



**A POWERFUL INDUSTRIAL HUB OFFERING 213,000 SF OF FLEXIBLE SPACE AT VERIDEA IN APEX, NC**



# A Place for Every Kind of Life

From homes and healthcare to industry and education, Veridea brings together everything that defines a strong, connected community. It's where people of every age and stage come to live fully, work confidently, and play freely.

**\$7B+**

Total Investment

**8,000**

Residential Units

**340K SF**

Campus for Wake Technical  
Community College

**3.5M SF**

of Retail, Hospitality,  
and Civic Uses

**12M SF**

of Commerical Space,  
including Life Sciences  
and Industrial



Public Open Space  
and Walking Trails



Industrial

NC Children's Hospital

Veridea Parkway



540

SUMMIT  
HOUSE

Wake Tech Community College

Forest Light Way

Residential

Adesso Blvd

55

Retail & Office

Phase 1 Underway

Broke Ground in Early 2025



VERIDEA CROSSING

# Where Innovation and Industry Converge

Veridea South delivers Class A industrial, manufacturing, and life-science space within the Raleigh-Durham industrial corridor.

Situated at the intersection of NC-540 and US-1, Veridea South is part of the Veridea master-planned community, offering the flexibility, access, and infrastructure today's companies need to scale.

Two Class A industrial buildings, totaling 213,000 SF, are available for lease now, featuring high-efficiency layouts ideal for distribution, light manufacturing, or life-science operations. With direct highway access, proximity to Research Triangle Park, and connectivity to a skilled regional workforce, Veridea South is built for performance and expansion.

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**565K SF**

Industrial Underway

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**213K SF**

Industrial Available

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**1.3M SF**

Industrial Planned in Overall Development



# Industrial Opportunity

Veridea South

~113,000 SF

Industrial Building #1

~100,000 SF

Industrial Building #2

**CLASS A**

Industrial/Manufacturing/Life Sciences Building

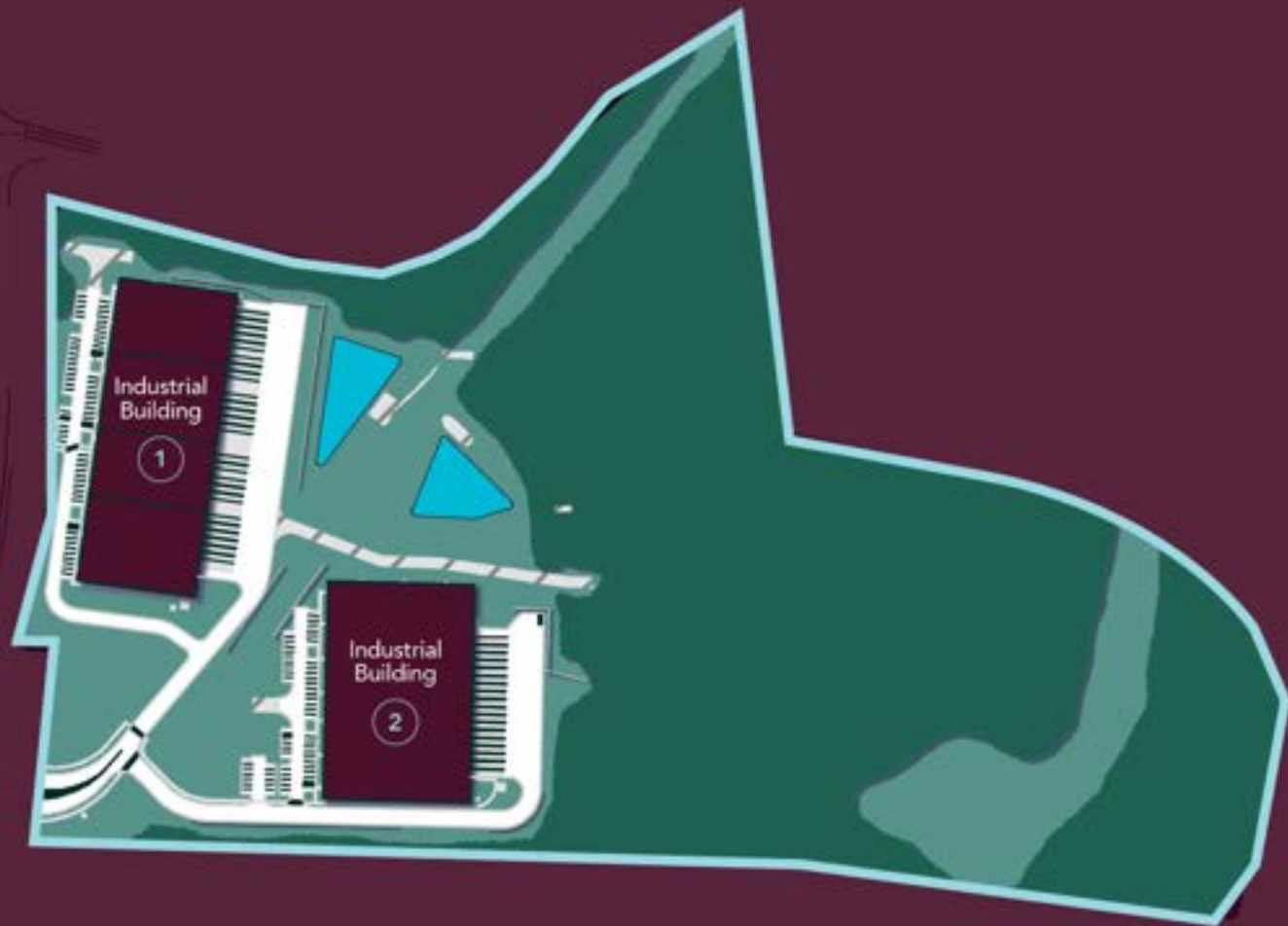
**EASY ACCESS**

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



# Industrial Site Plan

Approx. 213,000 SF of Industrial Space Available in Veridea South



## UTILITY PROVIDERS

WATER	Apex Water
SEWER	Apex Water
POWER	Duke Progress Energy
GAS	Dominion

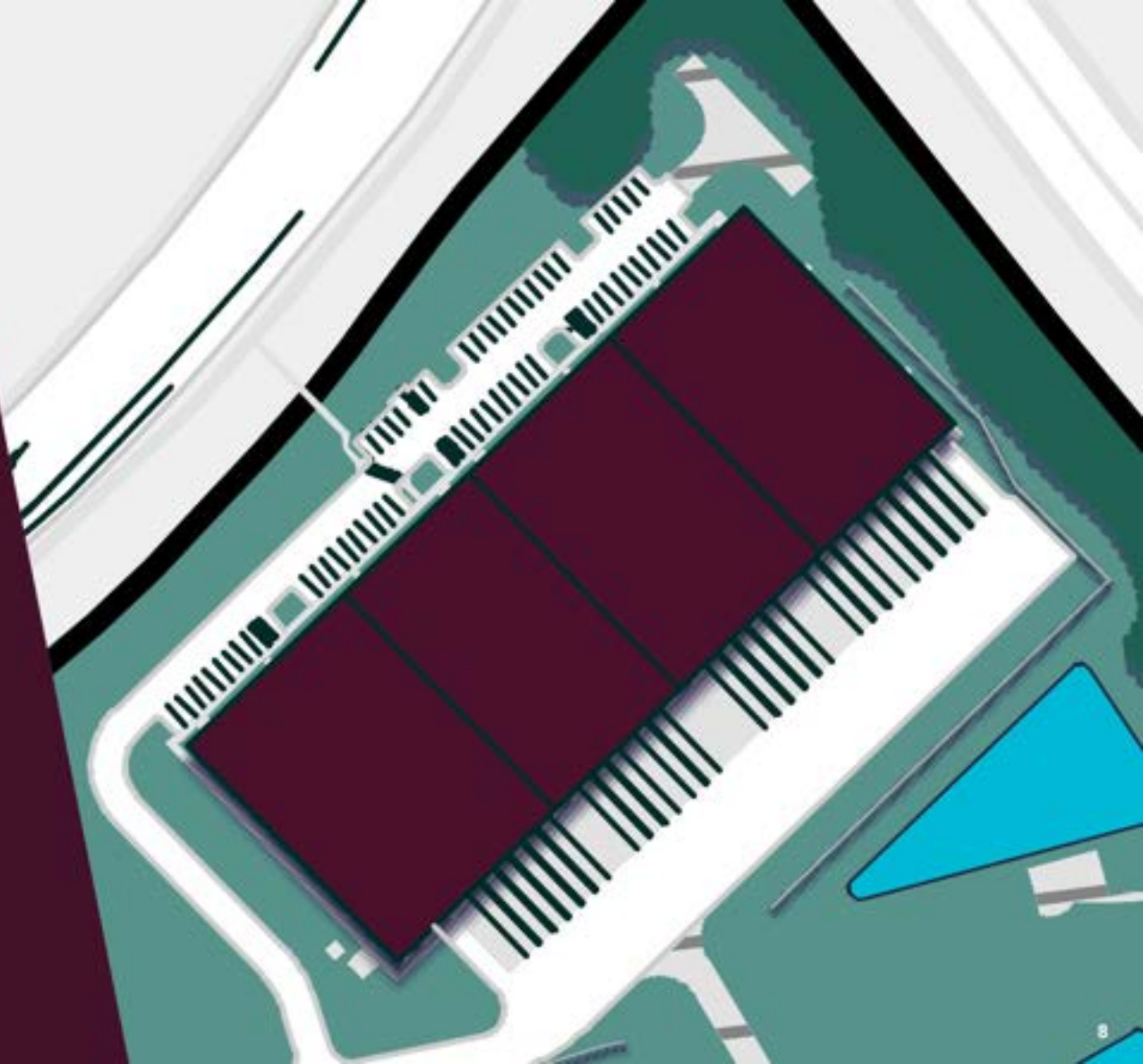




# Industrial Building

1

TOTAL SF:	~113,000
BUILDING DIMENSIONS	210' D x 540' W
COLUMN SPACING	50' x 54' with a 60' speed bay
ZONING	Light Industrial Conditional Zoning (LI-CZ)
CLEAR HEIGHT	32'
LOADING	(24) dock high doors; (2) drive-in doors
TRUCK COURT	130' with 60' concrete apron and 70' HD asphalt
ROOF	Mechanically attached .45 mil TPO with R-20 insulation
FIRE PROTECTION	ESFR



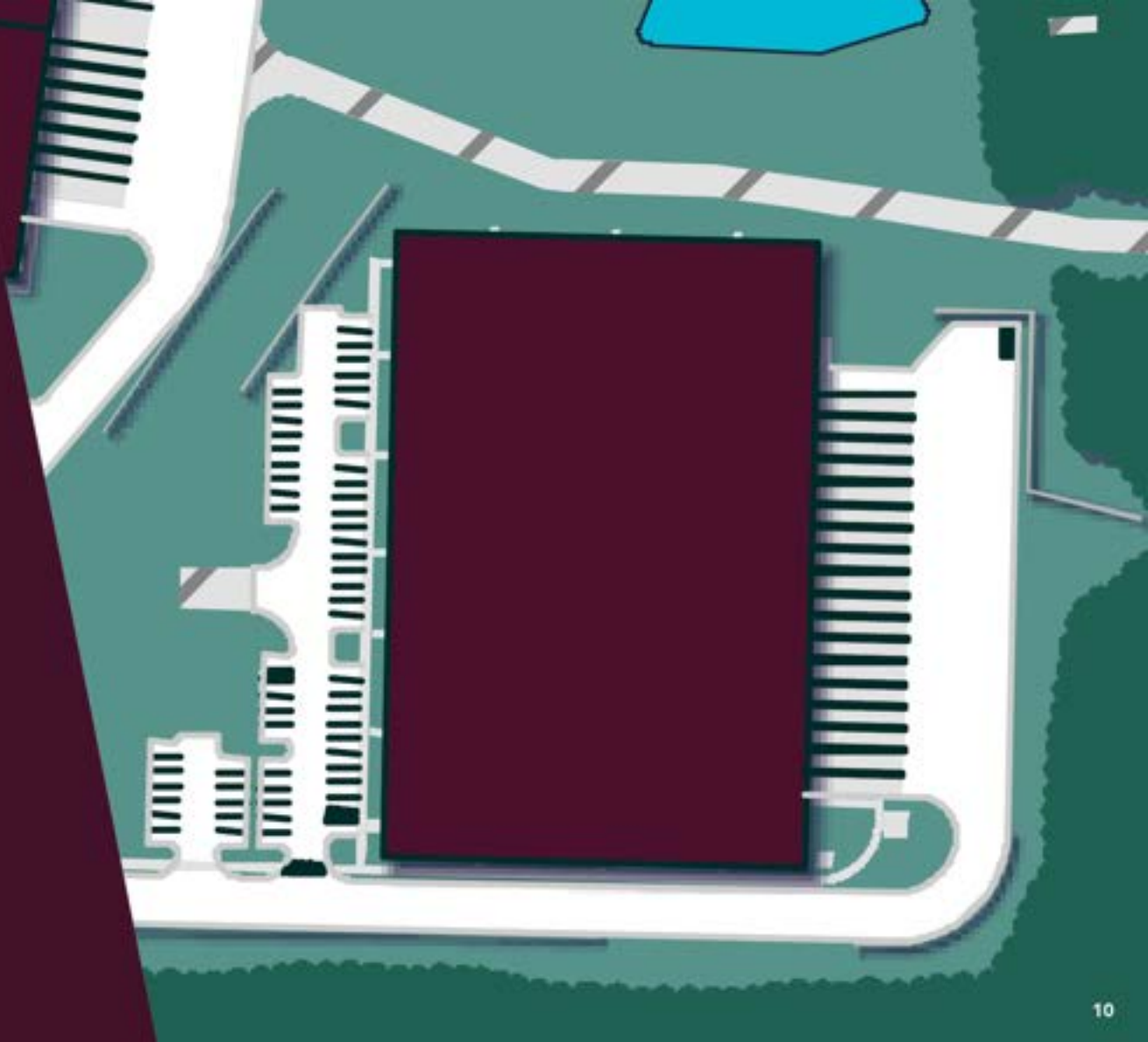




# Industrial Building

2

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)
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





# 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

## Seaports

- Part of Wilmington  
147 Miles
- Part of Norfolk City  
162 Miles
- Norfolk**  
117 Miles
- Charleston**  
291 Miles
- Savannah**  
334 Miles

## 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**  
3 Hours 15 Minutes

### FLIGHTS DEPARTING FROM RALEIGH

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

## Trains

- 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



# The Research Triangle

## An Epicenter of Innovation

- **Three Tier 1 Research Universities:** Duke University, UNC Chapel Hill, and NC State University
- North Carolina is home to the **third most HBCUs (Historically Black Colleges and Universities)** in the U.S. with 10 including: NC Central University, Shaw University, and St. Augustine's University
- **Business center** attracting companies and world-class talent across industries
- **Top 5** best cities for job seekers (Indeed.com, 2023)



# About 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, creating demand for quality goods, services, and experiences –right where they live.

**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**

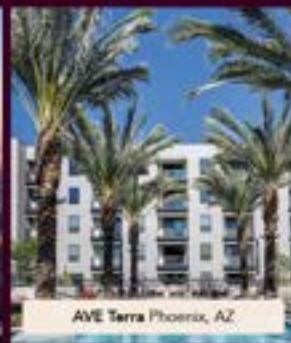
Square Feet of Commercial Properties

**\$10.2B**

Total Real Estate Private Equity Managed



175 Park Avenue New York, NY



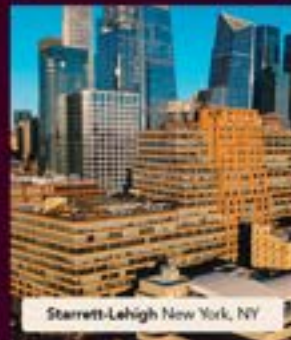
AVE Terra Phoenix, AZ



The Beacon Glen Cove, NY



590 Madison New York, NY



Starrett-Lehigh New York, NY



Clinton Park New Rochelle, NY



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