



APEX

COMMERCE CENTER
BUILDING 3



**INDUSTRIAL BUILDING
FOR LEASE**

±221,121 SF

2161 PRODUCTION DRIVE
APEX, NC 27539

FOUNDRY
COMMERCIAL

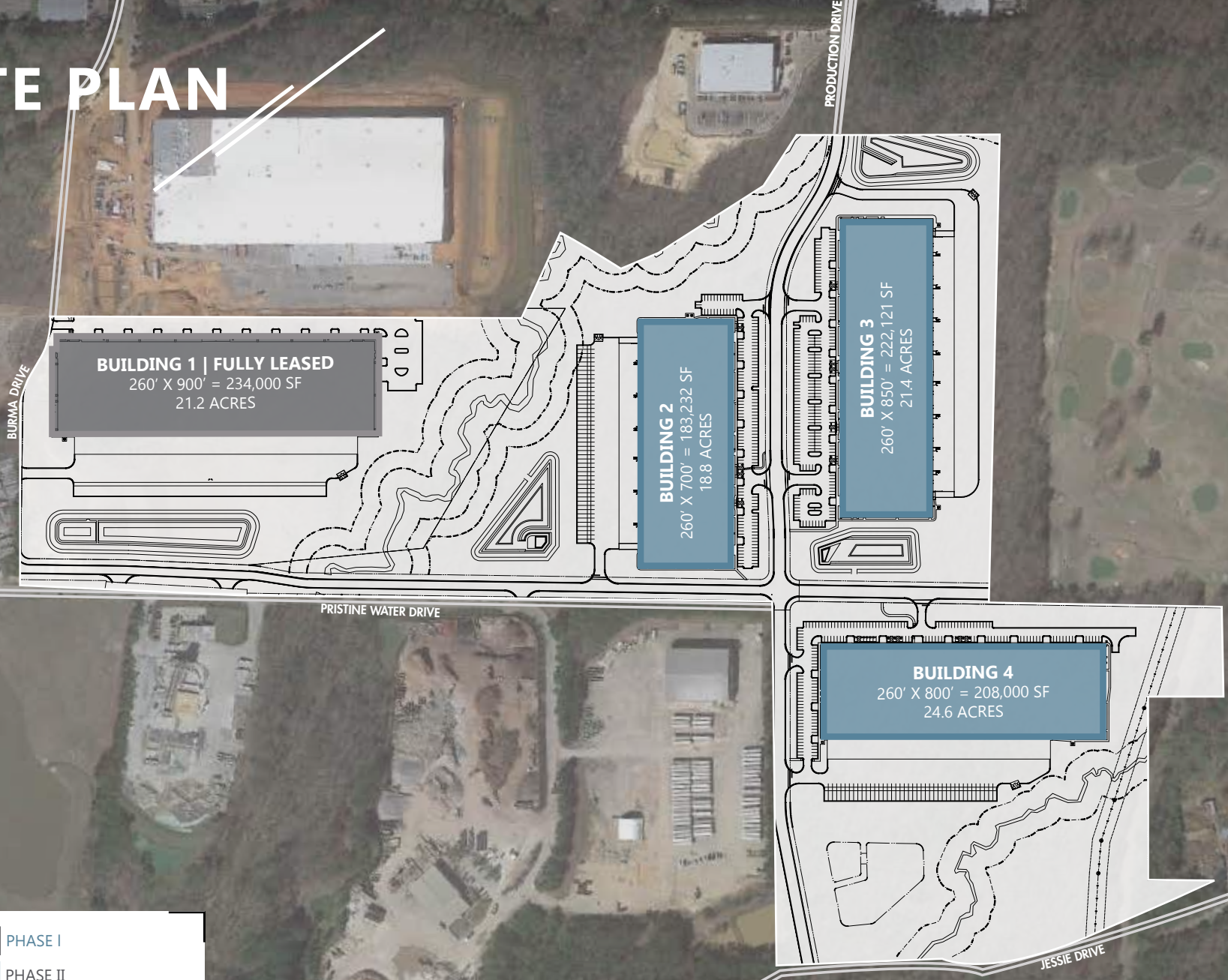
BUILDING FEATURES

PROPERTY NAME	Apex Commerce Center Building 3
ADDRESS	2161 Production Drive
CITY	Apex
STATE/ZIP CODE	NC 27539
COUNTY	Wake
DATE AVAILABLE	July 2025
LEASE RATE	Call for pricing
TICAM	\$2.13/SF Estimate
TAX PARCEL ID #	0751235497
ZONING	Light Industrial Conditional Zoning (LI-CZ) ZONING INFO
BUILDING DIMENSIONS	850' X 260'
TOTAL SF	±222,121 SF
AVAILABLE SF	±222,121 SF
BAY SIZE	±13,000 SF
EXTERIOR WALL MATERIAL	Tilt concrete
ROOFING MATERIAL	Mechanically attached .60 mil TPO with R-15 insulation
AUTO PARKING	225 spaces
NO. OF ACRES	±21.4 acres
TRUCK COURT DEPTH	130' with 60' concrete apron
CEILING HEIGHT	32' clear
COLUMN SPACING	50' x 50' with 60' speed bay

FLOOR THICKNESS	4,000 PSI, unreinforced over 4" base
SPRINKLER SYSTEM/TYPE	ESFR for protection of Class I-IV commodities
LOADING DOCK	14 Dock-High Doors (9' x 10') 31 Knockouts for a total of 45 positions (2 knockouts expandable to 12'x14') 2 Drive-In Doors 14' x 16'
DOCK EQUIPMENT	Per tenant specifications
FAN AIR CHANGES	2 air changes per hour
ELECTRICAL CAPACITY	Per tenant's specs
NATURAL GAS SERVICE PROVIDER	Dominion Energy
WATER AND SEWER PROVIDER	Town of Apex
TELECOM PROVIDER	AT&T and Spectrum
ELECTRICAL PROVIDER	Town of Apex
WATER LINE	2"
SEWER LINE	2" force main
WATER MAIN SIZE	12"



SITE PLAN



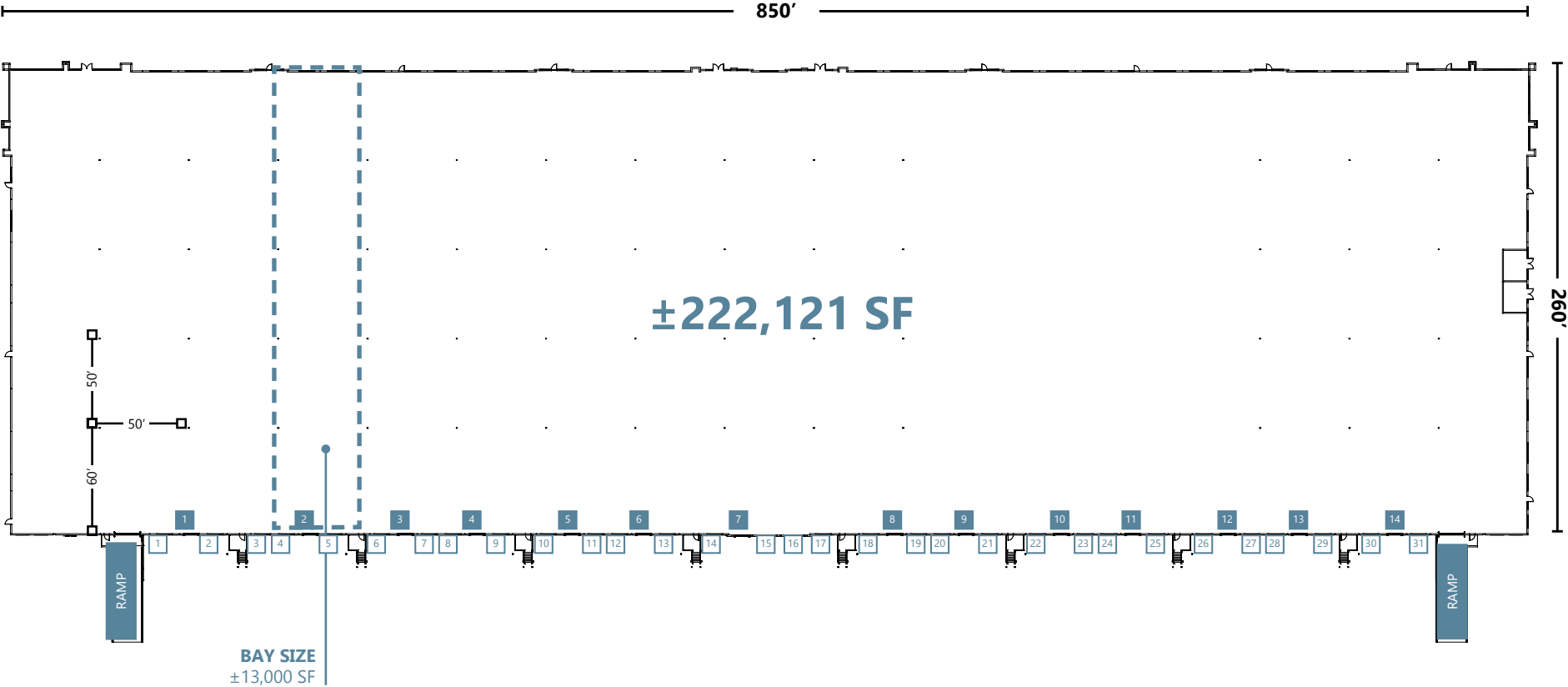
PHASE I

PHASE II



FLOOR PLAN

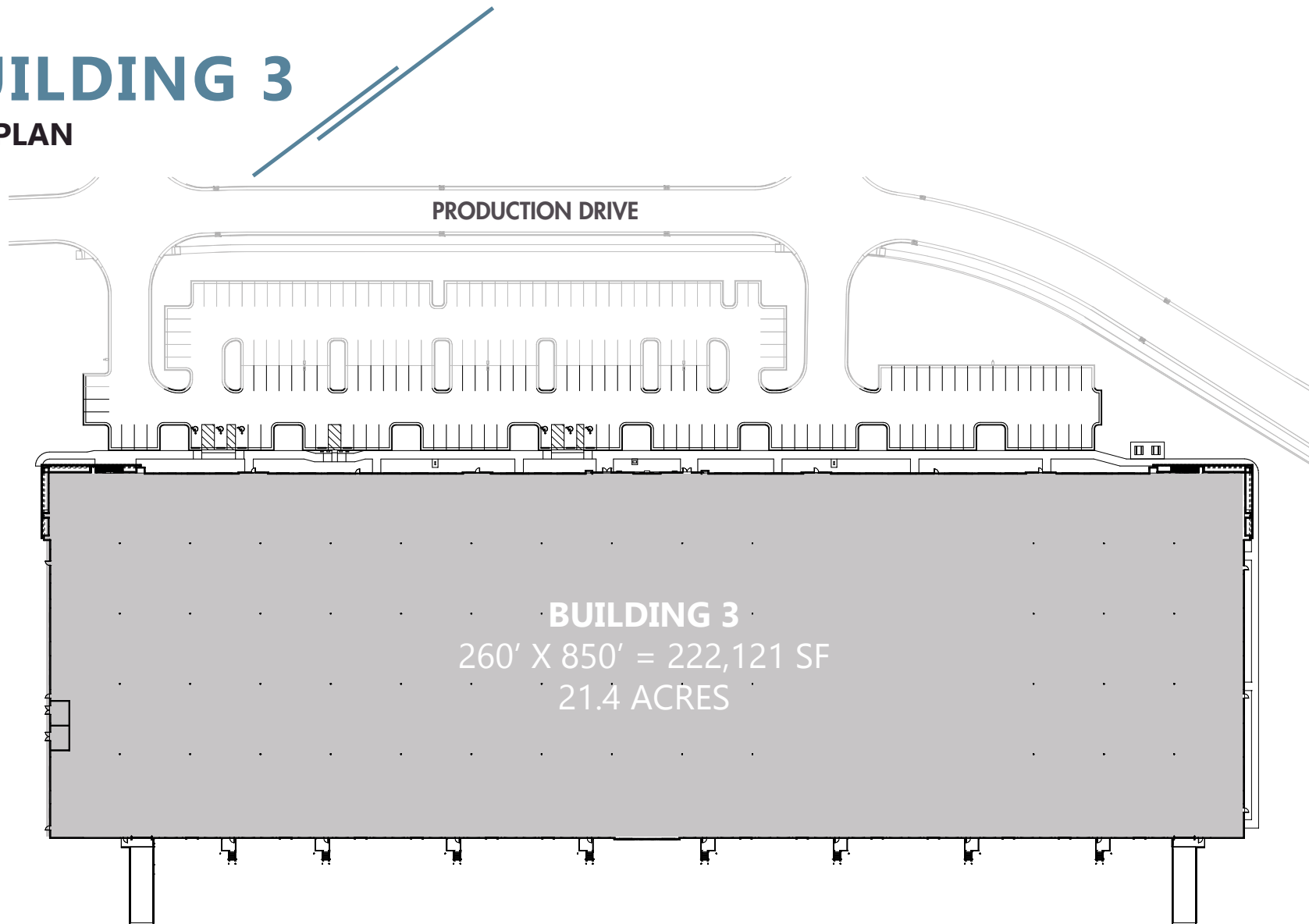
BUILDING 3



- D DOCK DOOR
- K KNOCK OUT PANEL

BUILDING 3

SITE PLAN



AMENITIES

DOWNTOWN APEX



LUFKIN ROAD
MIDDLE SCHOOL



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

KOKA BOOTH
AMPHITHEATER

HEMLOCK PLAZA



EDERLEE DRIVE

PENNY ROAD

KNIGHTS PLAY
GOLF CENTER

KILDARE FARM ROAD

TEN TEN ROAD

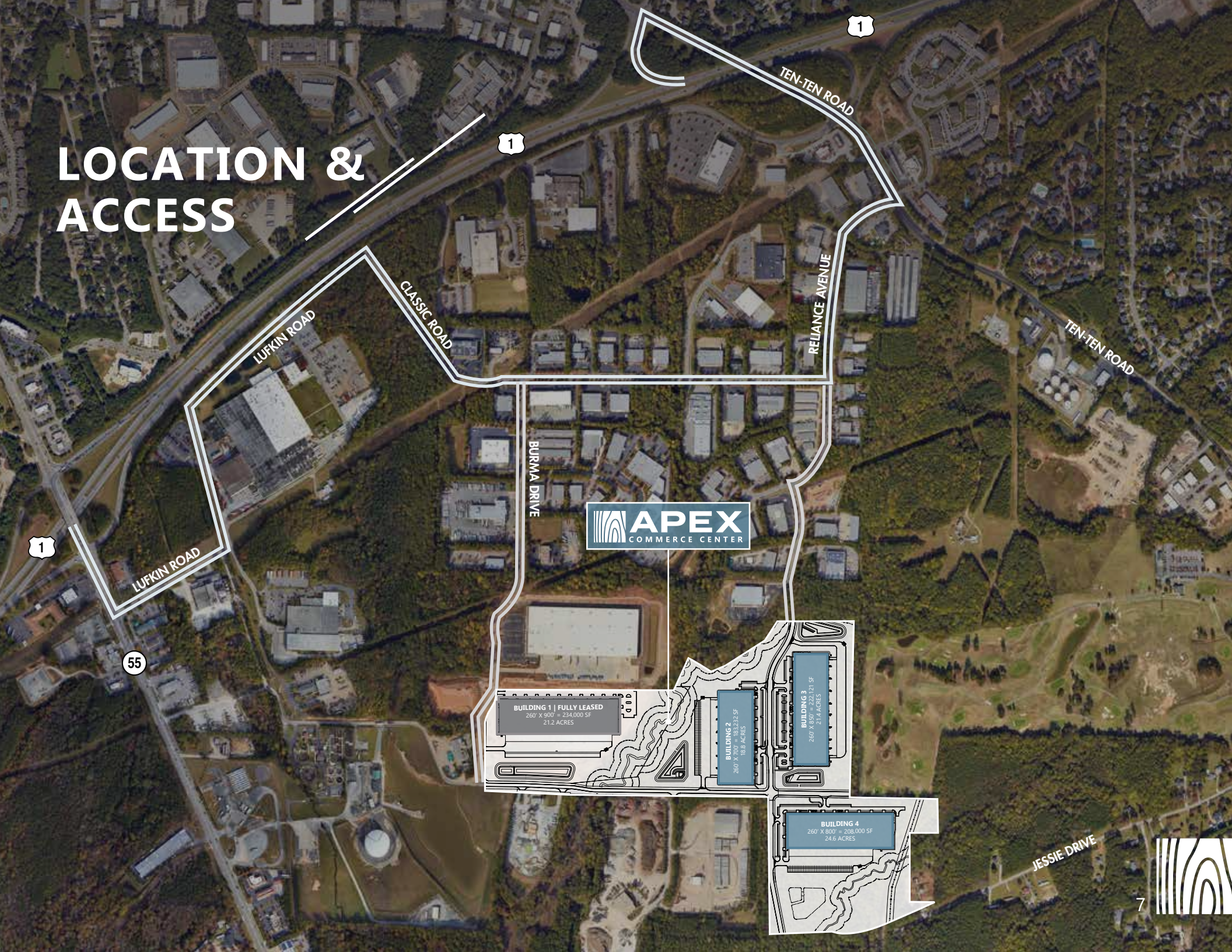


MILLPOND VILLAGE

STEPHENSON ROAD



LOCATION & ACCESS



LOCATION & ACCESS



INTERSTATES

Uninterrupted distribution to every major market in the United States

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



LOCATION & ACCESS



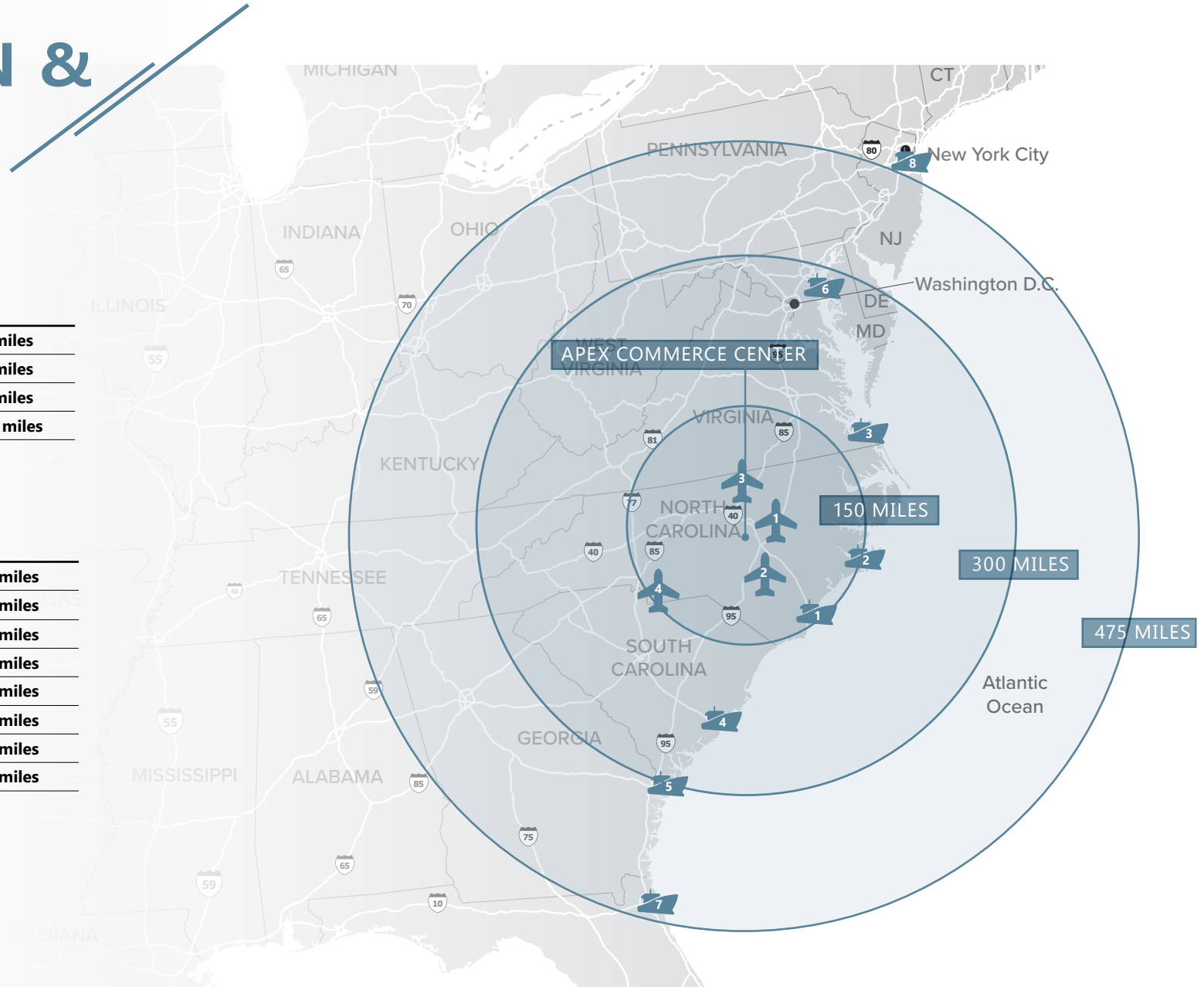
AIRPORTS

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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