



**Veridea**

Old Holly Springs Apex Rd.

• **INDUSTRIAL**

213,000 SF AVAILABLE





INTRODUCTION

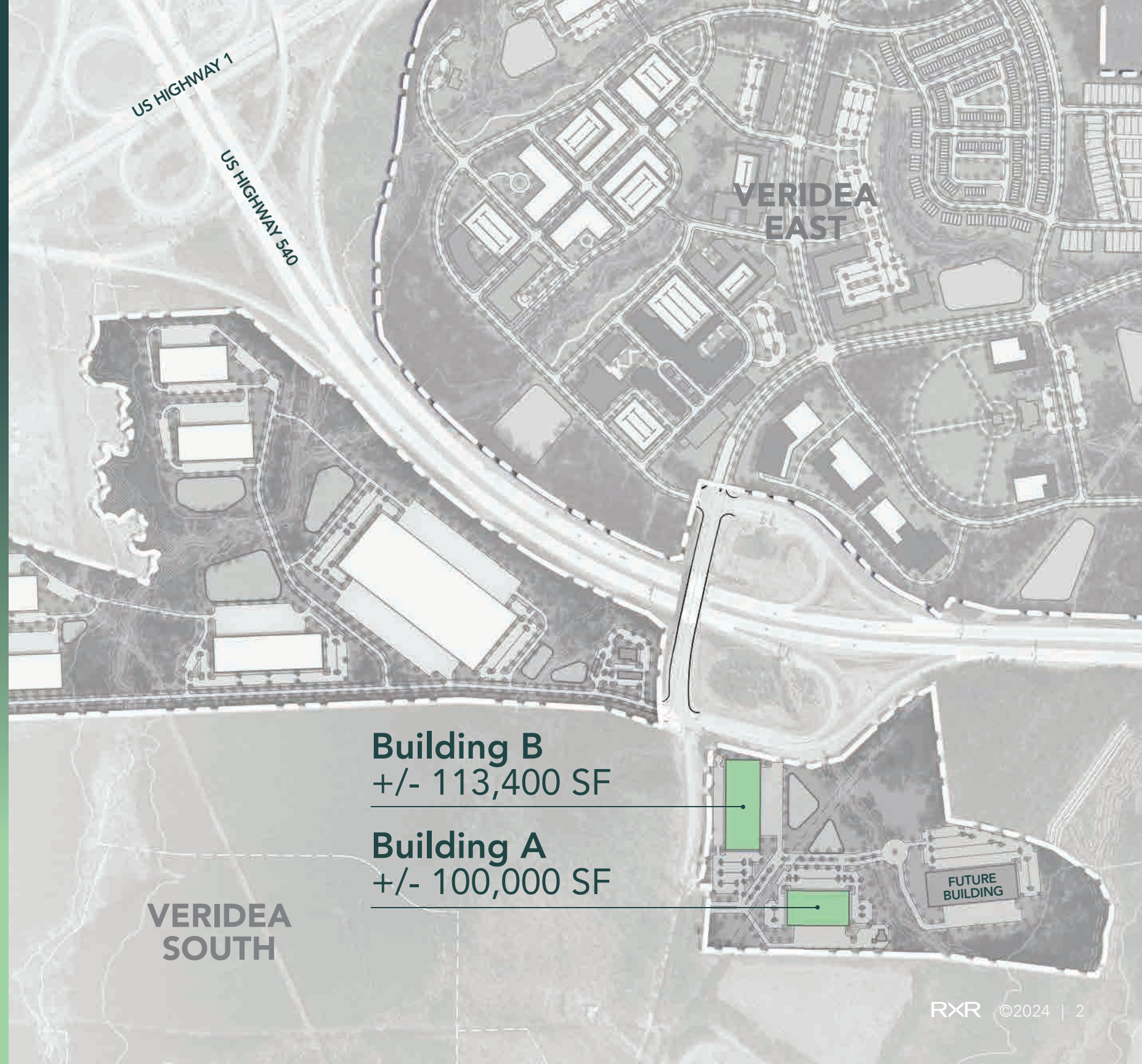
# Apex, North Carolina

Industrial Opportunity  
in Veridea South

+/- 213,000 SF  
Industrial Available

Class A Industrial/  
Manufacturing/Life  
Sciences building

Situated at the intersection of  
NC-540 and US-1 in Apex, NC





# Master Planned Veridea Project



A Dynamic New Master  
Development is coming  
to Apex, NC

**\$3B+**

Total Investment

**8,000**

Residential Units

**340K SF**

Campus for Wake  
Technical Community  
College

**200K SF**

of Retail at Veridea  
Place, restaurants, and  
commercial space

**12M SF**

of total planned  
Commercial Space,  
including Life Sciences  
and Industrial



Public Open Space  
and Walking Trails





~213,000 SF  
industrial use

future Wake County  
public school

US HIGHWAY 1

1,100  
single-family homes  
and townhouses

# Phase 1 Underway

Veridea East  
Breaking Ground  
in Early 2025

200,000 SF  
retail, restaurants, and commercial  
space at Veridea Place

340,000 SF  
new Wake Tech Community  
College campus for 3,000 students

~550  
out of 1,500 multifamily  
units with ground floor retail

NC HIGHWAY 55



# Phase 1 Underway

Veridea East  
Breaking Ground  
in Early 2025

Veridea South  
Future Phase 2

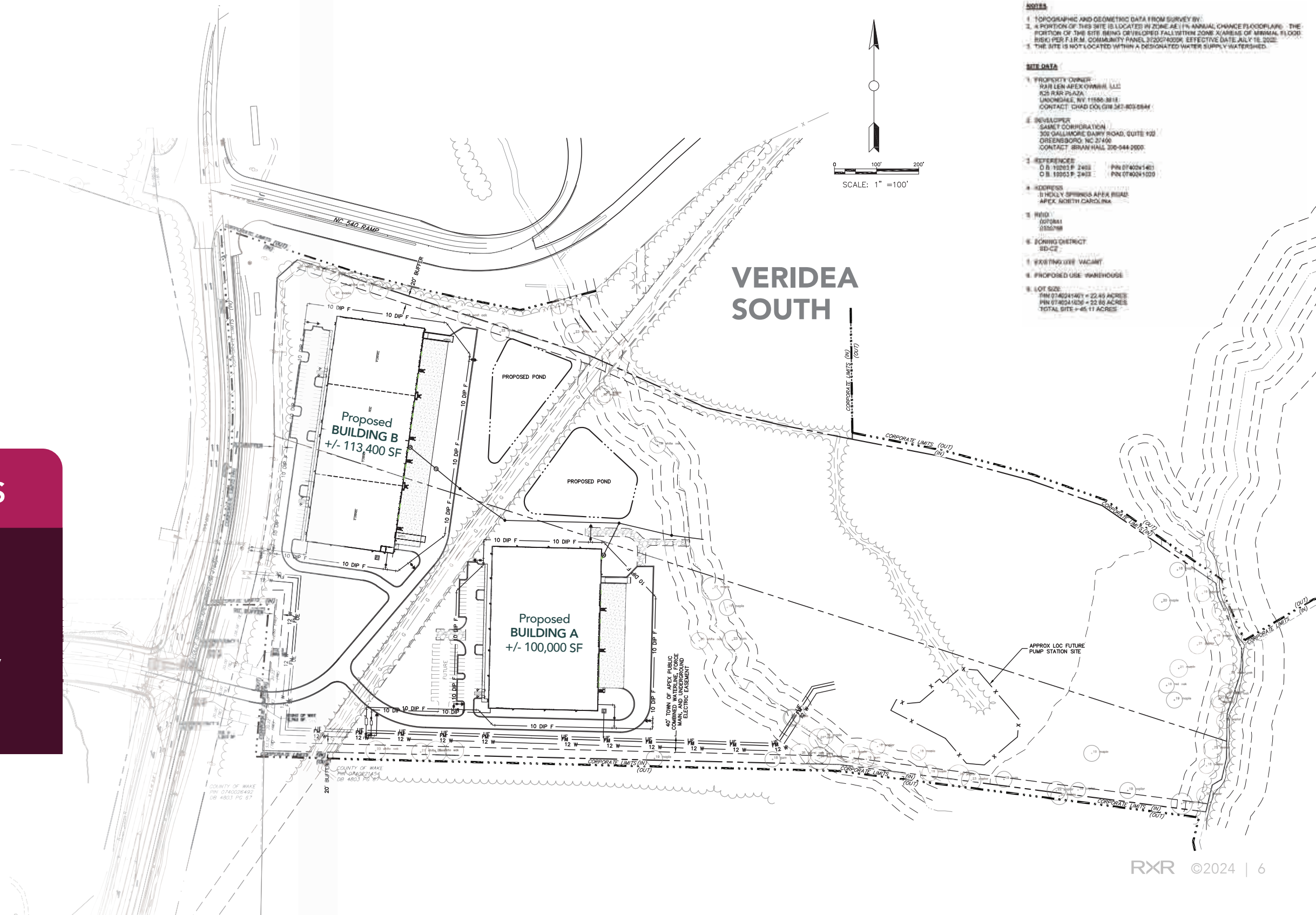




# Phase 1 Site Plan

## UTILITY PROVIDERS

<b>WATER</b>	Apex Water
<b>SEWER</b>	Apex Water
<b>POWER</b>	Duke Progress Energy
<b>GAS</b>	Dominion

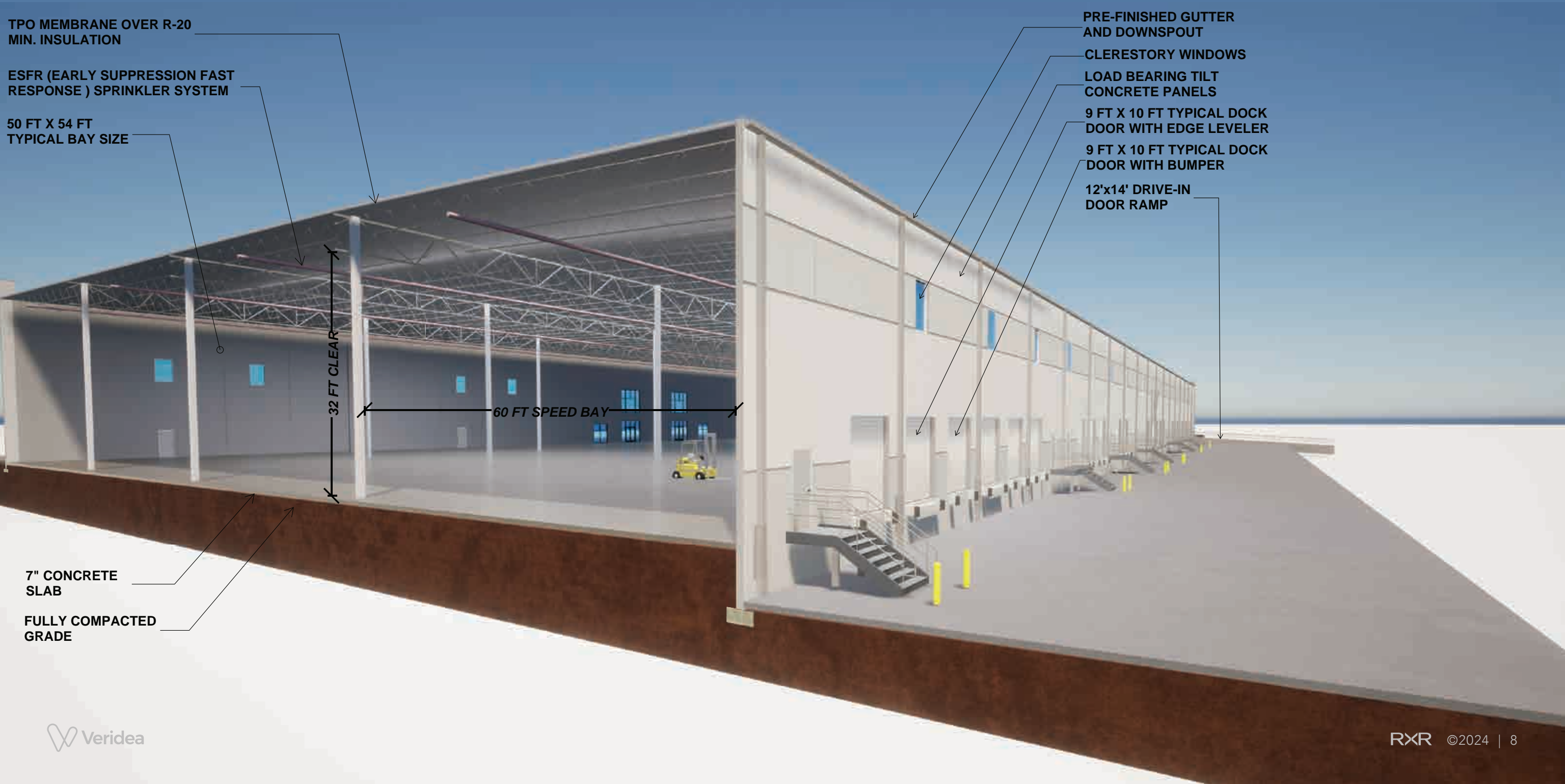








VERIDEA SOUTH | FUTURE INDUSTRIAL PHASE



TPO MEMBRANE OVER R-20  
MIN. INSULATION

ESFR (EARLY SUPPRESSION FAST  
RESPONSE ) SPRINKLER SYSTEM

50 FT X 54 FT  
TYPICAL BAY SIZE

32 FT CLEAR

60 FT SPEED BAY

7" CONCRETE  
SLAB

FULLY COMPACTED  
GRADE

PRE-FINISHED GUTTER  
AND DOWNSPOUT

CLERESTORY WINDOWS

LOAD BEARING TILT  
CONCRETE PANELS

9 FT X 10 FT TYPICAL DOCK  
DOOR WITH EDGE LEVELER

9 FT X 10 FT TYPICAL DOCK  
DOOR WITH BUMPER

12'x14' DRIVE-IN  
DOOR RAMP



# Building A

**ADDRESS:** 3621 Old Holly Springs Apex Road

**TOTAL SF:** +/- 100,000

**BUILDING DIMENSIONS:** 260' D x 385' W

**COLUMN SPACING:** 50' x 54' with a 60' speed bay

**ZONING:** Light Industrial Conditional Zoning (LI-CZ) • [Zoning Info](#)

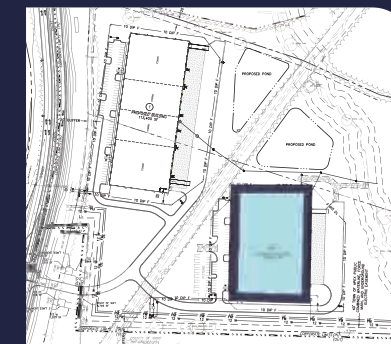
**CLEAR HEIGHT:** 32'

**LOADING:** (16) dock high doors; (1) drive-in doors

**TRUCK COURT:** 125' with 60' concrete apron and 65' HD asphalt

**ROOF:** Mechanically attached .45 mil TPO with R-20 insulation

**FIRE PROTECTION:** ESFR





# The World at Your Doorstep

## Retail

1. Holly Springs Towne Center  
Retail & Dining, 3 Miles
2. Nichols Plaza  
Grocery & Retail, 5 Miles
3. Macgregor Village  
Outdoor Retail, 5 Miles
4. Lake Pine Plaza  
Retail & Dining, 6 Miles
5. Town Hall Commons  
Retail & Office, 6 Miles
6. Beaver Creek Crossings  
Retail & Dining, 6 Miles
7. Fenton  
Mixed-Use Center, 7 Miles
8. Millpond Village  
Grocery & Retail, 7 Miles
9. Waverly Place  
Grocery & Retail, 8 Miles
10. Crossroads Plaza  
Retail & Dining, 10 Miles

## Education

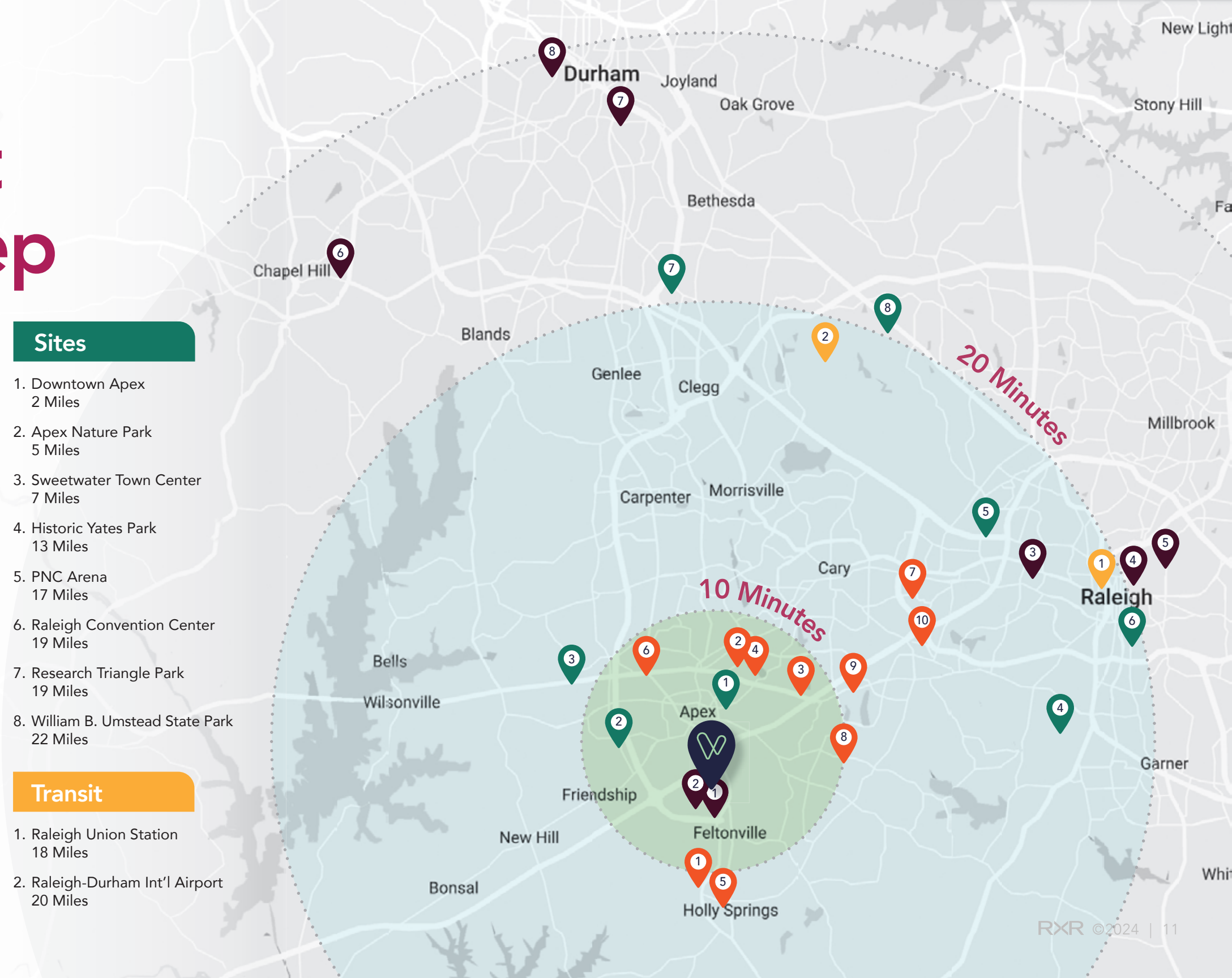
1. Future Wake Tech  
Community College  
On-site
2. Future Veridea  
Elementary School  
On-site
3. NC State University  
11 Miles
4. Shaw University  
16 Miles
5. St. Augustine's University  
20 Miles
6. UNC Chapel Hill  
25 Miles
7. NC Central University  
25 Miles
8. Duke University  
28 Miles

## Sites

1. Downtown Apex  
2 Miles
2. Apex Nature Park  
5 Miles
3. Sweetwater Town Center  
7 Miles
4. Historic Yates Park  
13 Miles
5. PNC Arena  
17 Miles
6. Raleigh Convention Center  
19 Miles
7. Research Triangle Park  
19 Miles
8. William B. Umstead State Park  
22 Miles

## Transit

1. Raleigh Union Station  
18 Miles
2. Raleigh-Durham Int'l Airport  
20 Miles





# Access to Transportation

## Driving

- Raleigh  
20 Minutes
- Greensboro  
1 Hour 15 Minutes
- Charlotte  
2 Hours 30 Minutes
- Norfolk  
3 Hours 15 Minutes
- Charleston  
4 Hours 30 Minutes

## Interstates

- 2.5 Miles to US-64
- 2.6 Miles to US-540
- 6 Miles to US-1
- 11 Miles to I-440 and I-40

## Airports

- Raleigh-Durham Int'l  
19 Minute Drive
- Piedmont Triad - Greensboro  
1 Hour 20 Minute Drive
- Fayetteville Regional  
1 Hour 20 Minute Drive
- Charlotte Douglas Int'l  
2 Hour 25 Minute Drive

*Flights departing from Raleigh:*

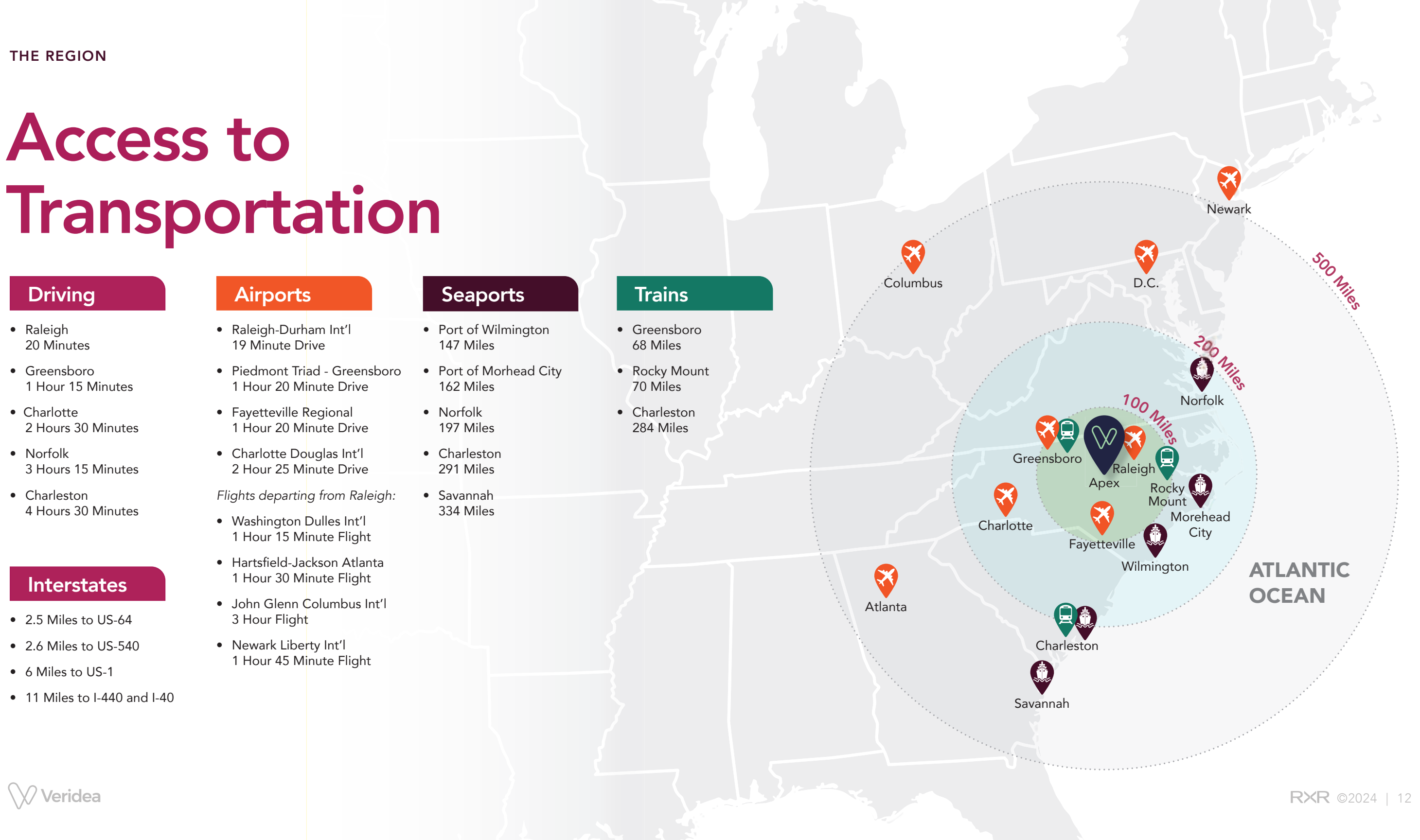
- Washington Dulles Int'l  
1 Hour 15 Minute Flight
- Hartsfield-Jackson Atlanta  
1 Hour 30 Minute Flight
- John Glenn Columbus Int'l  
3 Hour Flight
- Newark Liberty Int'l  
1 Hour 45 Minute Flight

## Seaports

- Port of Wilmington  
147 Miles
- Port of Morehead City  
162 Miles
- Norfolk  
197 Miles
- Charleston  
291 Miles
- Savannah  
334 Miles

## Trains

- Greensboro  
68 Miles
- Rocky Mount  
70 Miles
- Charleston  
284 Miles





# The Research Triangle

An epicenter of innovation

- **Three Tier 1 Research Universities:**  
Duke University, UNC Chapel Hill, and NC State University
- North Carolina voted as Americas' Top State for Business for the second consecutive year (CNBC, 2023)
- Workforce of 5.2M (Lightcast, 2022)
- Connectivity via Interstates, International Airports, and Major Seaports







Committed to long-term,  
enduring value creation

We are committed to applying a customer and community-centered approach to building properties, services, and products that create enduring value for all our stakeholders and change the ways in which people live, work, and operate in communities.

Our cycle-tested leadership team averages 28 years of commercial and residential real estate experience, allowing us to be forward-thinking and agile to stay ahead of market trends. We believe that “doing good and doing well means doing better.” Our focus is on future-proofing our properties and communities through sustainability programs, cutting-edge technology and digital tools, and making health and wellness a priority.

RXR BY THE NUMBERS

450+

Experienced, Multi-disciplined  
Team and Vertically Integrated  
Platform

12,400

Multifamily and For Sale Units  
in Various Stages of  
Development

\$18B

Aggregate Gross  
Asset Value

30.5M

Square Feet of  
Commercial Properties

\$10.2B

Total Real Estate Private  
Equity Managed

With communities across the country including:  
New York City, New York State, New Jersey,  
Connecticut, Pennsylvania, North Carolina,  
Florida, Texas, Colorado and Arizona.



- RXR Existing Markets
- RXR Additional Target Markets





# For More Information

## Veridea Welcome Center

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