



# APEX

COMMERCE CENTER  
BUILDING 2



**INDUSTRIAL BUILDING  
FOR LEASE**

**±183,232 SF**

2170 PRODUCTION DRIVE  
APEX, NC 27539

FOUNDRY  
COMMERCIAL

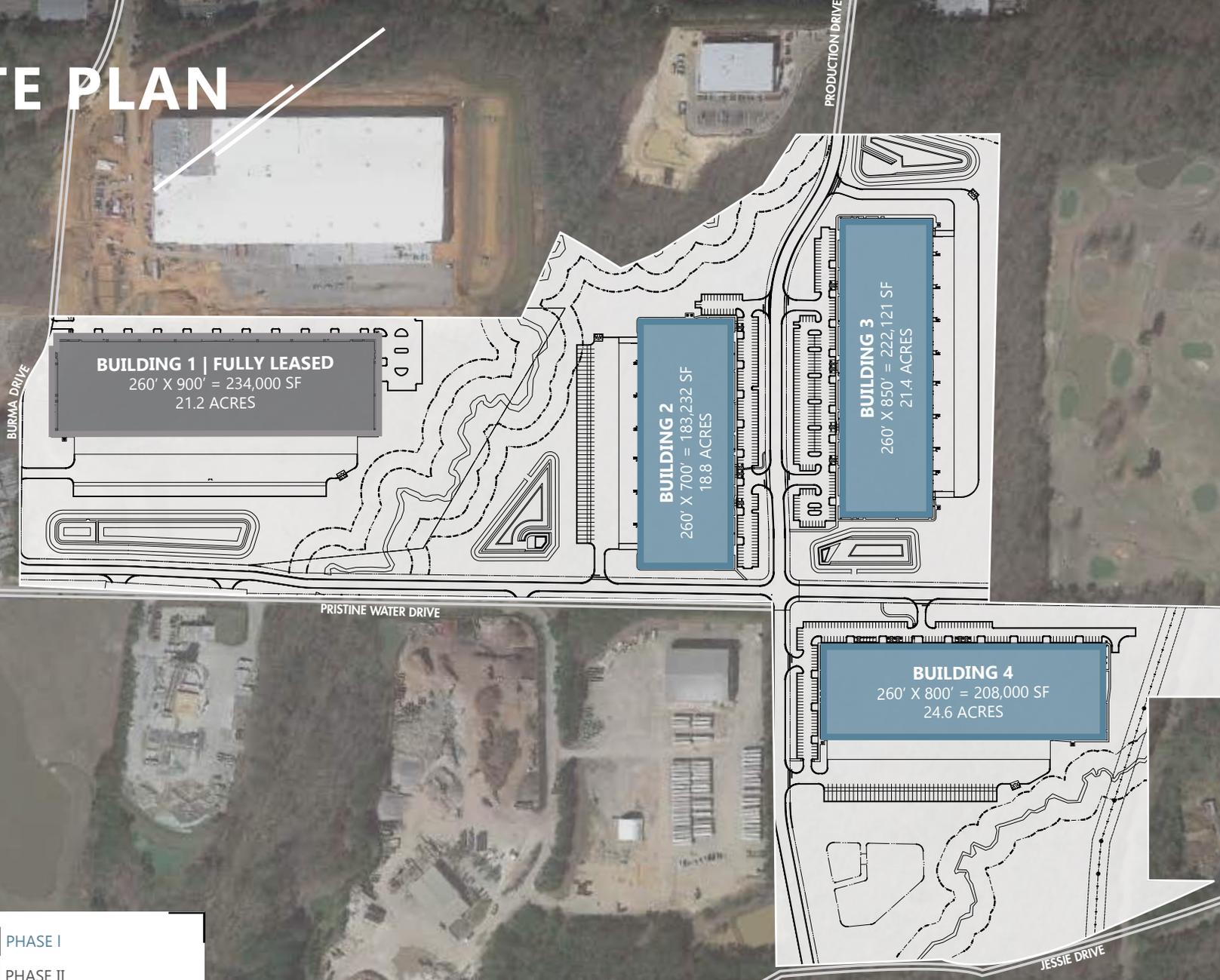
# BUILDING FEATURES

<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>	July 2025
<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>	±183,232 SF
<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>	4,000 PSI, un-reinforced over 4" base
<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"



# SITE PLAN

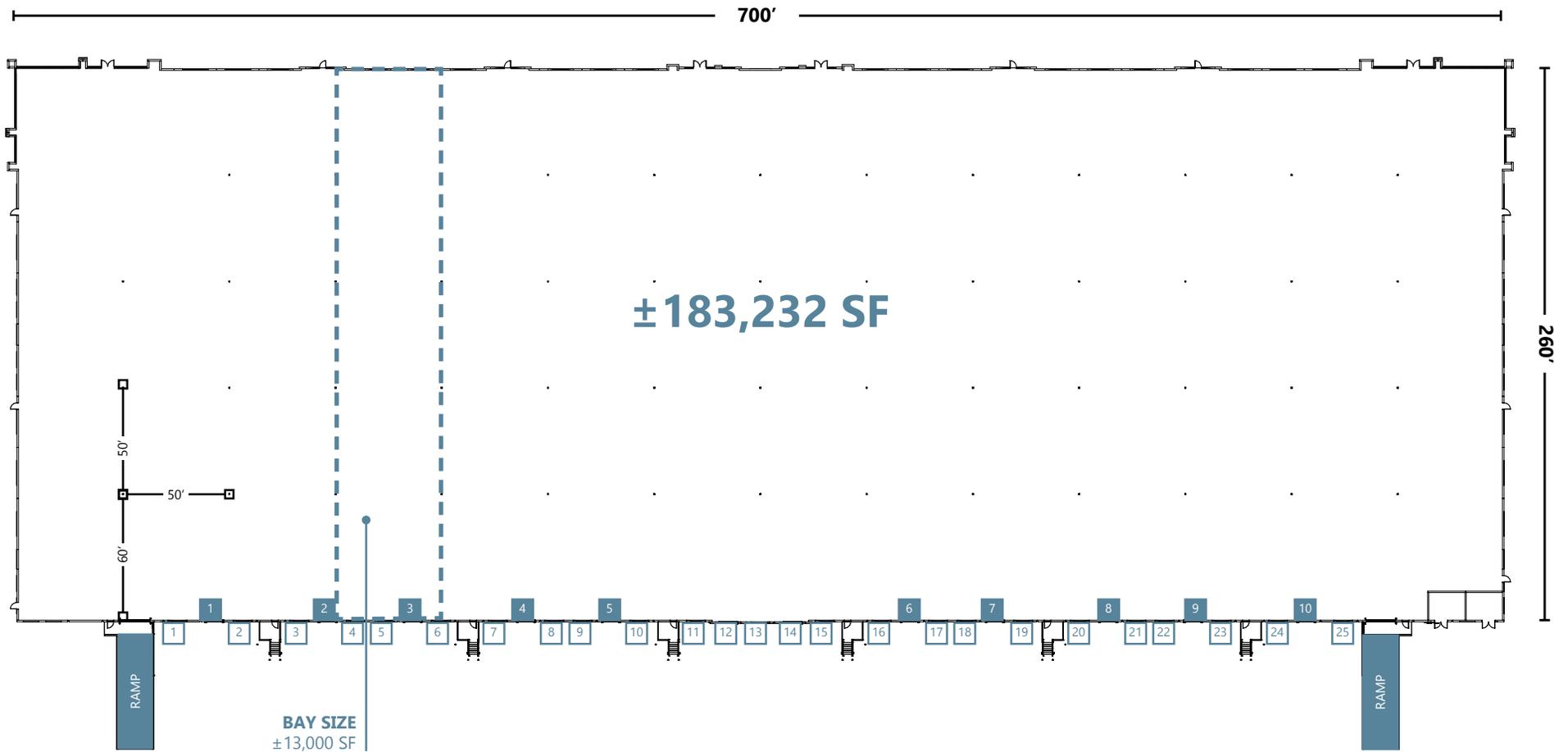


■ PHASE I  
■ PHASE II



# FLOOR PLAN

## BUILDING 2

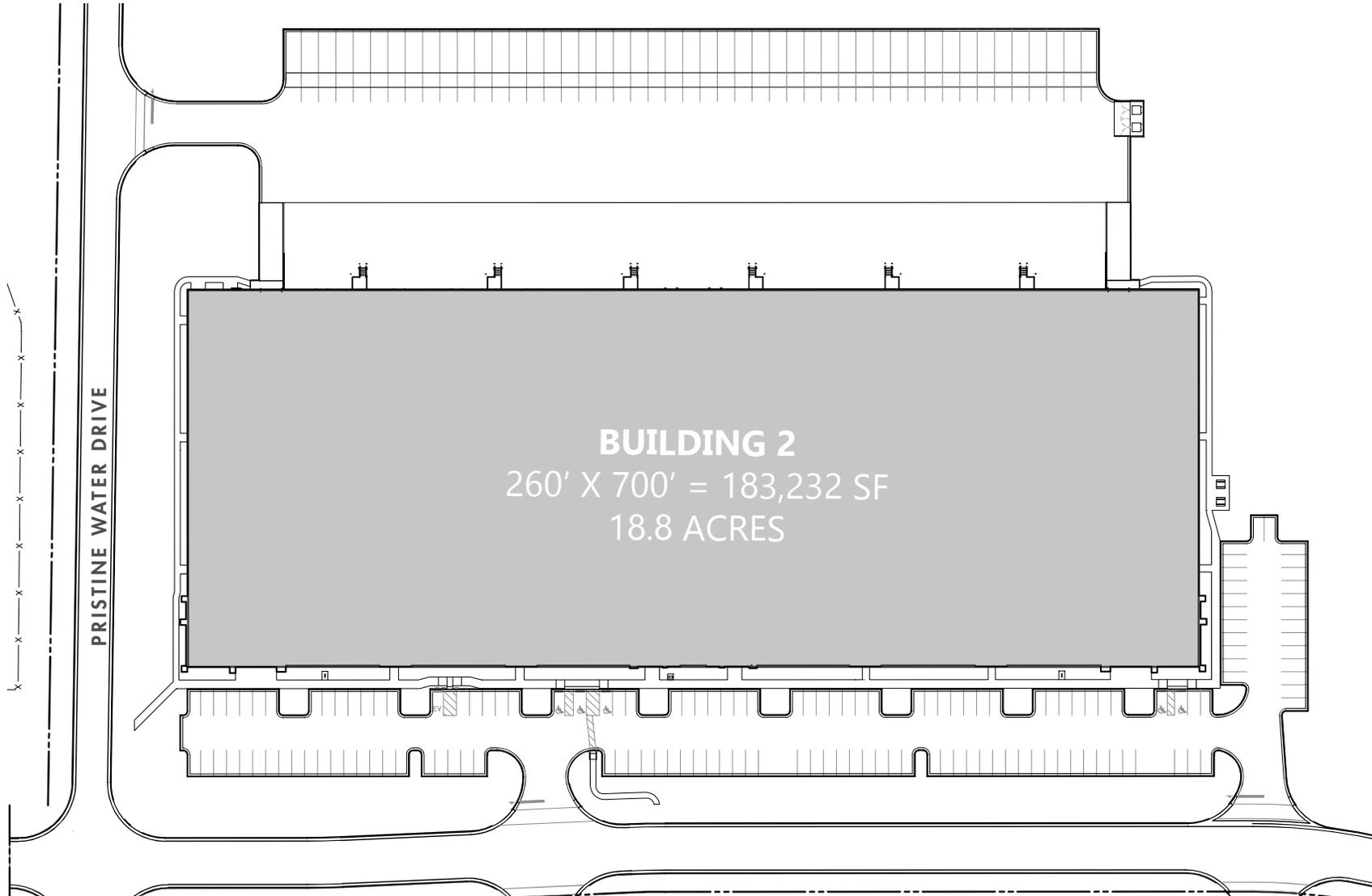


- D** DOCK DOOR
- K** KNOCK OUT PANEL



# 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  
The University of North Carolina

Walgreens

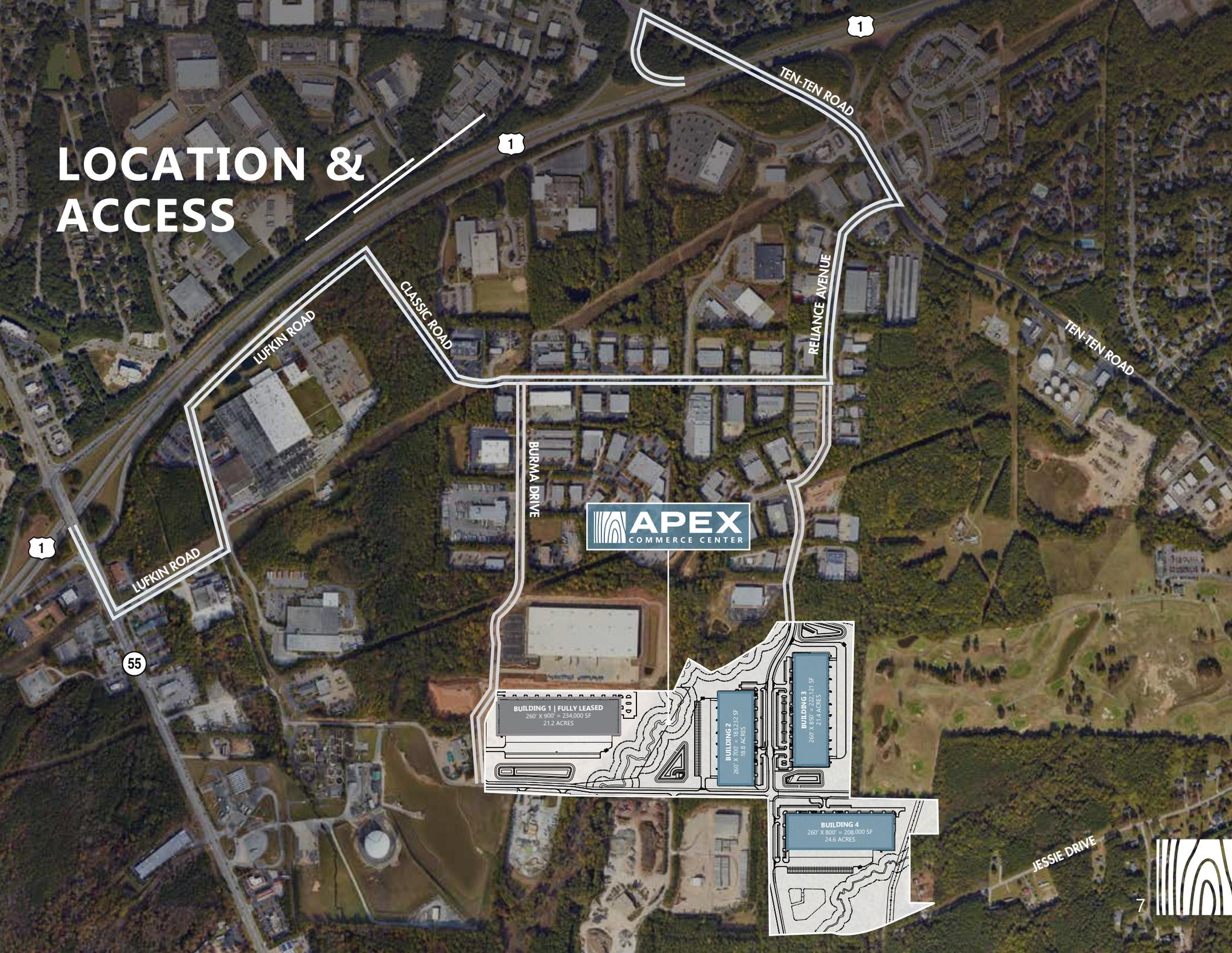
Harris Teeter

**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



# LOCATION & ACCESS



**APEX**  
COMMERCE CENTER

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

**BUILDING 2**  
260' X 700' = 182,332 SF  
18.8 ACRES

**BUILDING 3**  
260' X 811' = 210,860 SF  
21.4 ACRES

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





# LOCATION & ACCESS



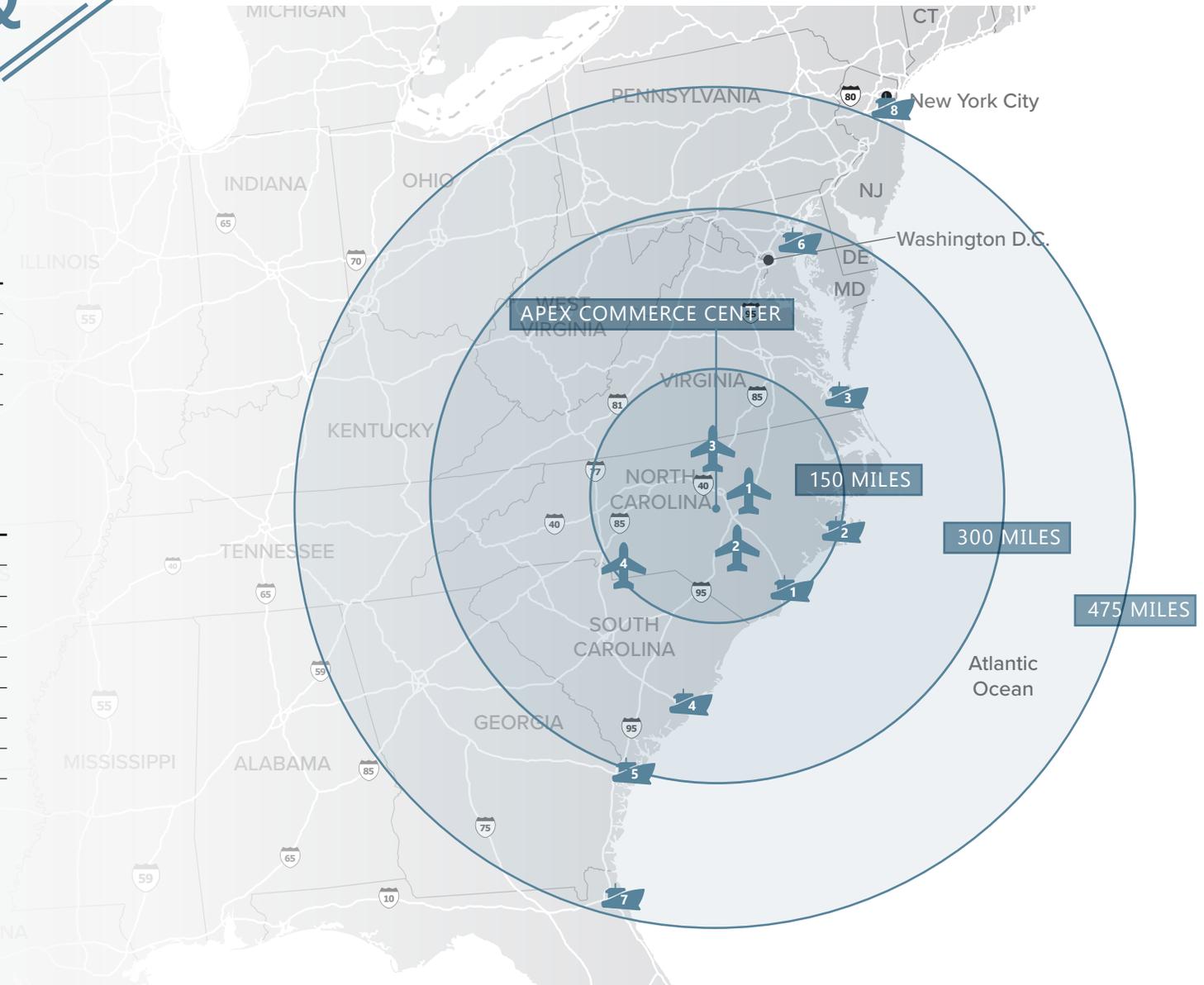
## AIRPORTS

1	Raleigh-Durham International	<b>16 miles</b>
2	Fayetteville Regional	<b>60 miles</b>
3	Piedmont Triad International	<b>84 miles</b>
4	Charlotte Douglas International	<b>147 miles</b>



## SEAPORTS

1	Wilmington, NC	<b>147 miles</b>
2	Morehead City, NC	<b>162 miles</b>
3	Norfolk, VA	<b>202 miles</b>
4	Charleston, SC	<b>275 miles</b>
5	Savannah, GA	<b>317 miles</b>
6	Baltimore, MD	<b>335 miles</b>
7	Jacksonville, FL	<b>462 miles</b>
8	New York/New Jersey	<b>513 miles</b>





FOUNDRY  
COMMERCIAL

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