



# APEX

COMMERCE CENTER  
BUILDING 2

**INDUSTRIAL BUILDING  
FOR LEASE**

**±91,616 - 183,232 SF**

2170 PRODUCTION DRIVE  
APEX, NC 27539



# BUILDING FEATURES

<b>PROPERTY NAME</b>	Apex Commerce Center   Building 2
<b>ADDRESS</b>	2170 Production Drive
<b>CITY</b>	Apex
<b>STATE/ZIP CODE</b>	NC 27539
<b>COUNTY</b>	Wake
<b>DATE AVAILABLE</b>	Immediately
<b>LEASE RATE</b>	Call for pricing
<b>TICAM</b>	\$2.13/SF Estimate
<b>TAX PARCEL ID #</b>	0751235497
<b>ZONING</b>	Light Industrial Conditional Zoning (LI-CZ) <a href="#">ZONING INFO</a>
<b>BUILDING DIMENSIONS</b>	700' X 260'
<b>TOTAL SF</b>	±183,232 SF
<b>AVAILABLE SF</b>	±91,616 - 183,232 SF 3,047 SF Spec Office
<b>BAY SIZE</b>	±13,000 SF
<b>EXTERIOR WALL MATERIAL</b>	Tilt concrete
<b>ROOFING MATERIAL</b>	Mechanically attached .60 mil TPO with R-15 insulation
<b>AUTO PARKING</b>	151 spaces
<b>TRAILER PARKS</b>	47 spaces
<b>NO. OF ACRES</b>	±18.8 acres

<b>TRUCK COURT DEPTH</b>	180' with 60' concrete apron and 50' trailer staging
<b>CEILING HEIGHT</b>	32' clear
<b>COLUMN SPACING</b>	50' x 50' with 60' speed bay
<b>FLOOR THICKNESS</b>	7" unreinforced concrete over 6" base 4,000 PSI
<b>SPRINKLER SYSTEM/TYPE</b>	ESFR for protection of Class I-IV commodities
<b>LOADING DOCK</b>	10 Dock-High Doors (9' x 10') 25 Knockouts for a total of 35 positions (2 knockouts expandable to 12'x14') 2 Drive-In Doors 14' x 16'
<b>DOCK EQUIPMENT</b>	Per tenant specifications
<b>FAN AIR CHANGES</b>	2 air changes per hour
<b>ELECTRICAL CAPACITY</b>	Per tenant's specs
<b>NATURAL GAS SERVICE PROVIDER</b>	Dominion Energy
<b>WATER AND SEWER PROVIDER</b>	Town of Apex
<b>TELECOM PROVIDER</b>	AT&T and Spectrum
<b>ELECTRICAL PROVIDER</b>	Town of Apex
<b>WATER LINE</b>	2"
<b>SEWER LINE</b>	2" force main
<b>WATER MAIN SIZE</b>	12"
<b>GAS LINE</b>	2"

# SITE PLAN

BURMA DRIVE

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

**BUILDING 2**  
260' X 700' = 183,232 SF  
18.8 ACRES

**BUILDING 3**  
260' X 850'  
181,121 SF AVAILABLE  
21.4 ACRES  
LEASED

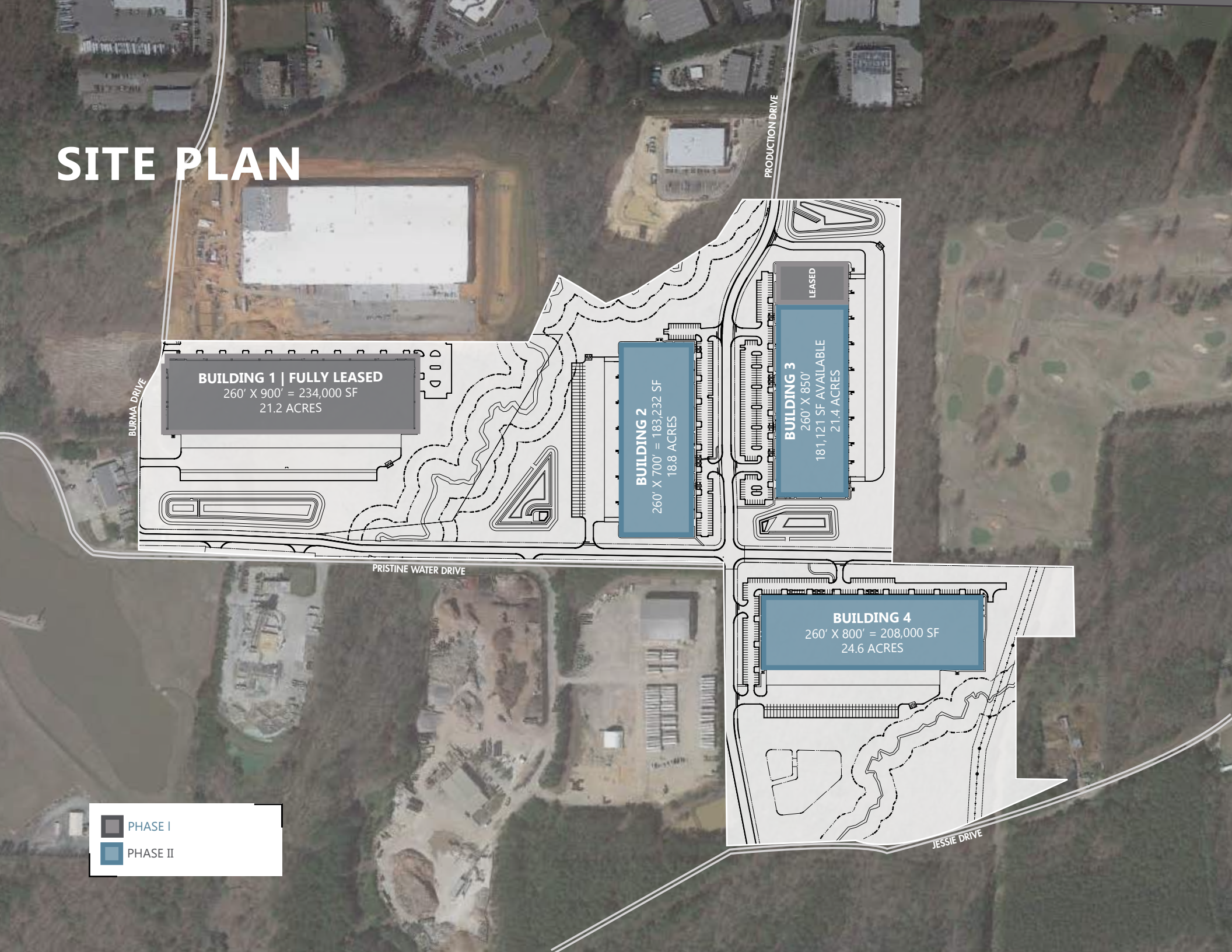
**BUILDING 4**  
260' X 800' = 208,000 SF  
24.6 ACRES

PRISTINE WATER DRIVE

PRODUCTION DRIVE

JESSIE DRIVE

■ PHASE I  
■ PHASE II





**APEX**  
COMMERCE CENTER

**BUILDING 3**

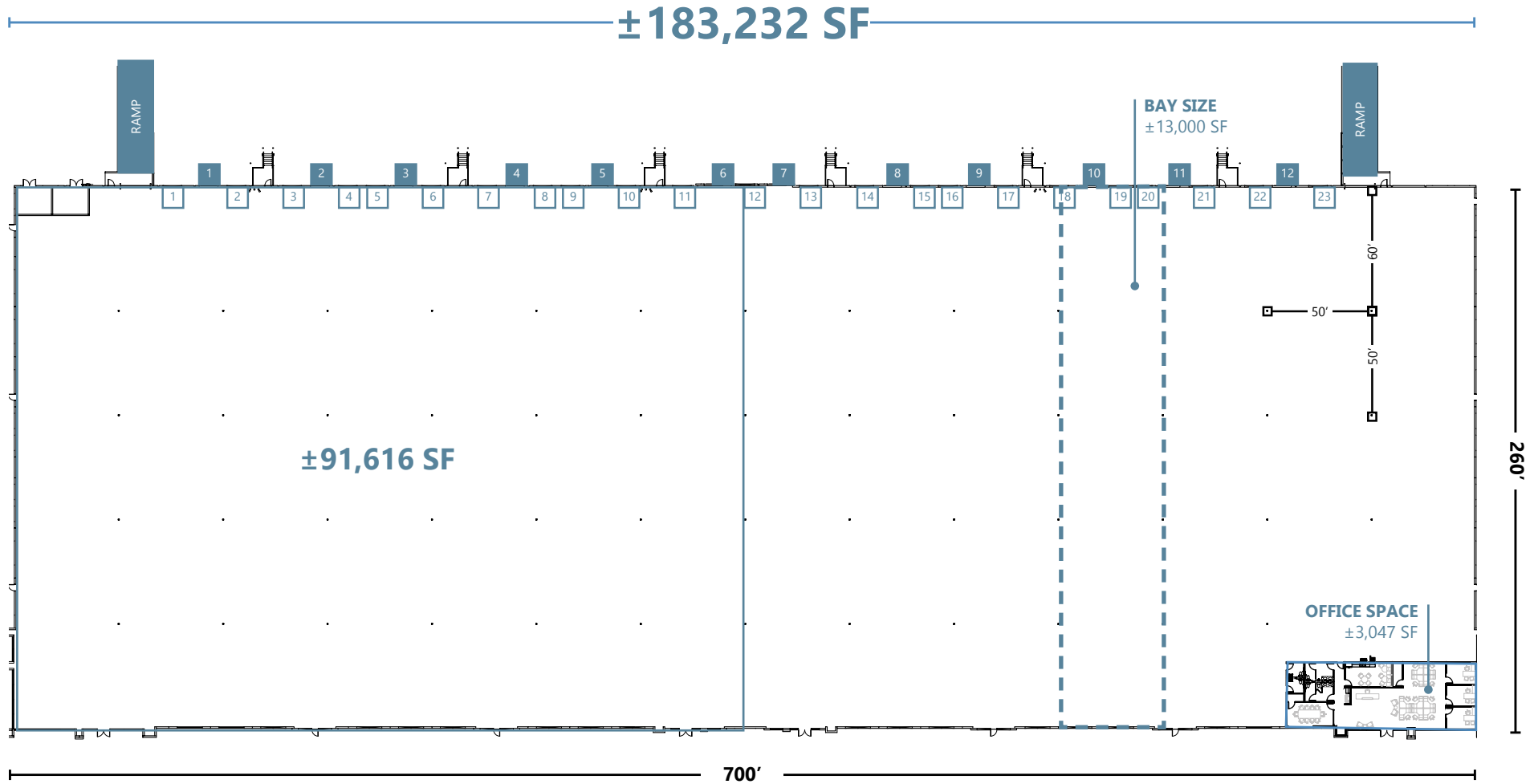
**BUILDING 2**

**BUILDING 4**



# FLOOR PLAN

## BUILDING 2

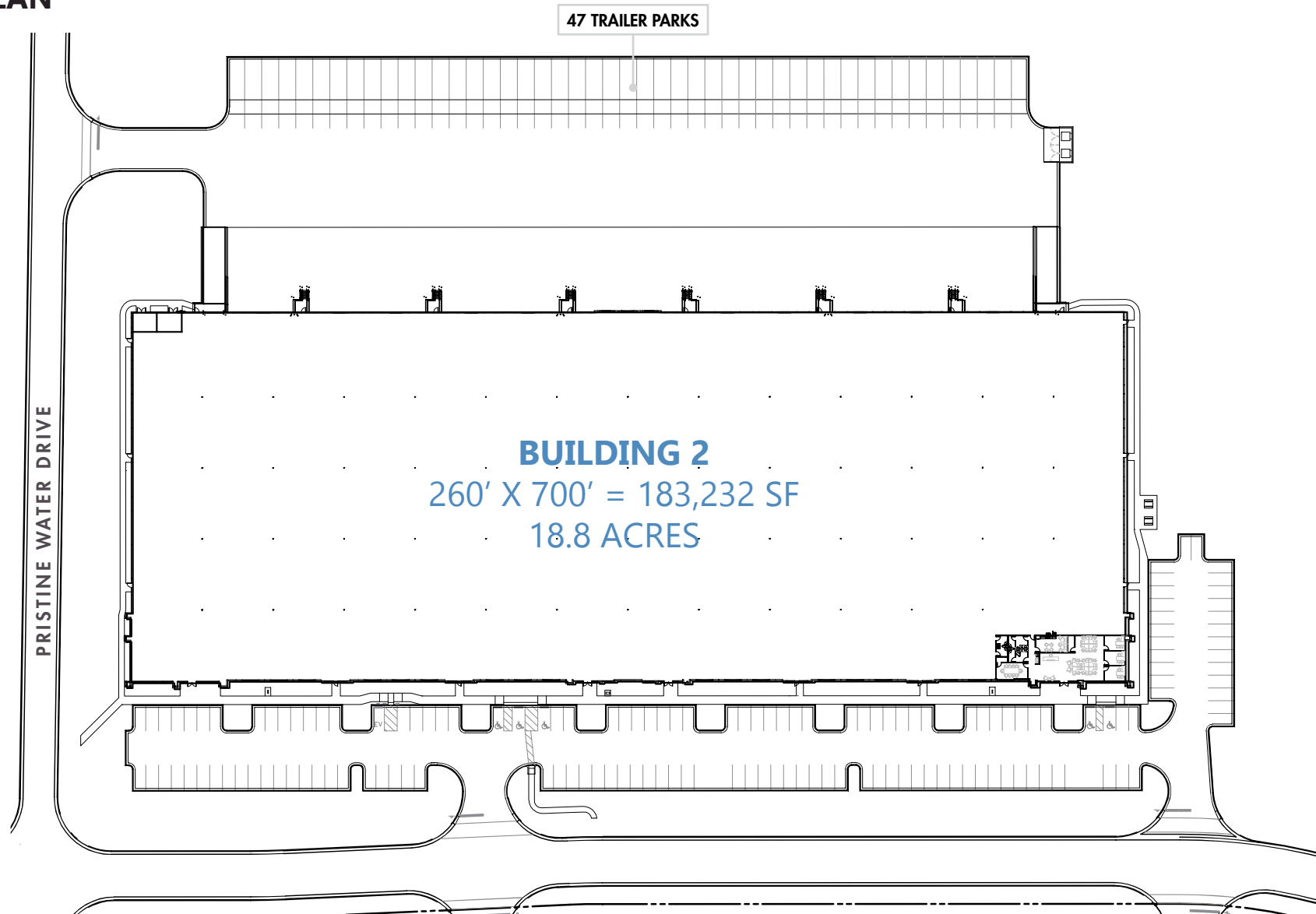


- D** DOCK DOOR
- K** KNOCK OUT PANEL



# BUILDING 2

## SITE PLAN



# AMENITIES

## DOWNTOWN APEX



LUFKIN ROAD MIDDLE SCHOOL



**APEX**  
COMMERCE CENTER

KNIGHTS PLAY  
GOLF CENTER

KOKA BOOTH  
AMPHITHEATER

HEMLOCK PLAZA  
CVS  
ACE Hardware  
REDLINE ATHLETICS

MILLPOND VILLAGE  
Publix  
Starbucks  
Brue Print  
Wake Technical Community College

Walgreens

Harris Teeter



- \$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

540

55

1

STEPHENSON ROAD

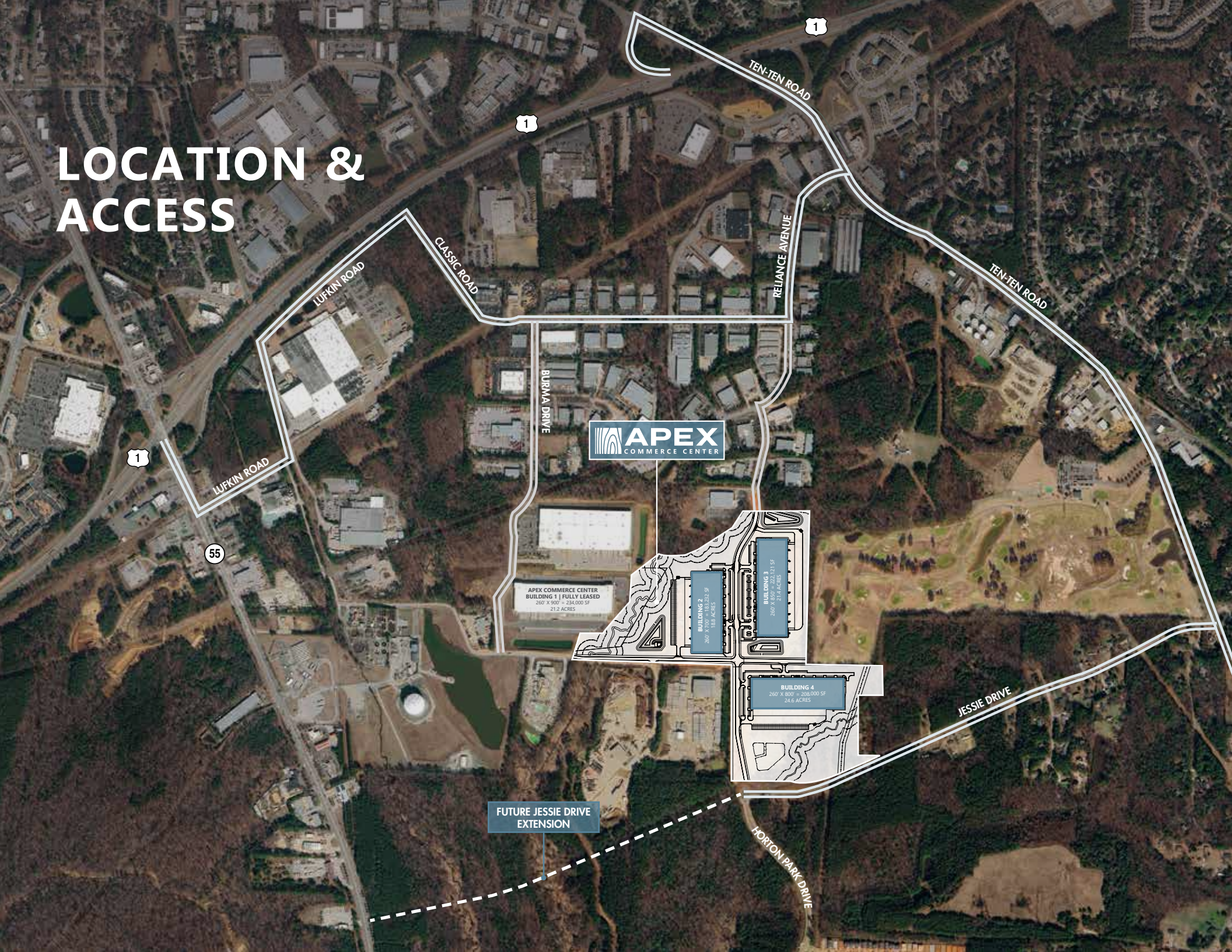
EDERLEE DRIVE

PENNY ROAD

TEN TEN ROAD

KILDARE FARM ROAD

# LOCATION & ACCESS



**APEX**  
COMMERCE CENTER

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



LUFKIN ROAD

LUFKIN ROAD

CLASSIC ROAD

BURMA DRIVE

TEN-TEN ROAD

RELIANCE AVENUE

TEN-TEN ROAD

JESSIE DRIVE

HORTON PARK DRIVE



# LOCATION & ACCESS



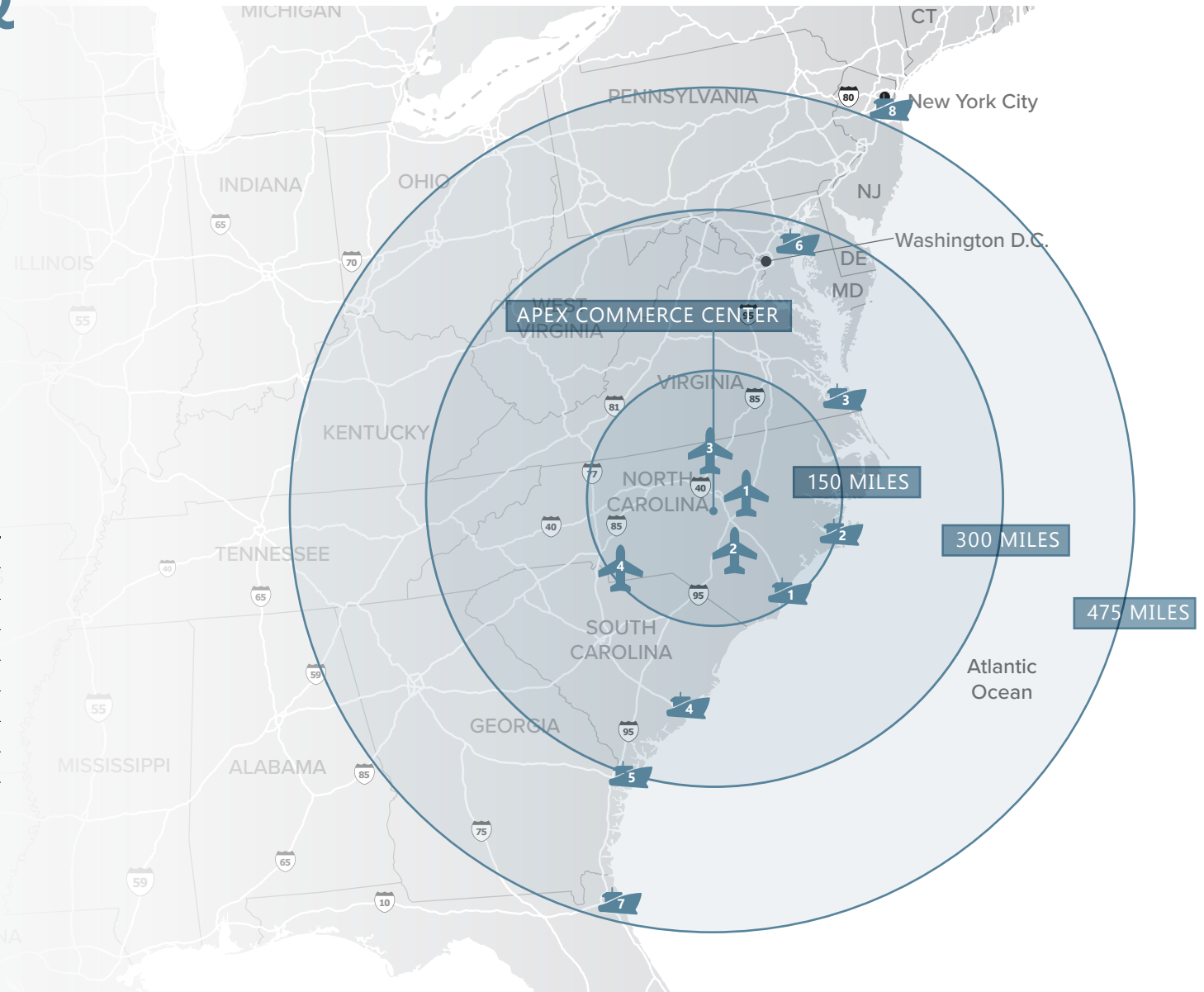
## AIRPORTS

- |   |                                 |           |
|---|---------------------------------|-----------|
| 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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