



Veridea

Old Holly Springs Apex Rd.



INDUSTRIAL

213,000 SF AVAILABLE

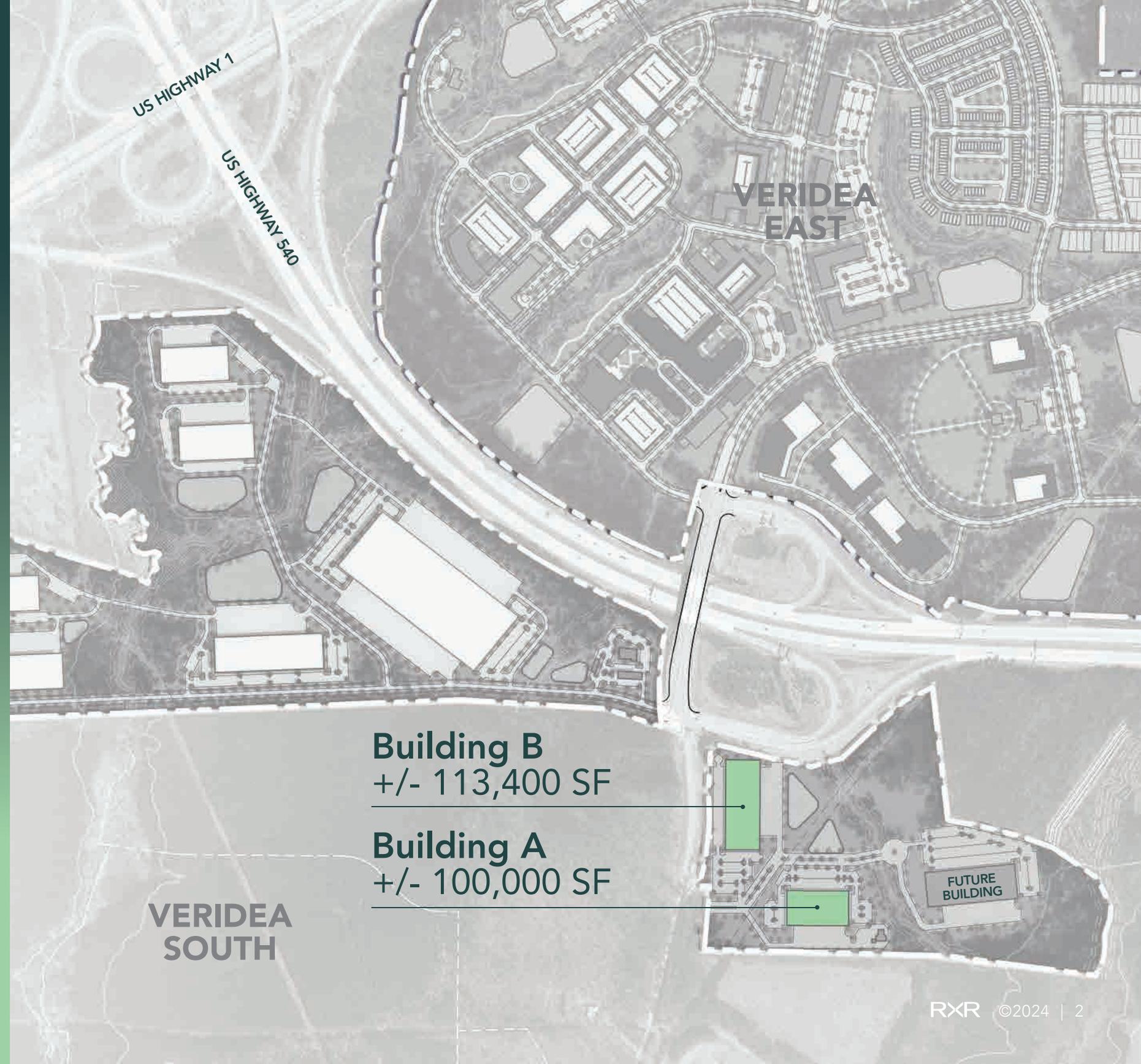
Apex, North Carolina

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



Building B
+/- 113,400 SF

Building A
+/- 100,000 SF

VERIDEA
SOUTH

FUTURE
BUILDING

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
commerical space

12M SF

of total planned
Commerical Space,
including Life Sciences
and Industrial



Public Open Space
and Walking Trails



~213,000 SF
industrial use

future Wake County
public school

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

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

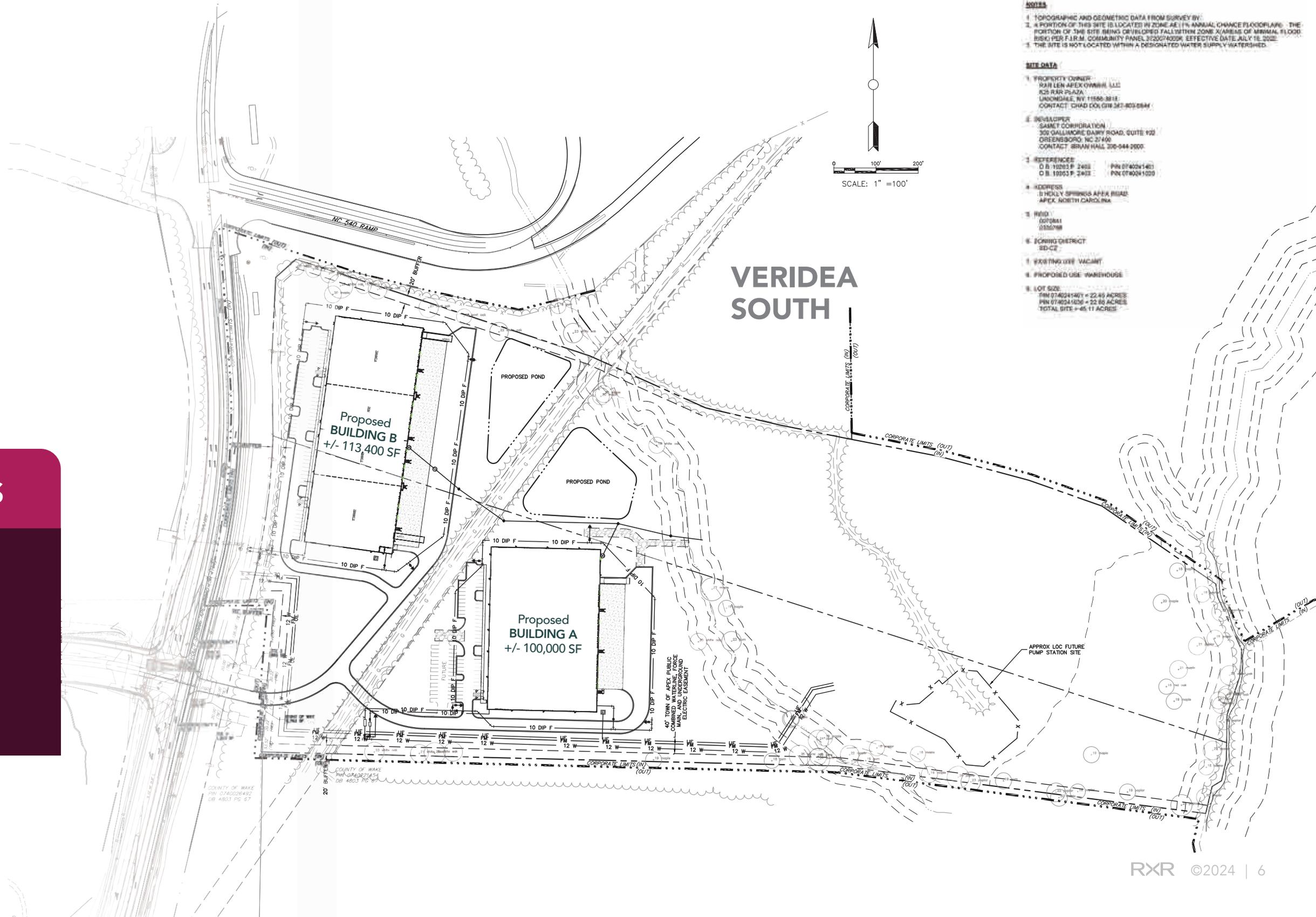
INDUSTRIAL
213,000 SF Available

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

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

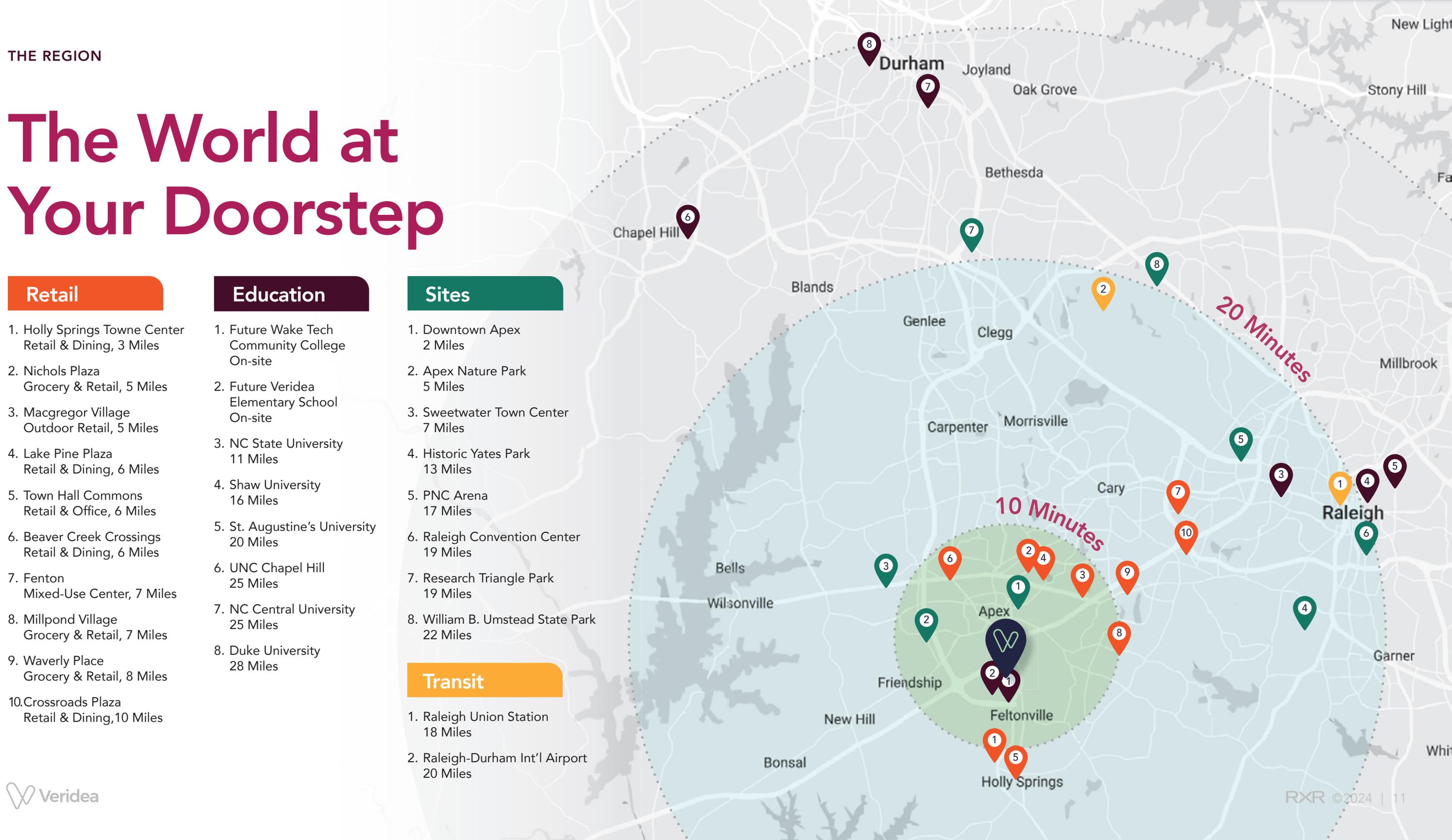
1. Future Wake Tech Community College On-site
2. Future Veridea Elementary School On-site
3. NC State University 11 Miles
4. Shaw University 16 Miles
5. St. Augustine's University 20 Miles
6. UNC Chapel Hill 25 Miles
7. NC Central University 25 Miles
8. Duke University 28 Miles

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:

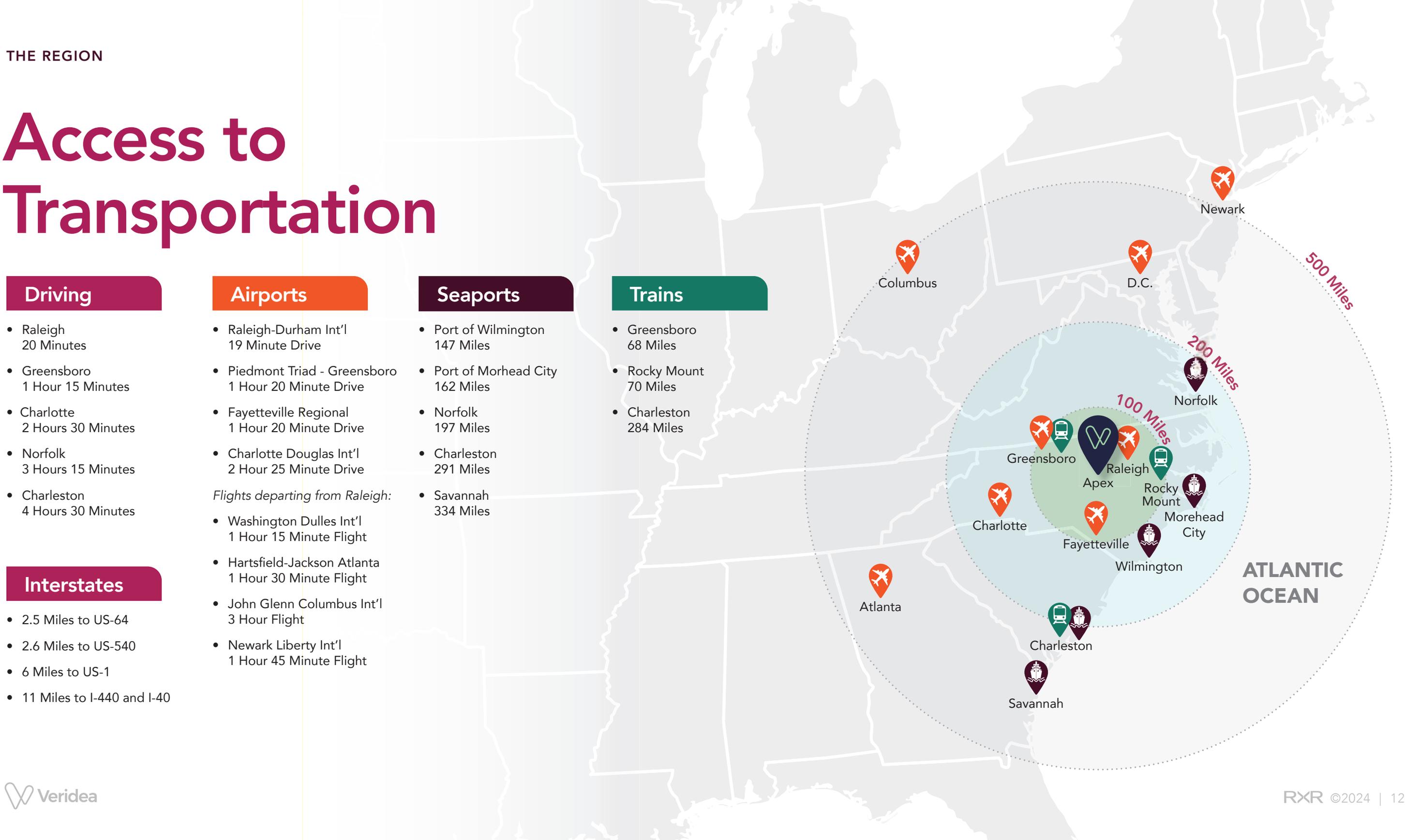
- Washington Dulles Int'l
1 Hour 15 Minute Flight
- Hartsfield-Jackson Atlanta
1 Hour 30 Minute Flight
- John Glenn Columbus Int'l
3 Hour Flight
- Newark Liberty Int'l
1 Hour 45 Minute Flight

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



RXR

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

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Veridea

APEX, NC