



# APEX

## COMMERCE CENTER BUILDING 1



**INDUSTRIAL BUILDING  
FOR LEASE**

**±39,000 SF**

1251 BURMA DRIVE  
APEX, NC 27539

**FOUNDRY**  
COMMERCIAL

# BUILDING FEATURES

<b>PROPERTY NAME</b>	Apex Commerce Center   Building 1
<b>ADDRESS</b>	1251 Burma 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>	\$1.65/SF Estimate
<b>TAX PARCEL ID #</b>	0751132324
<b>ZONING</b>	Light Industrial Conditional Zoning (LI-CZ) ZONING INFO
<b>BUILDING DIMENSIONS</b>	900' X 260'
<b>TOTAL SF</b>	±234,000 SF
<b>AVAILABLE SF</b>	±39,000 SF ±1,423 SF Office
<b>BAY SIZE</b>	±13,000 SF
<b>EXTERIOR WALL MATERIAL</b>	Tilt concrete
<b>ROOFING MATERIAL</b>	Mechanically attached .45 mil TPO with 8.5 insulation
<b>AUTO PARKING</b>	235 spaces
<b>TRAILER PARKS</b>	Available
<b>NO. OF ACRES</b>	±21.2 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", 4,000 PSI, unreinforced over 4" base
<b>SPRINKLER SYSTEM/TYPE</b>	ESFR for protection of Class I-IV commodities
<b>LOADING DOCK</b>	1 Dock-High Doors (9' x 10') 4 Knockouts for a total of 5 positions 1 Drive-In Door 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>	8"
<b>SEWER LINE</b>	2" force main
<b>WATER MAIN SIZE</b>	8"

# SITE PLAN

BURMA DRIVE

39,000 SF

**BUILDING 1**

LEASED

**BUILDING 2**

260' X 700' = 182,000 SF  
18.8 ACRES

**BUILDING 3**

260' X 850' = 221,000 SF  
21.4 ACRES

**BUILDING 4**

260' X 800' = 208,000 SF  
24.6 ACRES  
±300 PARKING SPACES

PRODUCTION DRIVE

PRISTINE WATER DRIVE

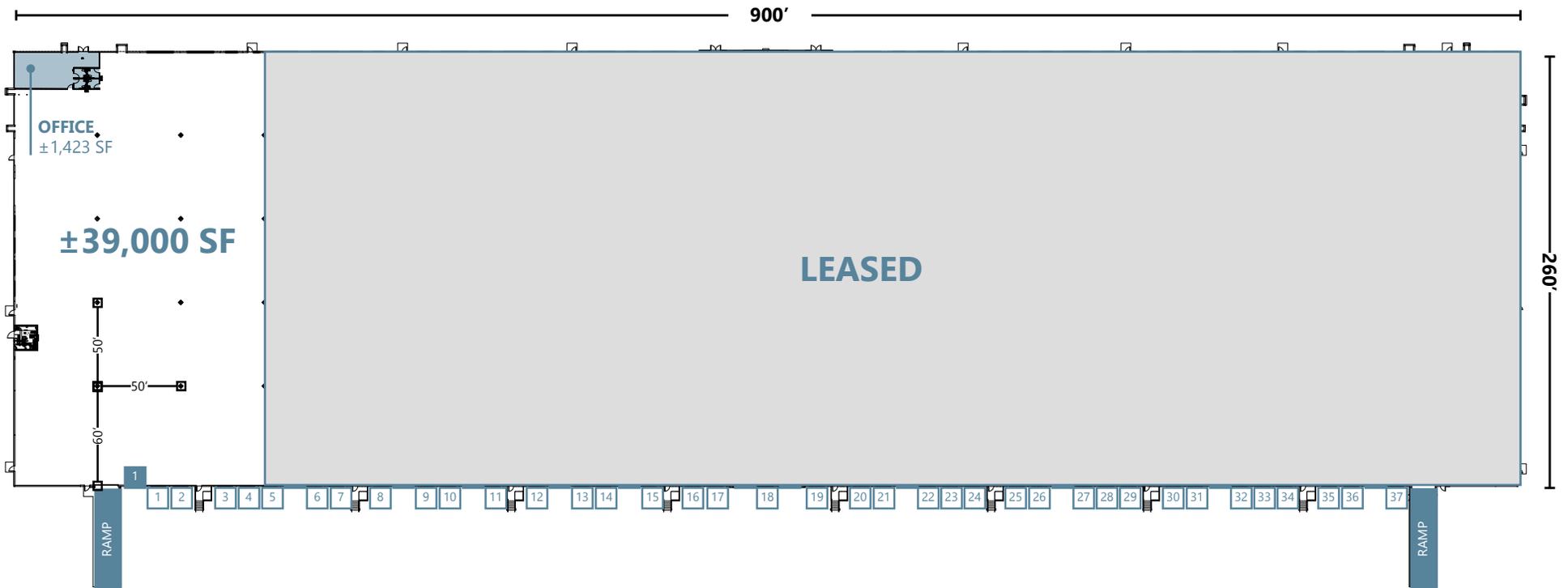
JESSIE DRIVE

PHASE I

PHASE II

# FLOOR PLAN

## BUILDING 1

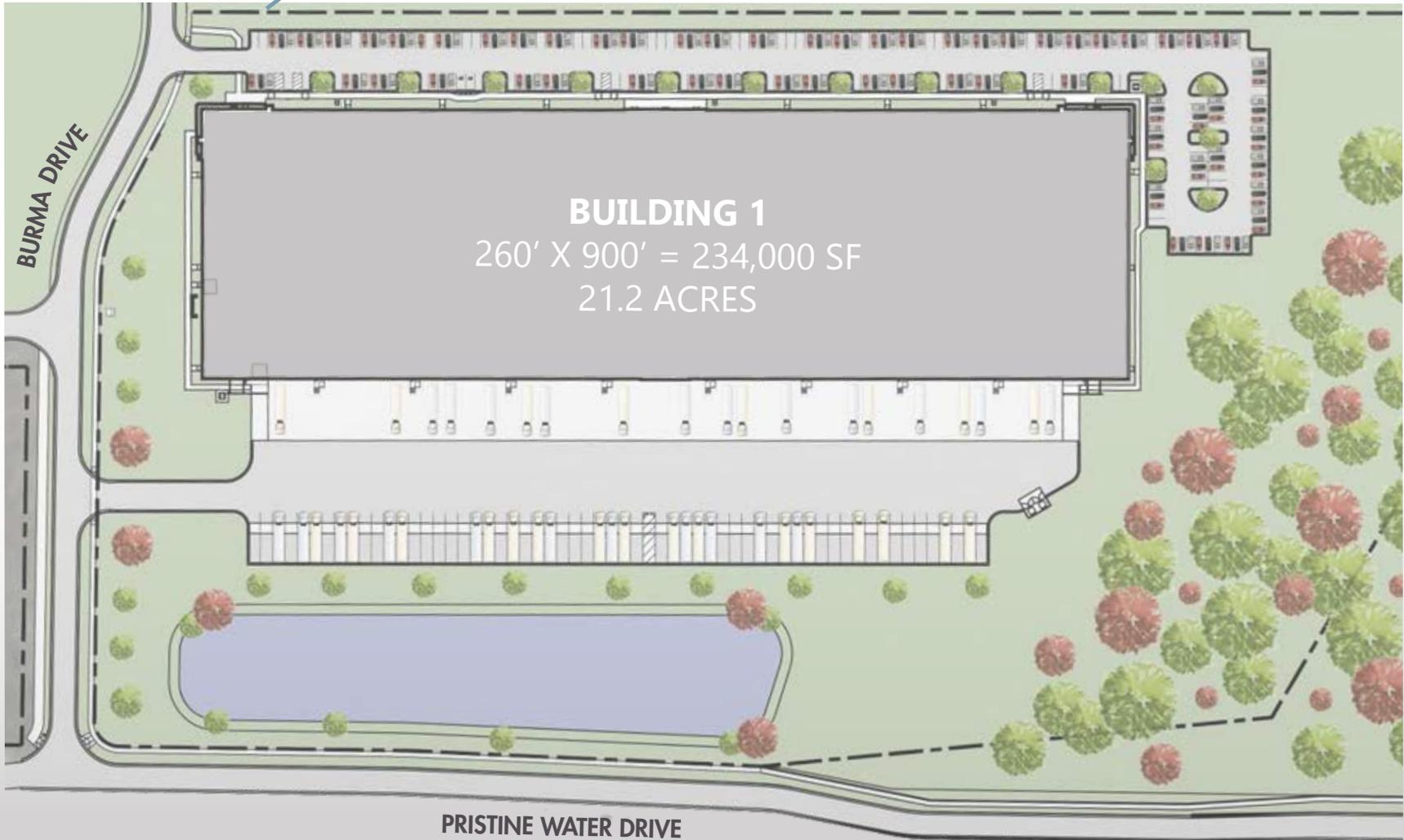


- D** DOCK DOOR
- K** KNOCK OUT PANEL



# BUILDING 1

## SITE PLAN



# AMENITIES

## DOWNTOWN APEX



KOKA BOOTH AMPHITHEATER



HEMLOCK PLAZA

LUFKIN ROAD MIDDLE SCHOOL



PENNY ROAD

KNIGHT'S PLAY GOLF CENTER

KILDARE FARM ROAD

TENTEN ROAD



**VERIDEA**  
 ±1,100-Acre Mixed-Use Development approved for:

- 8,000 residential units
- 12,000,000 SF of commercial development (office/industrial/warehouse)
- 3,500,000 SF of retail
- Unlimited healthcare, hospitality and civic uses

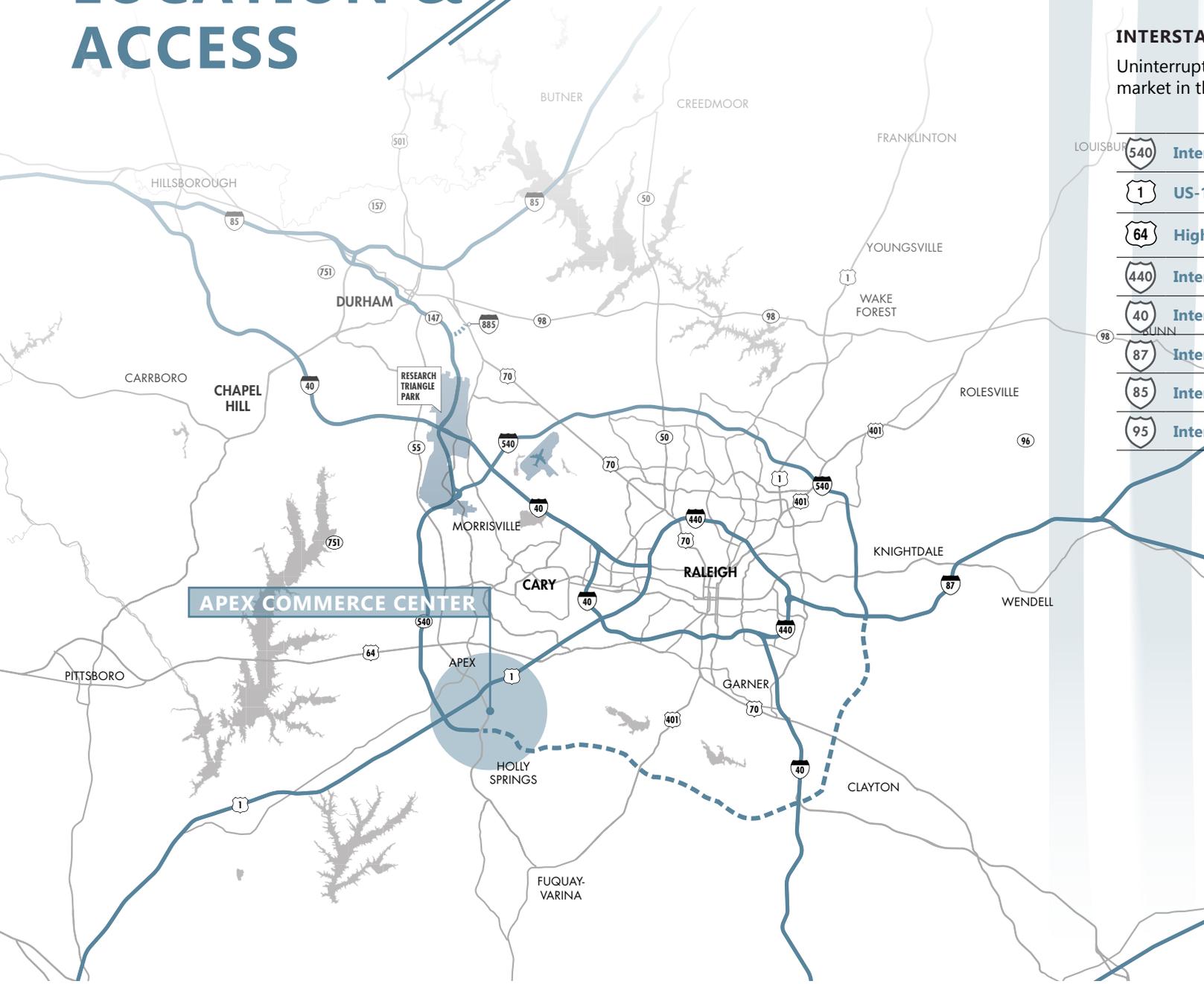
MILLPOND VILLAGE



STEPHENSON ROAD



# LOCATION & ACCESS



## INTERSTATES

Uninterrupted distribution to every major market in the United States

	<b>Interstate 540</b>	<b>2 miles</b>
	<b>US-1</b>	<b>2 miles</b>
	<b>Highway 64</b>	<b>4 miles</b>
	<b>Interstate 440</b>	<b>8 miles</b>
	<b>Interstate 40</b>	<b>8 miles</b>
	<b>Interstate 87</b>	<b>19 miles</b>
	<b>Interstate 85</b>	<b>28 miles</b>
	<b>Interstate 95</b>	<b>35 miles</b>



# LOCATION & ACCESS



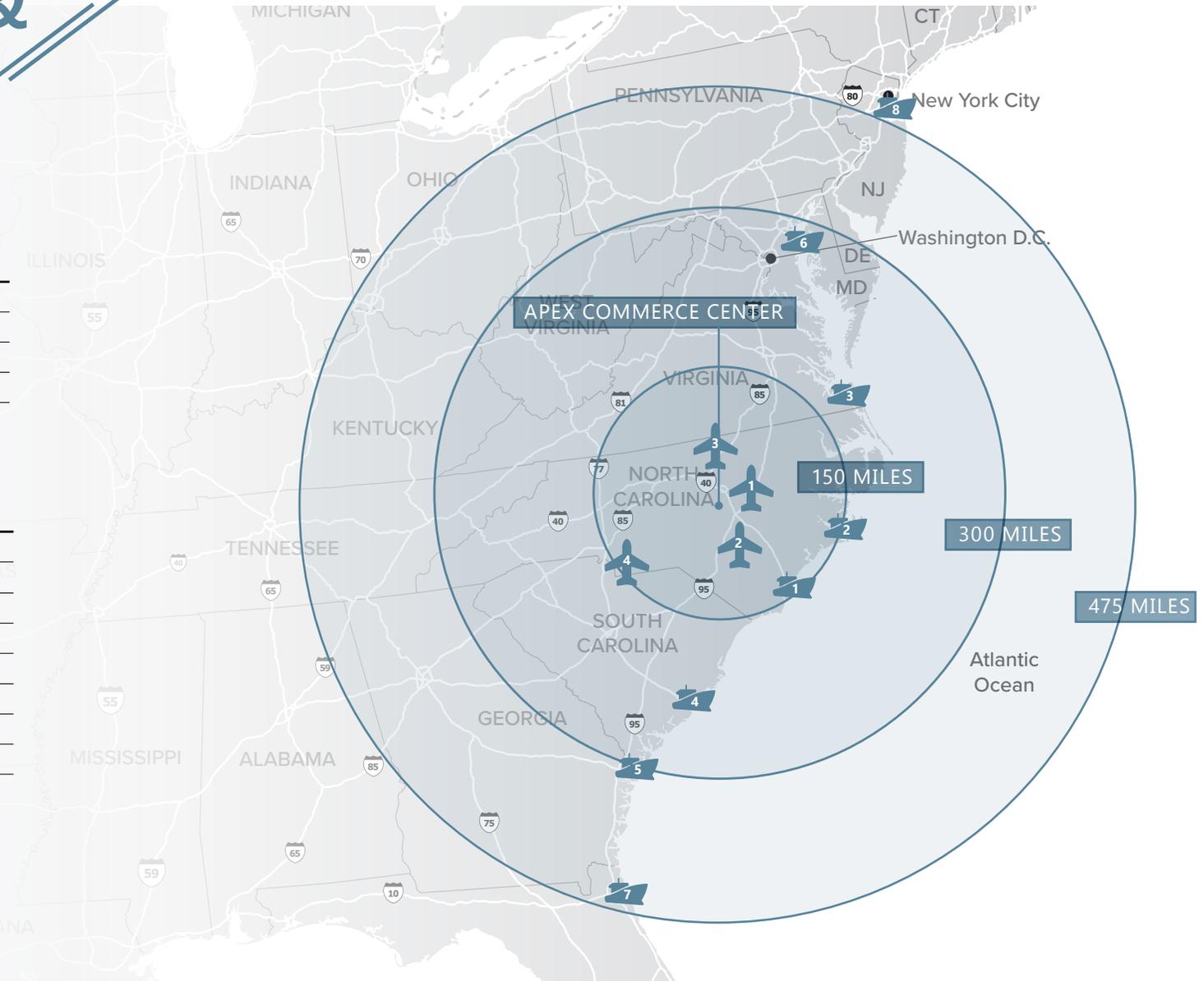
## AIRPORTS

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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