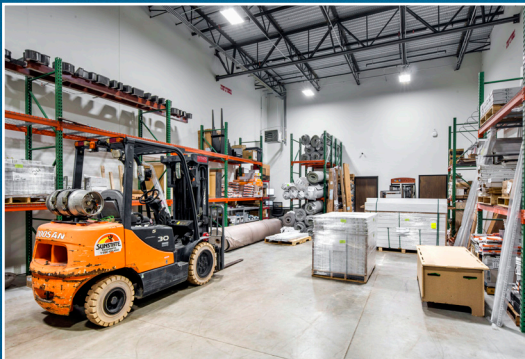
820 Silverpoint Drive, Knightdale, NC 27545

BAY SIZE	7,266-9,990 SF
SPACES STARTING FROM (TWO BAY MINIMUM)	14,532 SF
COLUMN SPACING	40-45'x50'
EXTERIOR CONSTRUCTION	Concrete Tilt-Up
CEILING HEIGHT	24' Clear
TRUCK COURT	120'
PARKING RATIO	1.5/1,000 SF
SPRINKLER SYSTEM	ESFR
DOCK-HIGH DOORS	16 (9'x10')
DRIVE-IN DOOR	1 (12'x14') Grade-Level Drive-In Available
POWER/ELECTRICAL	2,000 AMP service - 277/480v, 3-phase, 4-wire
UTILITIES	Duke Energy (electric) Dominion Energy (natural gas) Spectrum (internet)
ZONING	(MI) Manufacturing & Industrial
DELIVERING	Q4 2026



VACANT 132 9,990 RSF	VACANT 126 9,990 RSF	VACANT 124 8,073 RSF	VACANT 120 7,740 RSF	VACANT 116 7,743 RSF	VACANT 112 7,266 RSF	VACANT 108 7,266 RSF	VACANT 104 7,266 RSF	VACANT 100 7,266 RSF
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- ▲ Dock-High Doors
- Grade-Level Doors



919.526.0070 | Merritt-Midway.com

NAITRI PROPERTIES

merritt
PROPERTIES

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MERRITT MIDWAY BUSINESS PARK

820 SILVERPOINT DRIVE, KNIGHTDALE, NC

AREA
72,600 TOTAL BLDG SQFT

