EAST GATE 540

TRINITY CAPITAL | FOUNDRY COMMERCIAL

EAST GATE 540

SITE PLAN | BUILDING 6

BUILDING 3
250,000 SF

BUILDING 6
216,000 SF

BUILDING 1
150,000 SF

BUILDING 2
103,920 SF

BUILDING 5
100,040 SF
LEASED

POND 3

110 SPACES

SPECTRUM DRIVE

124 SPACES

EX. WETLANDS

LOT 2
13.596 AC

ZONE 2
ZONE
TOP OF BANK
TOP OF BANK
EX. STREAM
ZONE
ZONE 2

EX. WETLANDS

3.5'

BUILDING 6
216,000 SF

POND 2

OFFICE

OFFICE

SPACE FOR LEASE

LEASED

PROPOSED BUILDING

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.
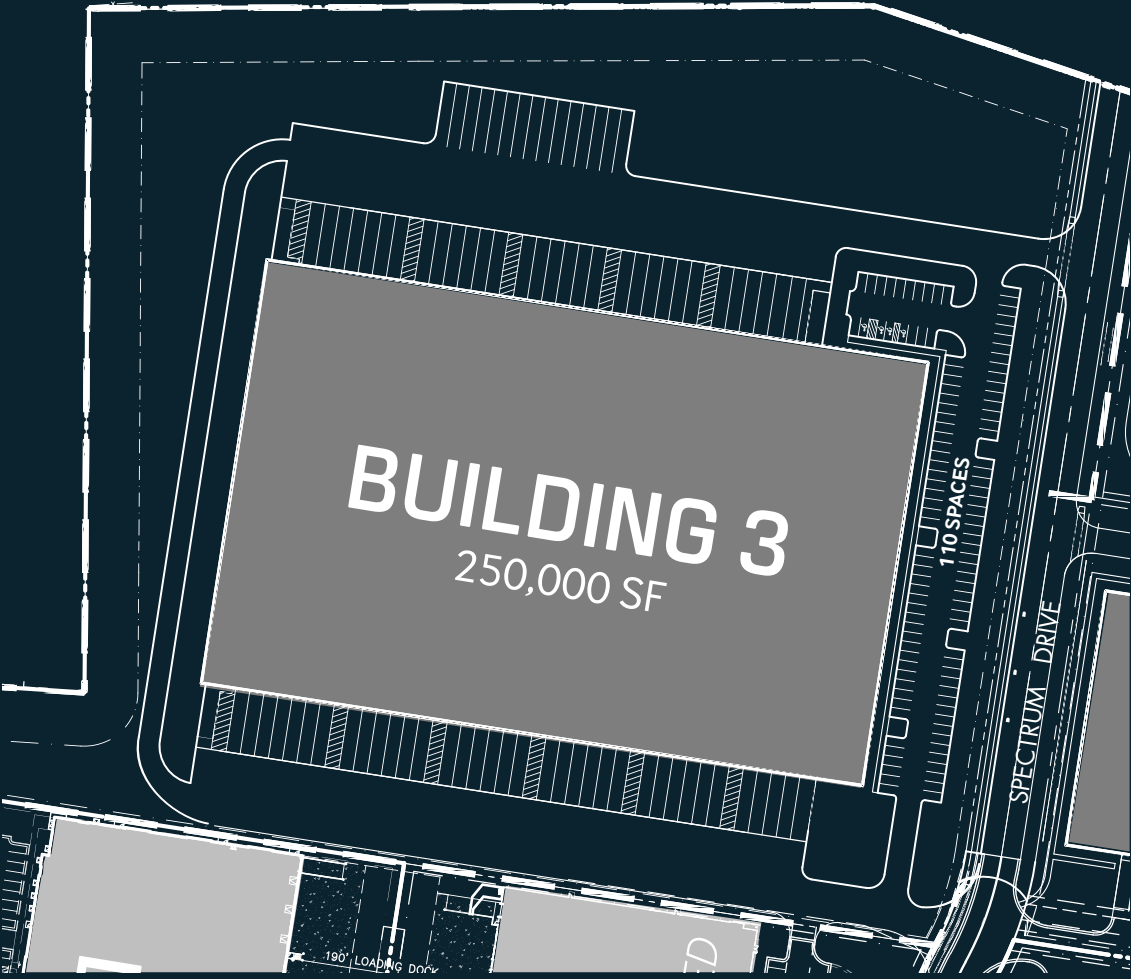
EAST GATE 540

FEATURES | BUILDING 6

PROPERTY NAME	Building 6
INDUSTRIAL PARK NAME	EASTGATE 540
ADDRESS	370 Spectrum Drive
CITY	Knightdale
STATE	North Carolina
COUNTY	Wake
DATE AVAILABLE	10-12 months from lease execution
LEASE RATE	TBD
ZONING	MI ZONING INFO
NUMBER OF BUILDINGS	One (1)
BUILDING DIMENSIONS	240' X 900' (Landlord can alter to accommodate for trailer storage or outside storage)
TOTAL SF	216,000 SF
AVAILABLE SF	216,000 SF
WAREHOUSE SF	Build-To-Suit

OFFICE SF	Build-To-Suit
BAY SIZE	Build-To-Suit
COLUMN SPACING	Per tenant's specifications
EXTERIOR WALL MATERIAL	Concrete tilt-wall construction
ROOFING MATERIAL	Per tenant's specifications
PAVED PARKING	124 parking spaces
TRUCK COURT DEPTH	130' with 60' concrete apron
CEILING HEIGHT	Per tenant's specifications
LIGHTING	Per tenant's specifications
POWER	277/480 Volt, 3 phase, 4-wire electrical service
HEATING	Per tenant's specifications
SPRINKLER SYSTEM/TYPE	Per tenant's specifications
LOADING DOCK	Per tenant's specifications
NATURAL GAS SERVICE PROVIDER	Dominion Energy
POWER	Progress Duke Energy
WATER AND SEWER	Town of Knightdale
TELECOM PROVIDER	AT&T - Fiber

EAST GATE 540

SITE PLAN | BUILDING 3

BUILDING 3
250,000 SF

110 SPACES

SPECTRUM DRIVE

190' LOADING DOCK

BUILDING 3
250,000 SF

BUILDING 6
216,000 SF

BUILDING 1
150,000 SF

BUILDING 2
103,920 SF

BUILDING 5
100,040 SF

POND 3

SPACE FOR LEASE

LEASED

PROPOSED BUILDING

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FEATURES BUILDING 3

PROPERTY NAME	Building 3
INDUSTRIAL PARK NAME	EASTGATE 540
ADDRESS	375 Spectrum Drive
CITY	Knightdale
STATE	North Carolina
COUNTY	Wake
DATE AVAILABLE	10-12 months from lease execution
LEASE RATE	TBD
ZONING	MI ZONING INFO
NUMBER OF BUILDINGS	One (1)
BUILDING DIMENSIONS	400' X 625'
TOTAL SF	250,000 SF
AVAILABLE SF	250,000 SF
WAREHOUSE SF	Build-To-Suit
OFFICE SF	Build-To-Suit

BAY SIZE	Build-To-Suit
COLUMN SPACING	Per tenant's specifications
EXTERIOR WALL MATERIAL	Concrete tilt-wall construction
ROOFING MATERIAL	Per tenant's specifications
PAVED PARKING	110 parking spaces
TRUCK COURT DEPTH	130' - 180'
CEILING HEIGHT	Per tenant's specifications
LIGHTING	Per tenant's specifications
POWER	Per tenant's specifications
HEATING	Per tenant's specifications
SPRINKLER SYSTEM/TYPE	Per tenant's specifications
LOADING DOCK	Up to 70 docks
NATURAL GAS SERVICE PROVIDER	Dominion Energy
POWER	Progress Duke Energy
WATER AND SEWER	Town of Knightdale
TELECOM PROVIDER	AT&T - Fiber

EAST GATE 540

SITE PLAN

BUILDING 3
250,000 SF

POND 3

110 SPACES

SPECTRUM DRIVE

124 SPACES

LOT 2
13.596 AC.

EX. WETLANDS

BUILDING 6
216,000 SF

BUILDING 1
150,000 SF
100% LEASED

110 SPACES

190' LOADING DOCK

BUILDING 2
103,920 SF
LEASED

POND 2

OFFICE

OFFICE

BUILDING 5
100,040 SF
LEASED

EX. POND 1

LOT 1C
3.815 AC.

Legend:
- SPACE FOR LEASE
- LEASED
- PROPOSED BUILDING

EAST GATE 540
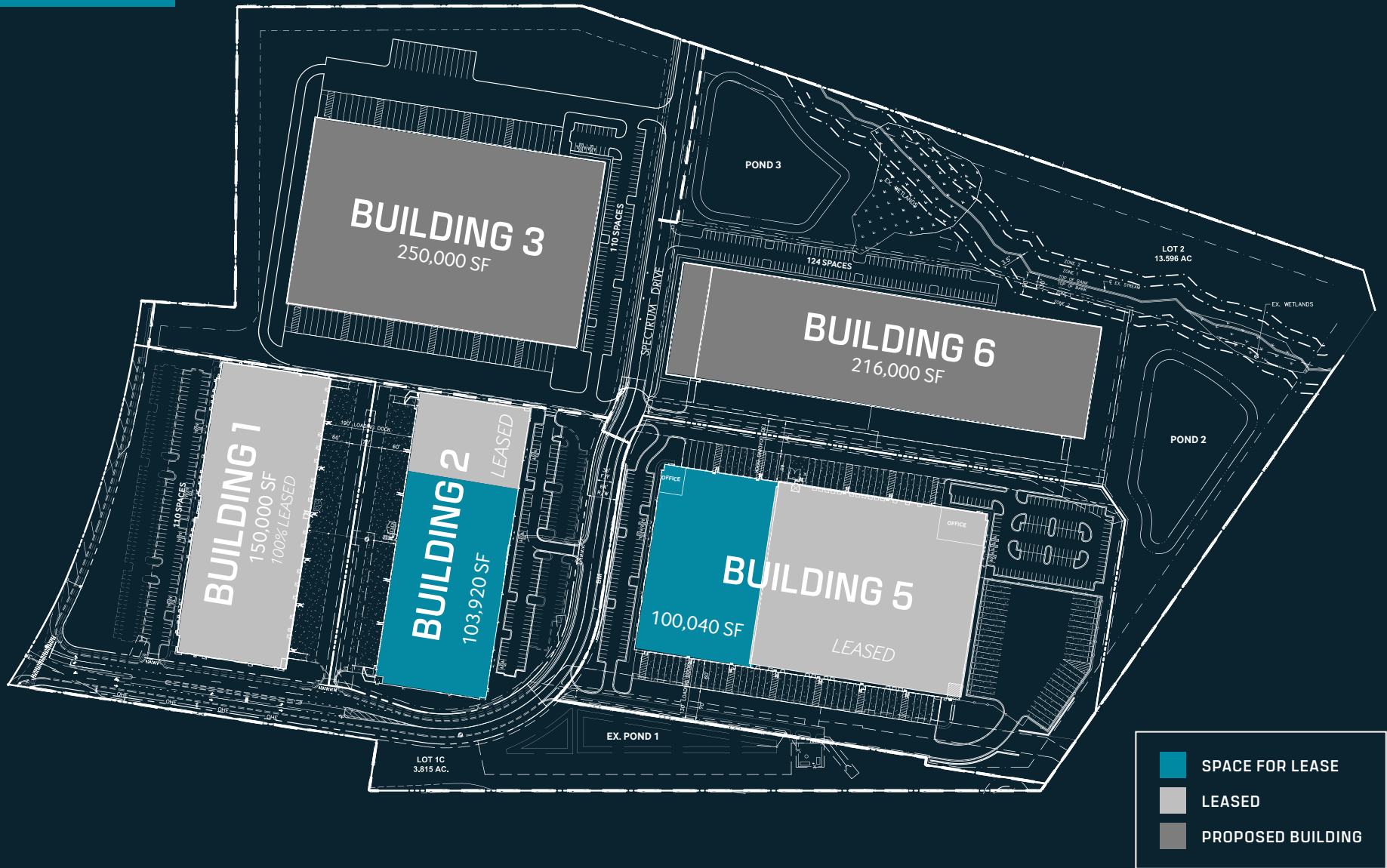
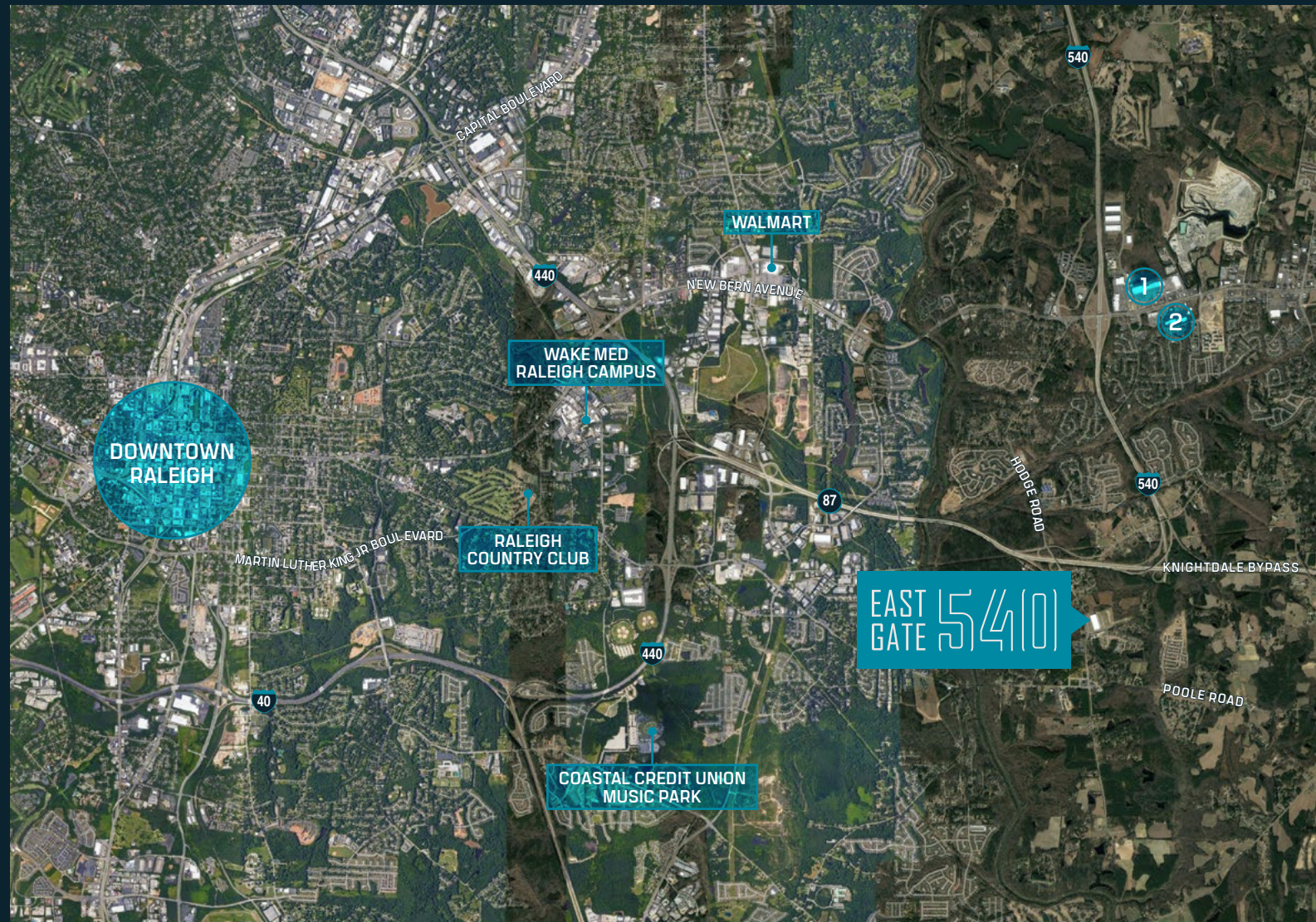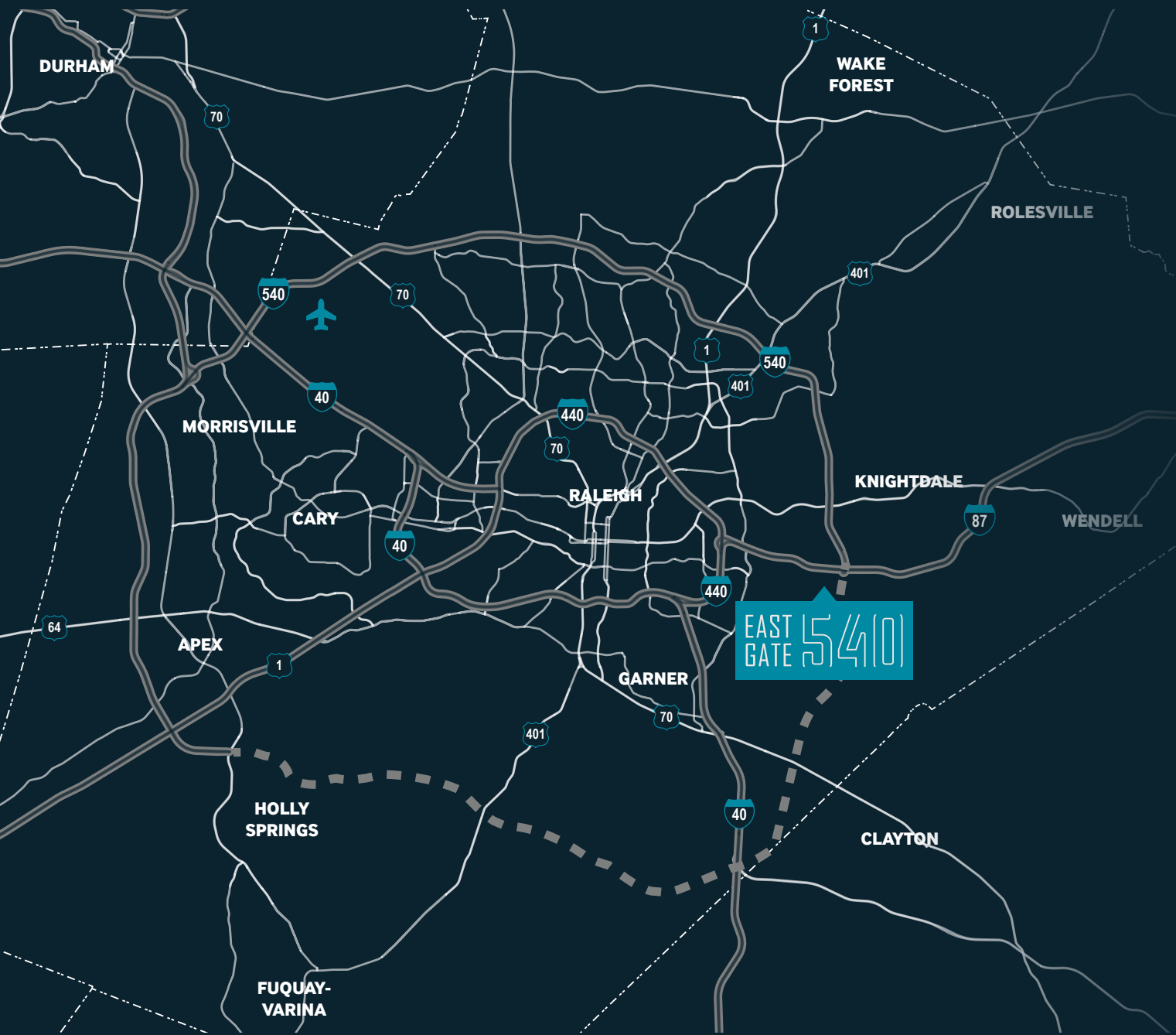## AREA AMENITIES

1 MIDTOWN COMMONS
3.5 MILES

- Kohl's
- T.J.Maxx
- Dick's Sporting Goods
- Best Buy
- Target
- Starbucks
- Lone Star Steakhouse
- Applebee's Grill + Bar
- Subway
- Chickfila
- The Home Depot
- PetSmart
- Chili's Bar & Grill
- Wells Fargo Bank
- IHOP
- Krispy Kreme
- OfficeMax
- Petco
- Kirkland's
- Michaels

2 KNIGHTDALE COMMONS
3.8 MILES

- Planet Fitness
- Lowes Food
- Buffalo Wild Wings
- Dollar Tree
- Discount Tire
- Cici's
- El Senor

Map labels: CAPITAL BOULEVARD, 540, WALMART, NEW BERN AVENUE, 440, WAKE MED RALEIGH CAMPUS, DOWNTOWN RALEIGH, RALEIGH COUNTRY CLUB, MARTIN LUTHER KING JR. BOULEVARD, 87, HODGE ROAD, KNIGHTDALE BYPASS, 540, EAST GATE 540, 40, 440, COASTAL CREDIT UNION MUSIC PARK, POOLE ROAD

EAST GATE 540

DURHAM

WAKE FOREST

ROLESVILLE

540

70

70

MORRISVILLE

401

1

540

401

440

70

RALEIGH

KNIGHTDALE

CARY

40

WENDELL

87

APEX

64

1

440

EAST GATE 540

GARNER

70

CLAYTON

401

40

HOLLY SPRINGS

FUQUAY-VARINA

LOCATION & ACCESS

INTERSTATES

Uninterrupted distribution to every major market in the United States

	Hodge Road	0.1 mile
87	Interstate 87	0.8 mile
540	Interstate 540	3.6 miles
440	Interstate 440	11 miles
1	Interstate 1	13 miles
40	Interstate 40	17 miles
95	Interstate 95	25 miles
85	Interstate 85	31 miles

EASTGATE 540 > BUILD-TO-SUIT OPPORTUNITIES

EAST GATE 540

LOCATION & ACCESS

✈ AIRPORTS

1	Raleigh-Durham International	25 miles
2	Fayetteville Regional	73 miles
3	Piedmont Triad International	100 miles
4	Charlotte Douglas International	180 miles

🚢 SEAPORTS

1	Wilmington, NC	137 miles
2	Morehead City, NC	156 miles
3	Norfolk, VA	180 miles
4	Charleston, SC	277 miles
5	Savannah, GA	325 miles
6	Jacksonville, FL	455 miles

EAST GATE 540

150 MILES

300 MILES

450 MILES
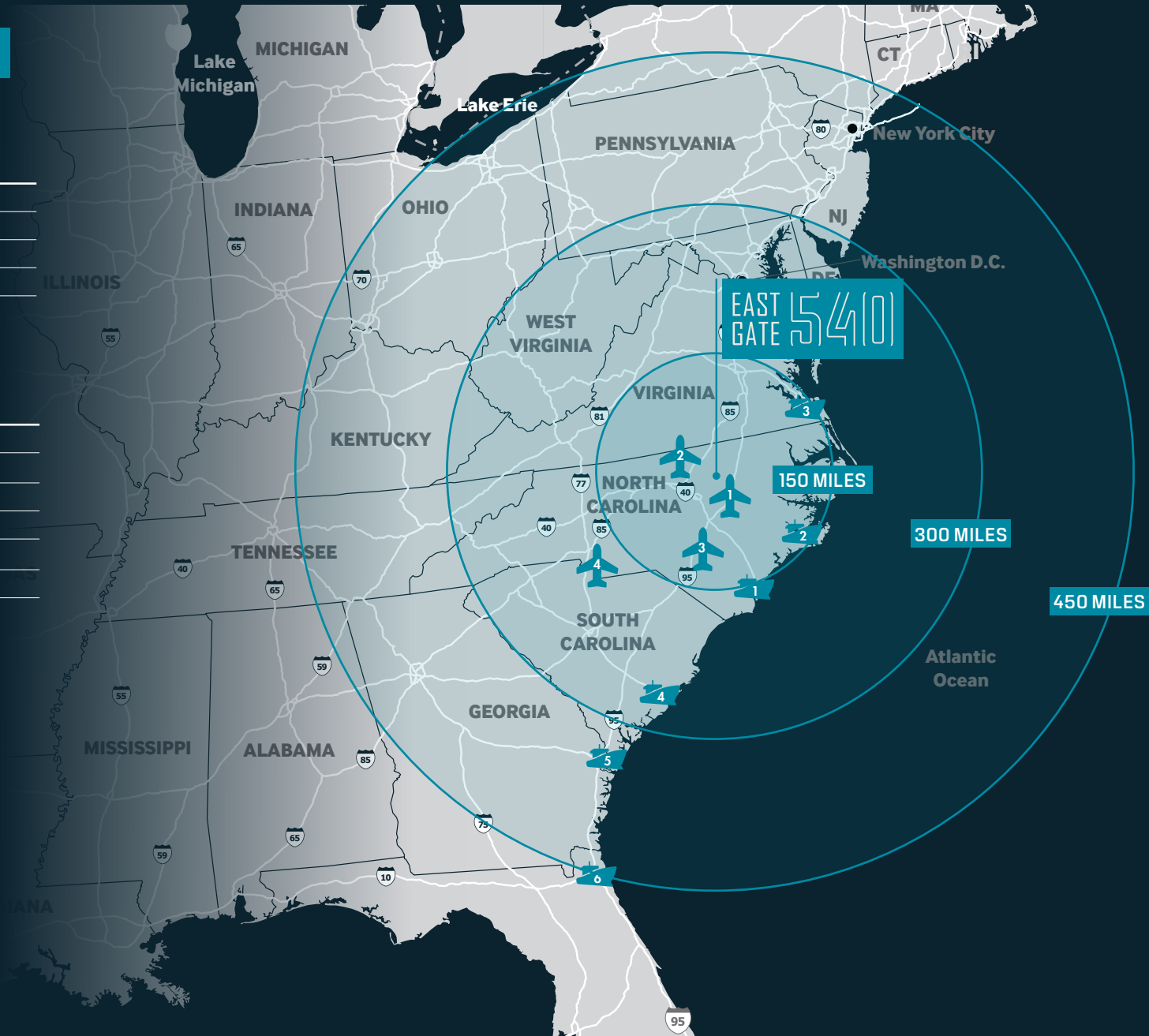
EAST GATE 540

DEVELOPED BY

TRINITY CAPITAL

LEASED BY

FOUNDRY COMMERCIAL

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