



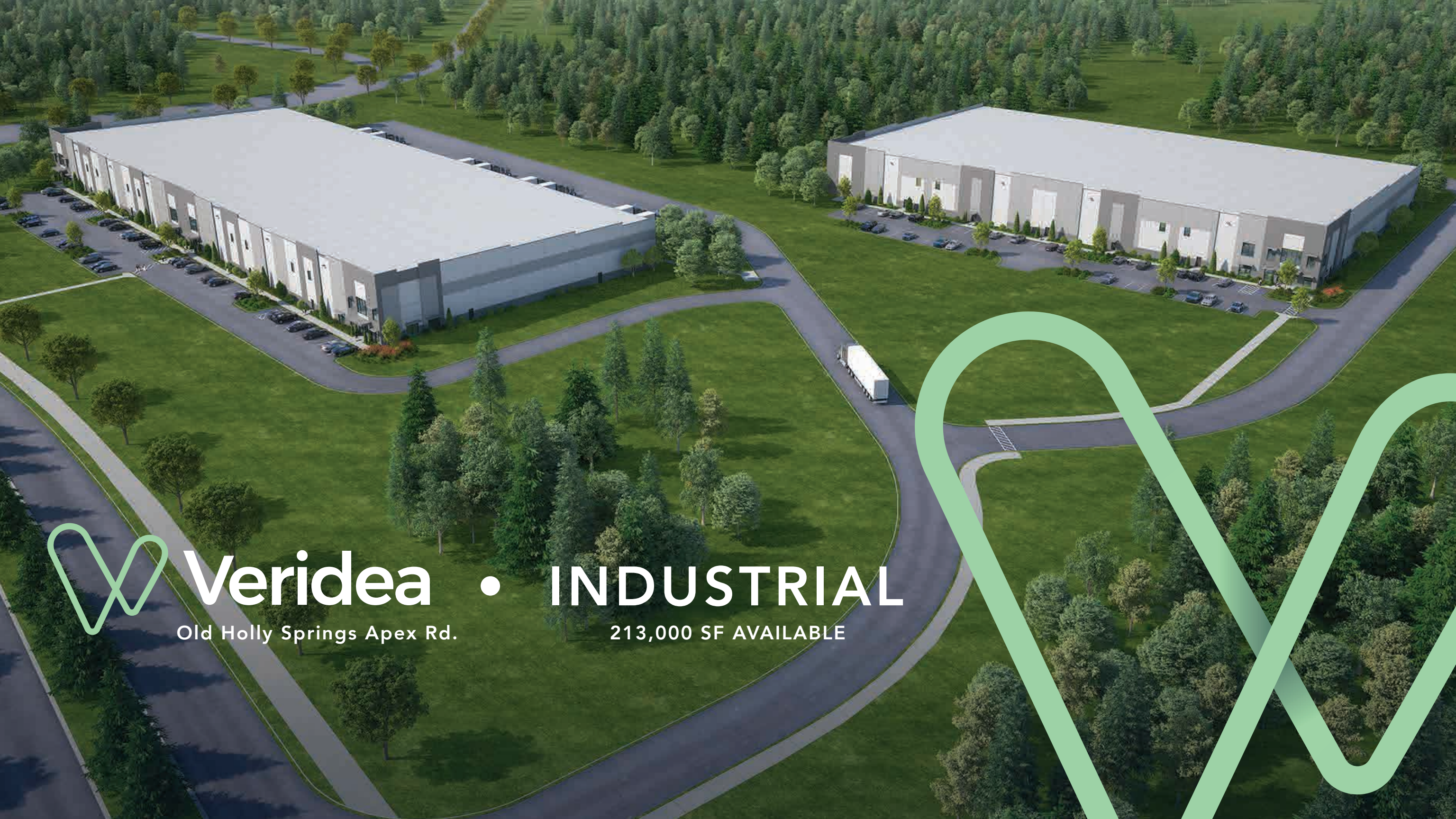
Veridea

Old Holly Springs Apex Rd.



INDUSTRIAL

213,000 SF AVAILABLE



INTRODUCTION

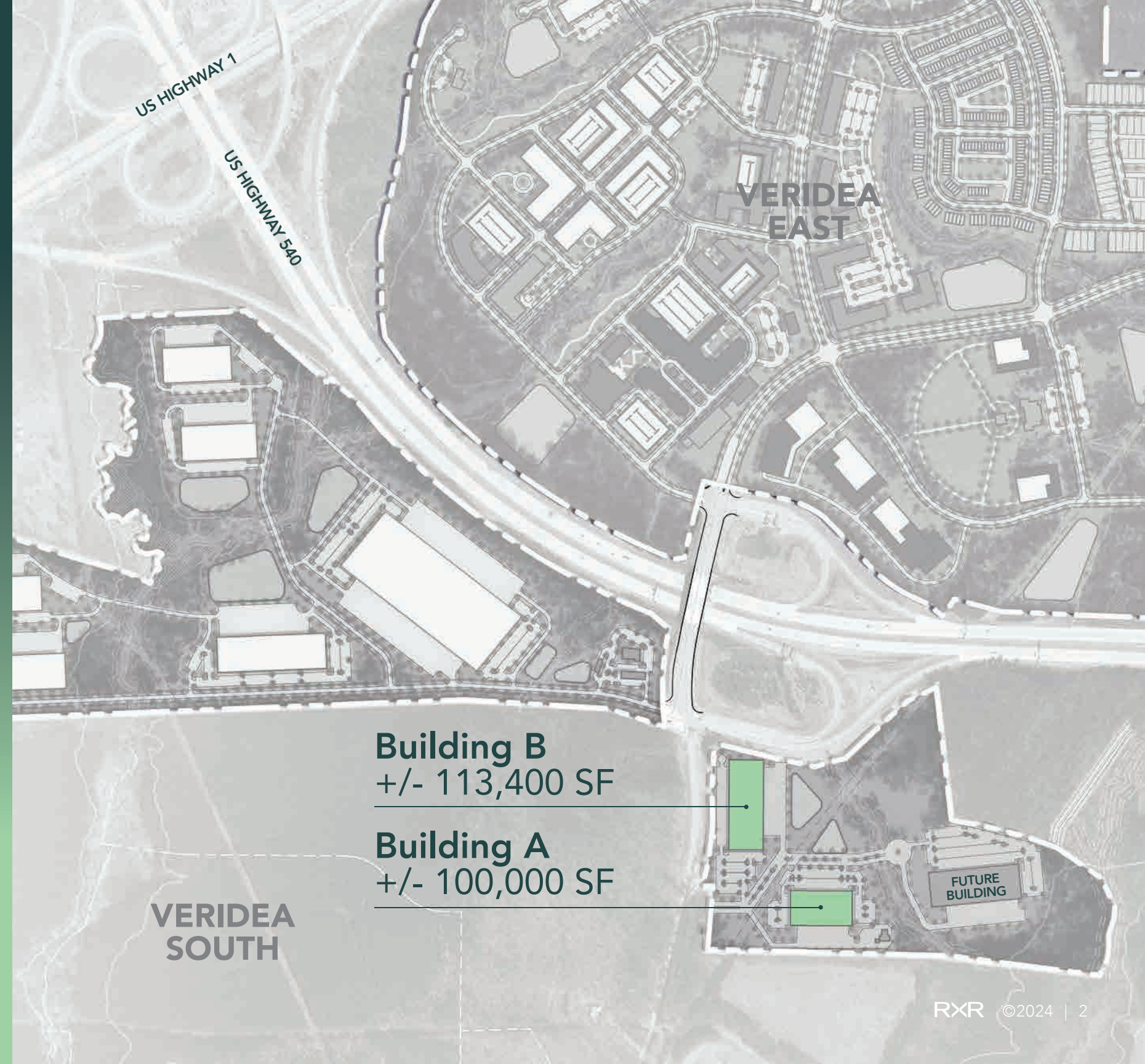
Apex, North Carolina

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



1,100

Single-family homes and townhomes

~550

Out of 1,000 multifamily units with ground floor retail + Clubhouse

VERIDEA EAST

200,000 SF

Retail at Veridea Place, restaurants, and commercial space

340,000 SF

New campus in partnership with Wake Tech Community College

~750

Students at future Wake County public school

~213,000 SF

INDUSTRIAL
213,000 SF Available

THE DEVELOPMENT

Phase 1 Site Plan

Veridea South Industrial

UTILITY PROVIDERS

WATER

Apex Water

SEWER

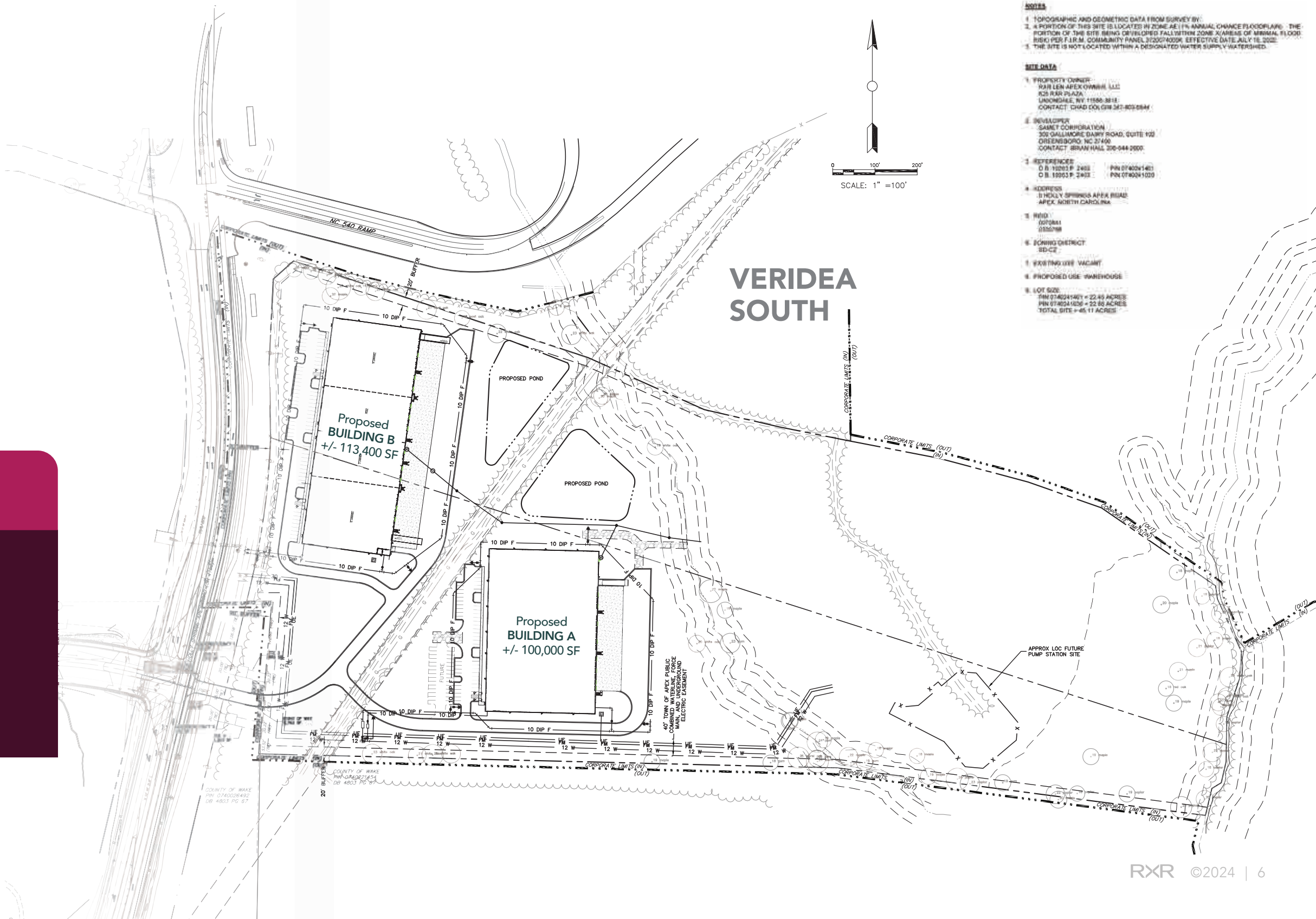
Apex Water

POWER

Duke Progress Energy

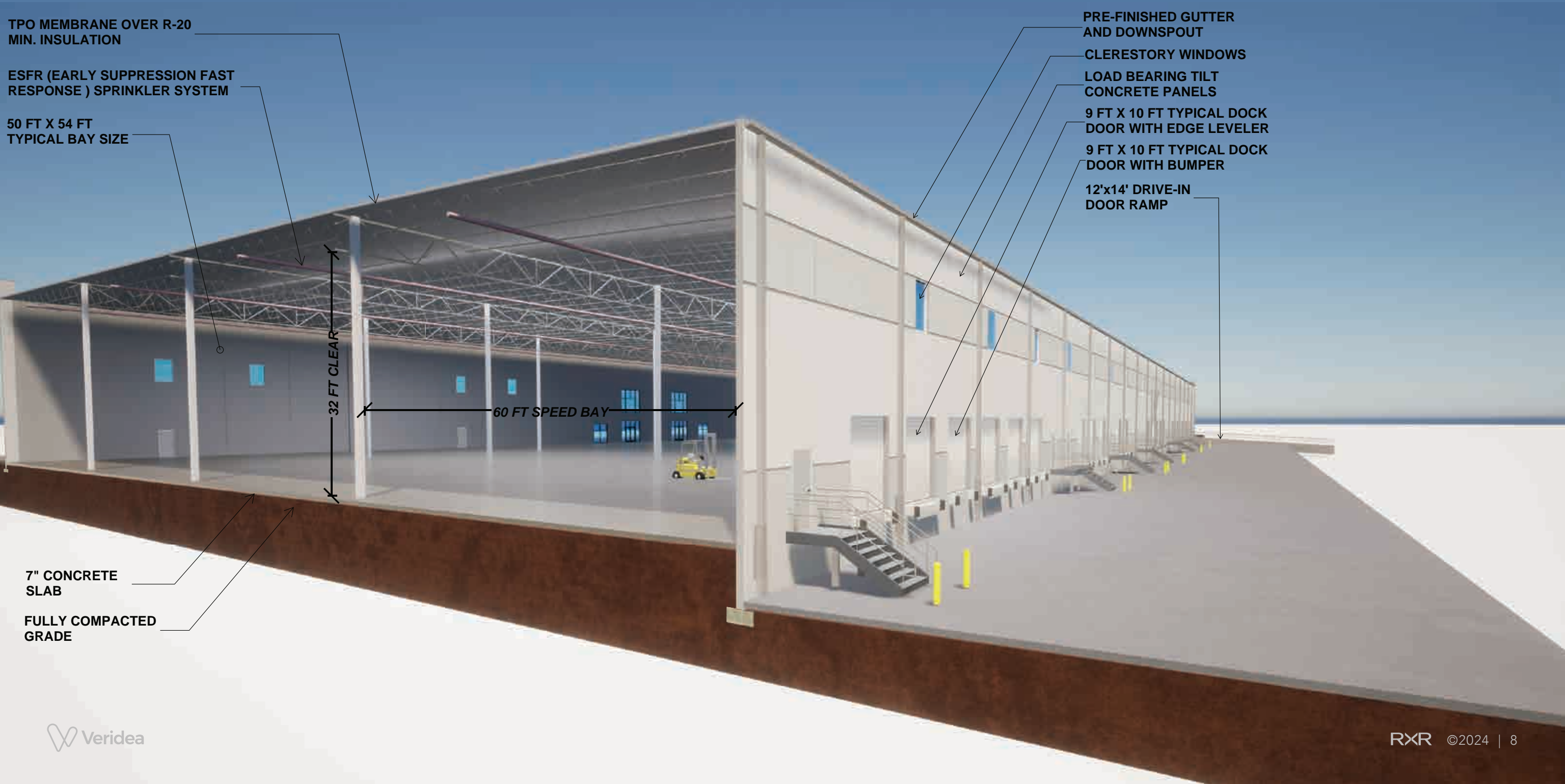
GAS

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

TOTAL SF: +/- 113,400

BUILDING DIMENSIONS: 210' D x 540' W

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

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

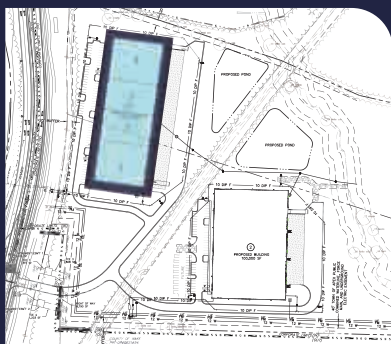
CLEAR HEIGHT: 32'

LOADING: (24) dock high doors; (2) 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

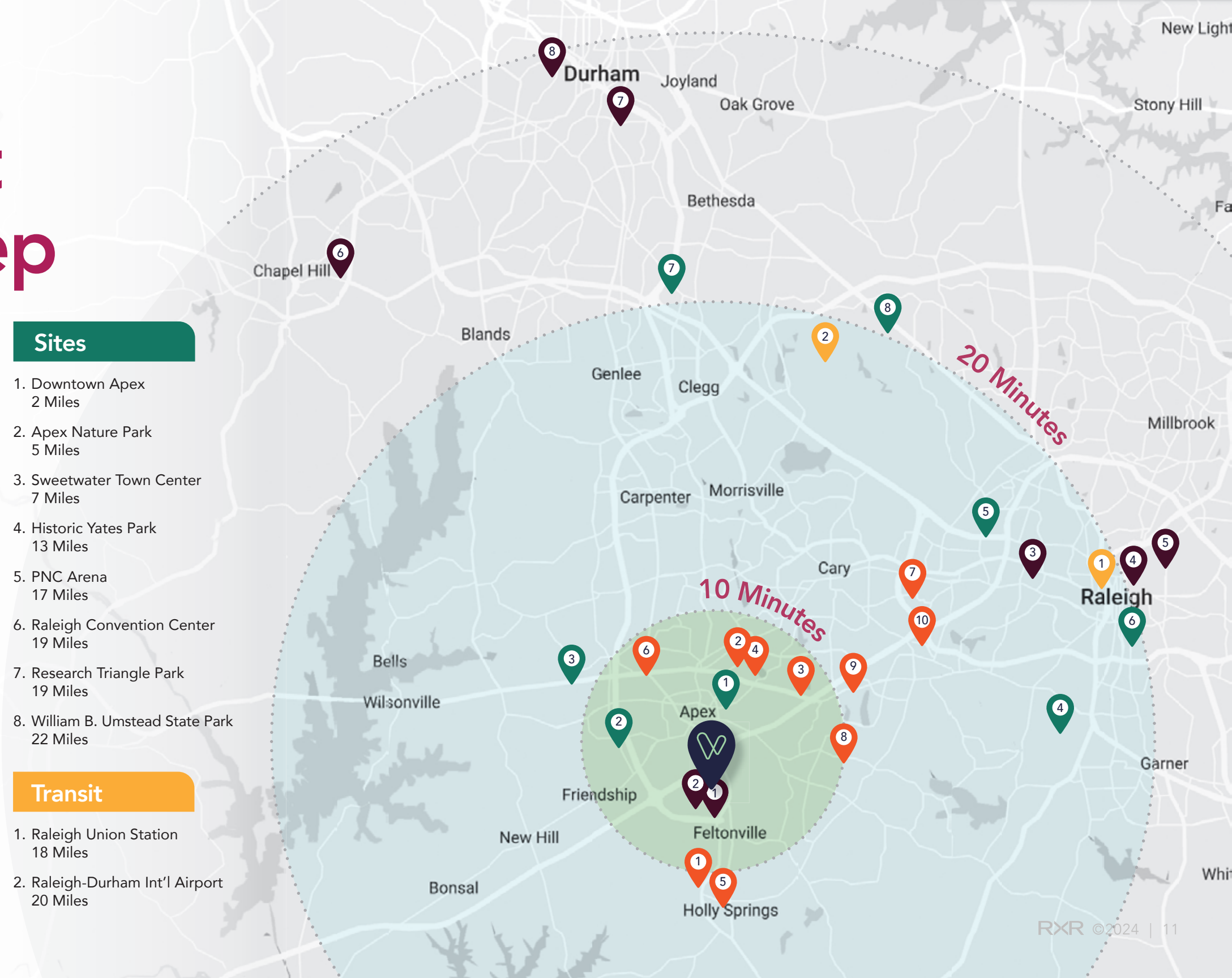
1. Future Wake Tech
Community College
On-site
2. Future Veridea
Elementary School
On-site
3. NC State University
11 Miles
4. Shaw University
16 Miles
5. St. Augustine's University
20 Miles
6. UNC Chapel Hill
25 Miles
7. NC Central University
25 Miles
8. Duke University
28 Miles

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:

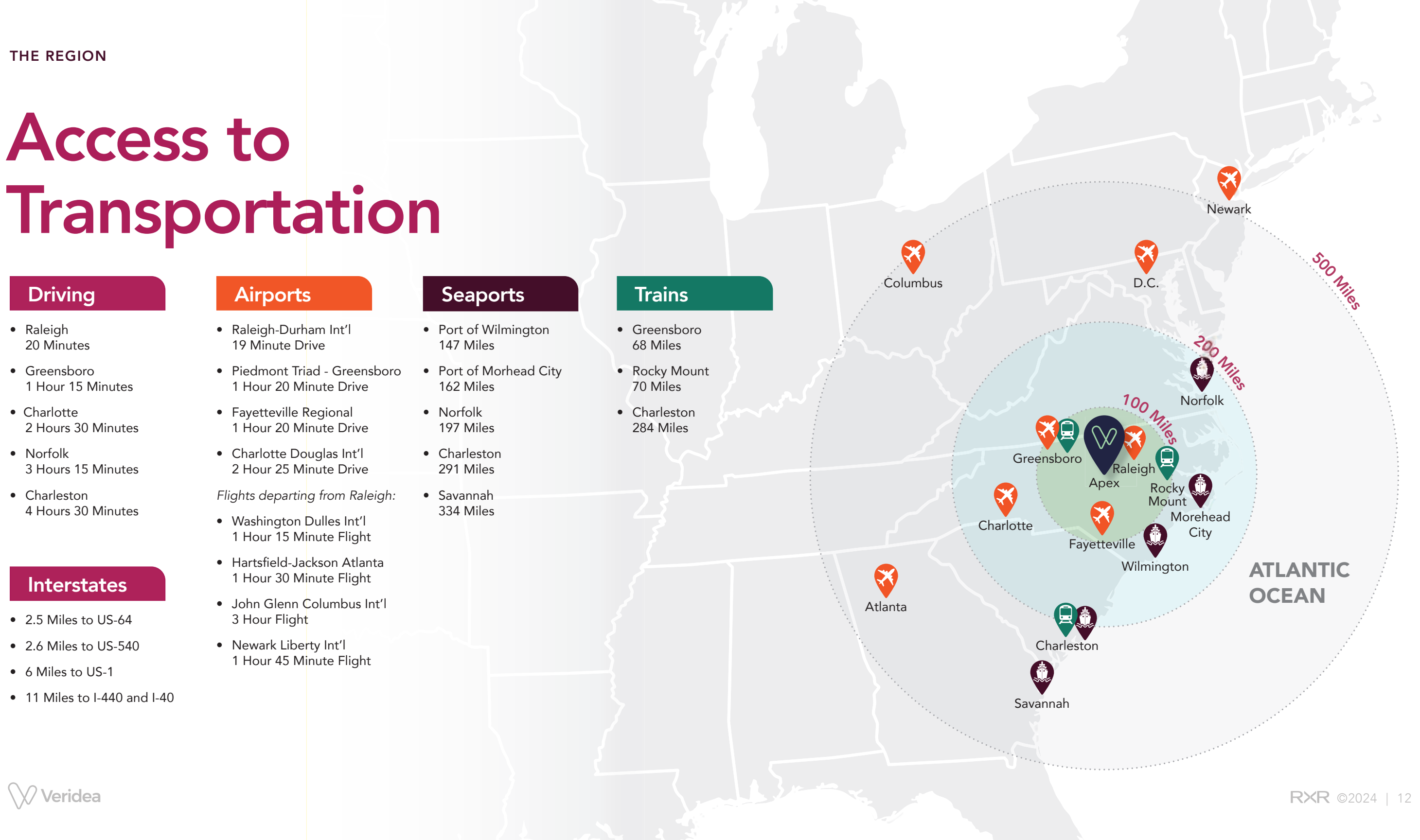
- Washington Dulles Int'l
1 Hour 15 Minute Flight
- Hartsfield-Jackson Atlanta
1 Hour 30 Minute Flight
- John Glenn Columbus Int'l
3 Hour Flight
- Newark Liberty Int'l
1 Hour 45 Minute Flight

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

209 North Salem
Suite 310
Apex, NC 27502

www.veridea-nc.com
[@verideanc](#)

844.837.4332
hello@veridea-nc.com

Inquiries

Doug Cook
919.619.4050
doug.cook@cushwake.com

Brandt Berry
919.439.5149
brandt.berry@cushwake.com

Will Noyes
917.923.7998
wnoyes@rxr.com

Construction & Development

Brian Hall
336.554.2643
bhall@sametcorp.com



