



APEX

COMMERCE CENTER
BUILDING 4



**INDUSTRIAL BUILDING
FOR LEASE**

±208,000 SF

600 PRISTINE WATER DRIVE
APEX, NC 27539

FOUNDRY
COMMERCIAL

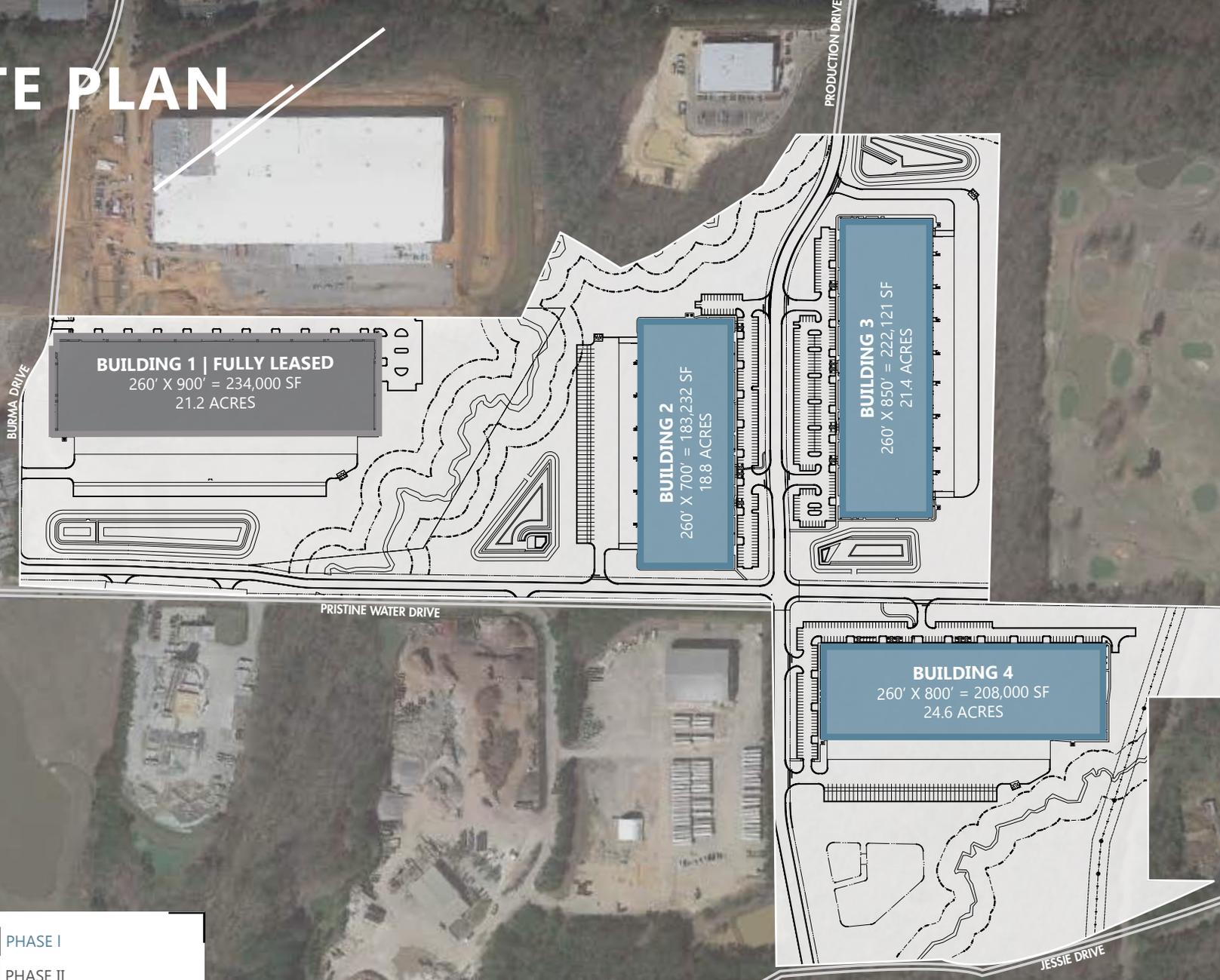
BUILDING FEATURES

PROPERTY NAME	Apex Commerce Center Building 4
ADDRESS	600 Pristine Water Drive
CITY	Apex
STATE/ZIPCODE	North Carolina 27539
COUNTY	Wake
DATE AVAILABLE	September 2025
LEASE RATE	Call for pricing
TICAM	\$2.13/SF Estimate
TAX PARCEL ID #	0751322322
ZONING	Light Industrial Conditional Zoning (LI-CZ)
	ZONING INFO
BUILDING DIMENSIONS	260' X 800'
TOTAL SF	±208,000 SF
AVAILABLE SF	±208,000 SF
BAY SIZE	±13,000 SF
EXTERIOR WALL MATERIAL	Tilt concrete
ROOFING MATERIAL	Mechanically attached .60 mil TPO with R-15 insulation
AUTO PARKING	178spaces
TRAILER PARKS	41 spaces
NO. OF ACRES	±24.6 acres
TRUCK COURT DEPTH	180' with 60' concrete apron and 50' trailer staging
CEILING HEIGHT	32' clear

COLUMN SPACING	50' x 50' with 60' speed bay
FLOOR THICKNESS	7", 4,000 PSI, un-reinforced over 4" base
SPRINKLER SYSTEM/TYPE	ESFR for protection of Class I-IV commodities
LOADING DOCK	10 Dock-High Doors (9' x 10') 23 knockouts for a total of 35 positions (2 knockouts expandable to 12' x 14') 2 Drive-In Doors 14' x 16'
DOCK EQUIPMENT	Per tenant specifications
FANS 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

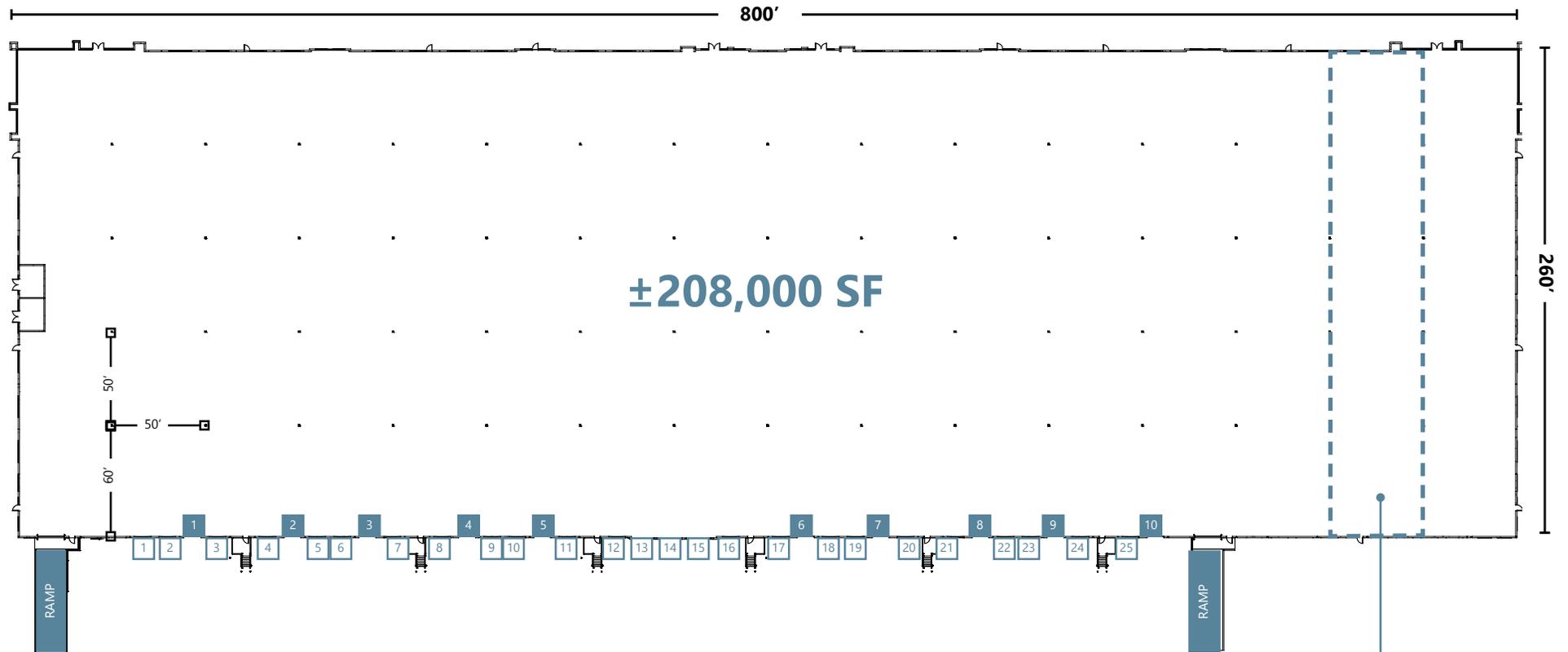


■ PHASE I
■ PHASE II



FLOOR PLAN

BUILDING 4



±208,000 SF

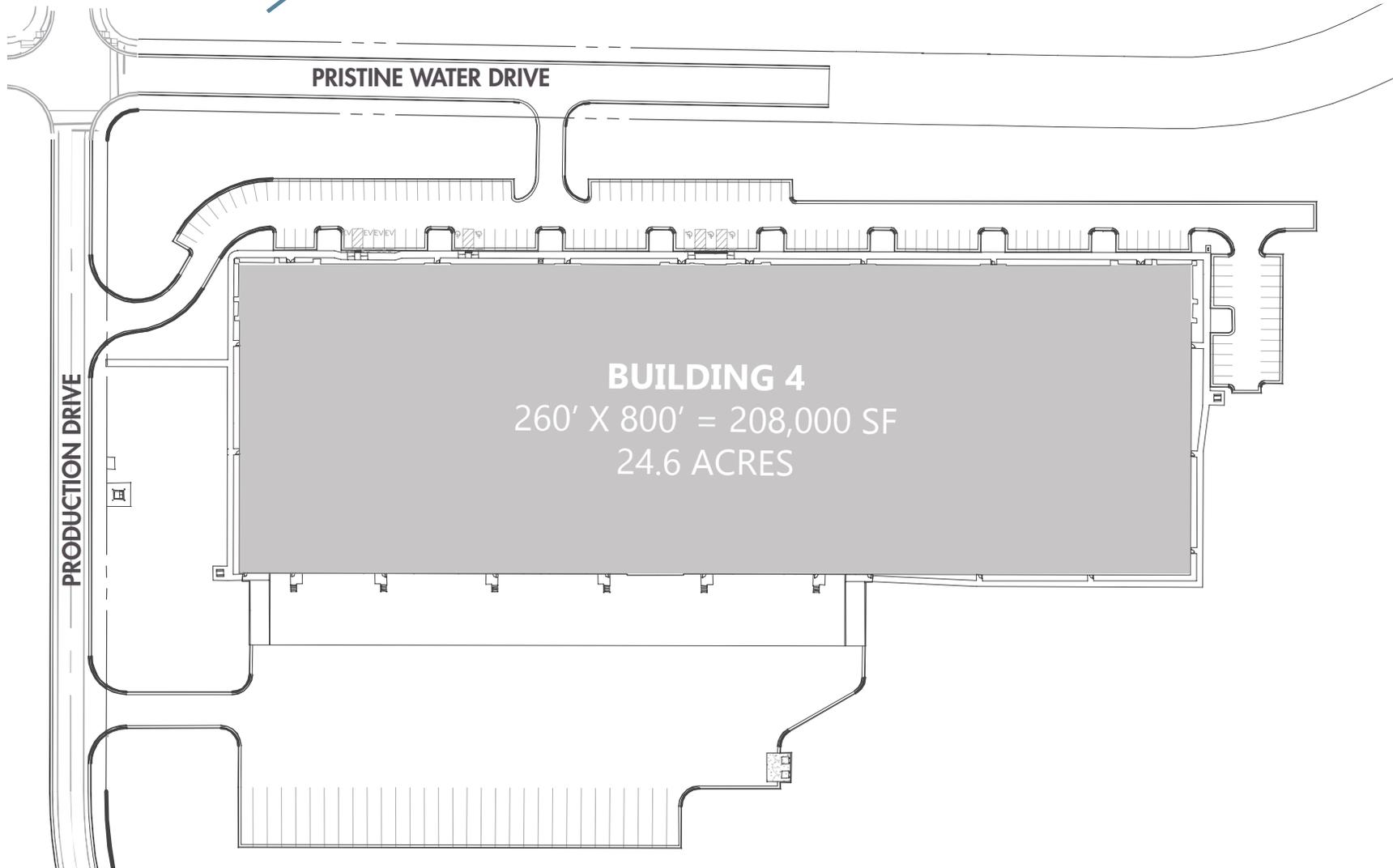
- D** DOCK DOOR
- K** KNOCK OUT PANEL

BAY SIZE
±13,000 SF



BUILDING 4

SITE PLAN



AMENITIES

DOWNTOWN APEX

SCRATCH
 JJ'S TAVERN
 The PROVINCIAL

CANDLEWOOD
 SUITES

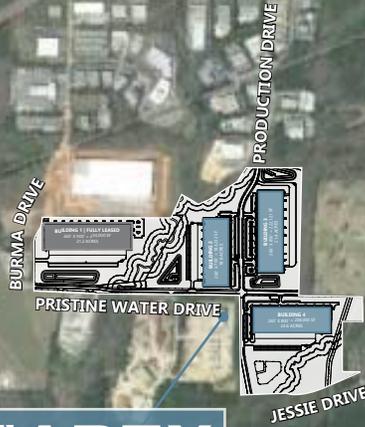
Walmart
 Save money. Live better.

BRUE
 PRINT

WOOD SPRING
 SUITES

QUALITY
 INN

LUFKIN ROAD
 MIDDLE SCHOOL



APEX
 COMMERCE CENTER

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

CVS
 ACE Hardware
 MEDICAL ATHLETICS

PENNY ROAD

KNIGHTS PLAY
 GOLF CENTER

TENTEN ROAD

KILDAIRE FARM ROAD

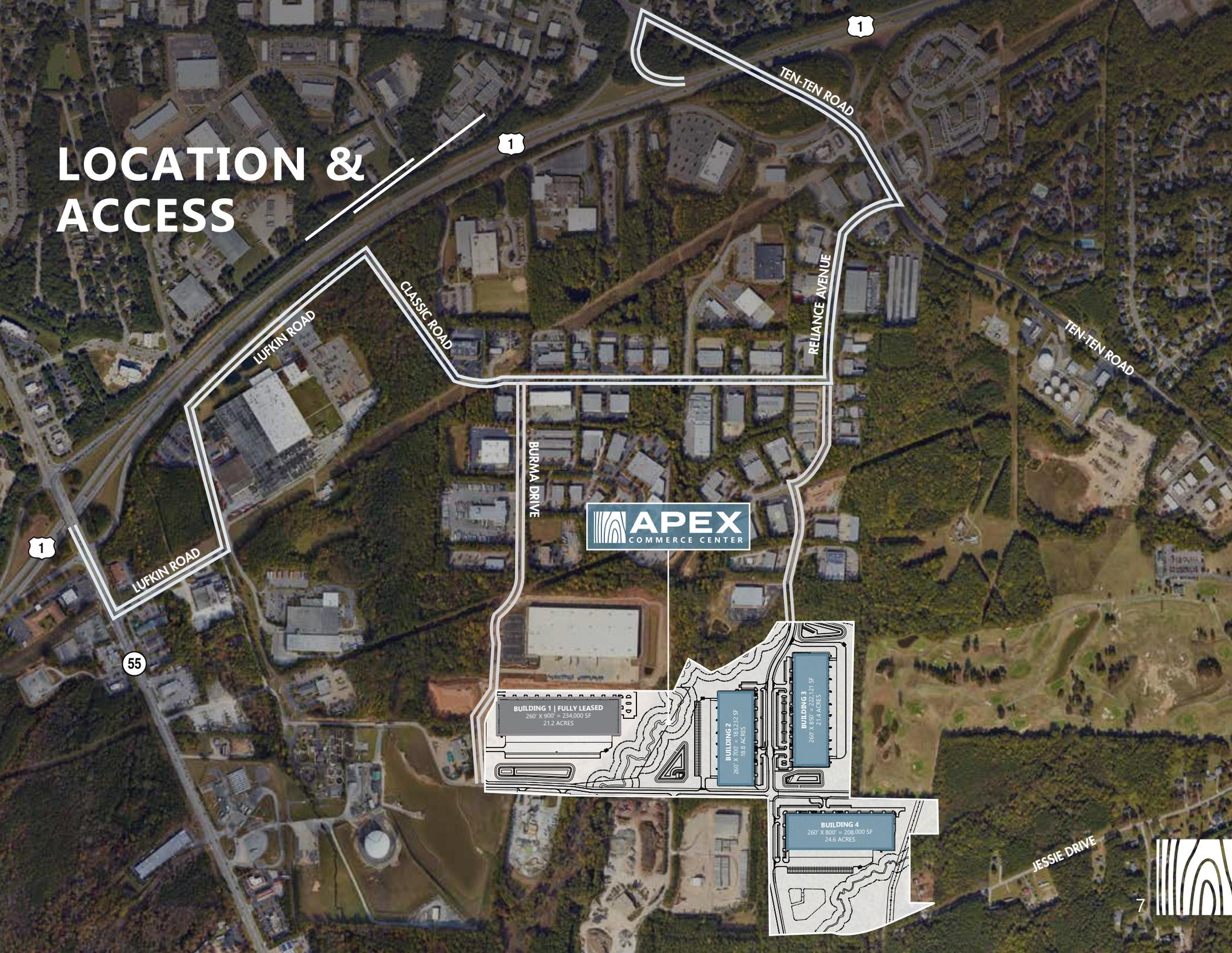
Walgreens

Publix
 Starbucks
 BRUE PRINT
 BRUE PRINT
 MILLPOND VILLAGE

Harris Teeter

STEPHENSON ROAD

LOCATION & ACCESS



APEX
COMMERCE CENTER

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

BUILDING 2
260' X 700' = 182,000 SF
18.8 ACRES

BUILDING 3
260' X 815' = 211,900 SF
21.4 ACRES

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



LOCATION & ACCESS



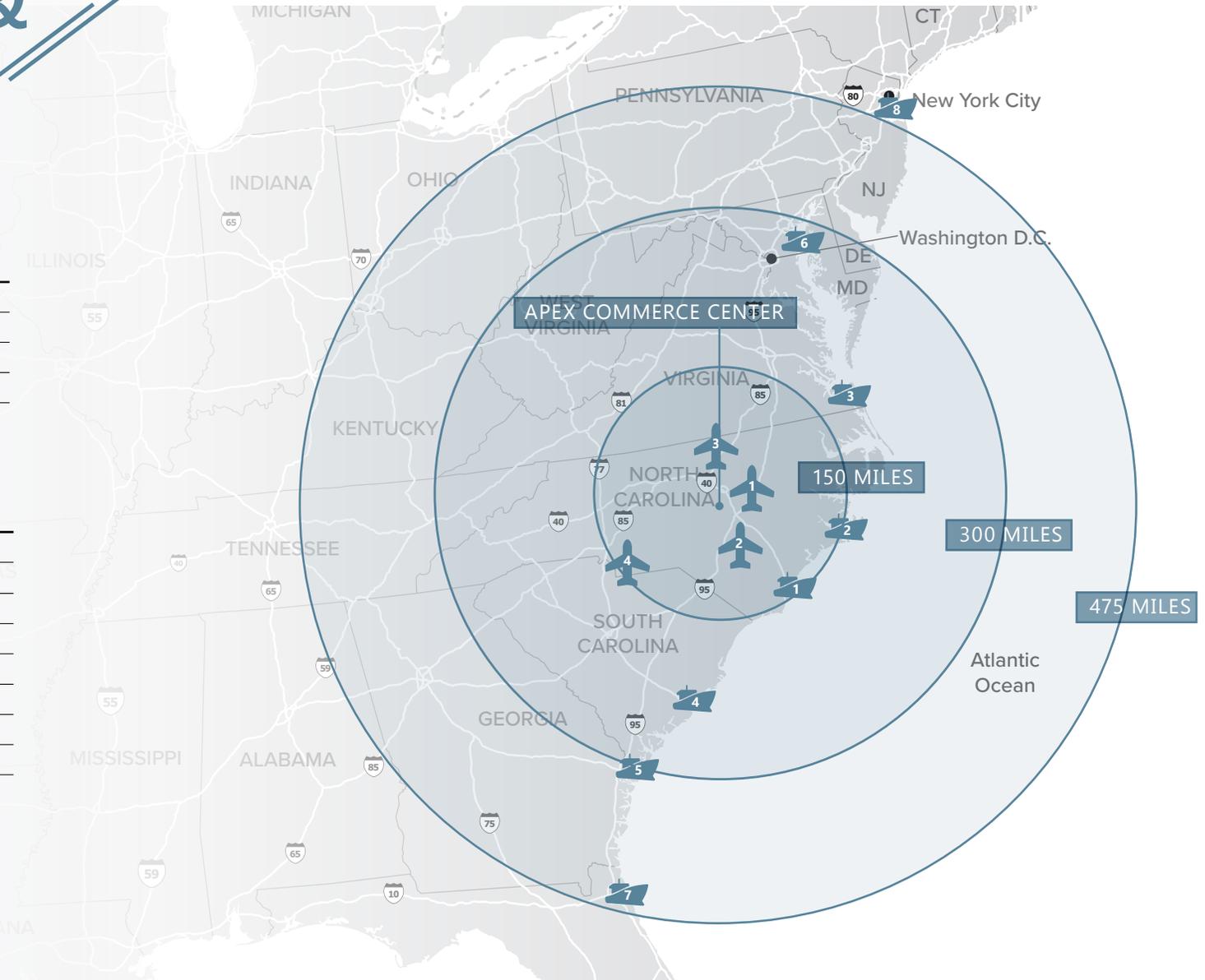
AIRPORTS

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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