

INDUSTRIAL BUILDING FOR LEASE / ±43,131 SF AVAILABLE

EAST GATE 540



BUILDING 5

360 SPECTRUM DRIVE

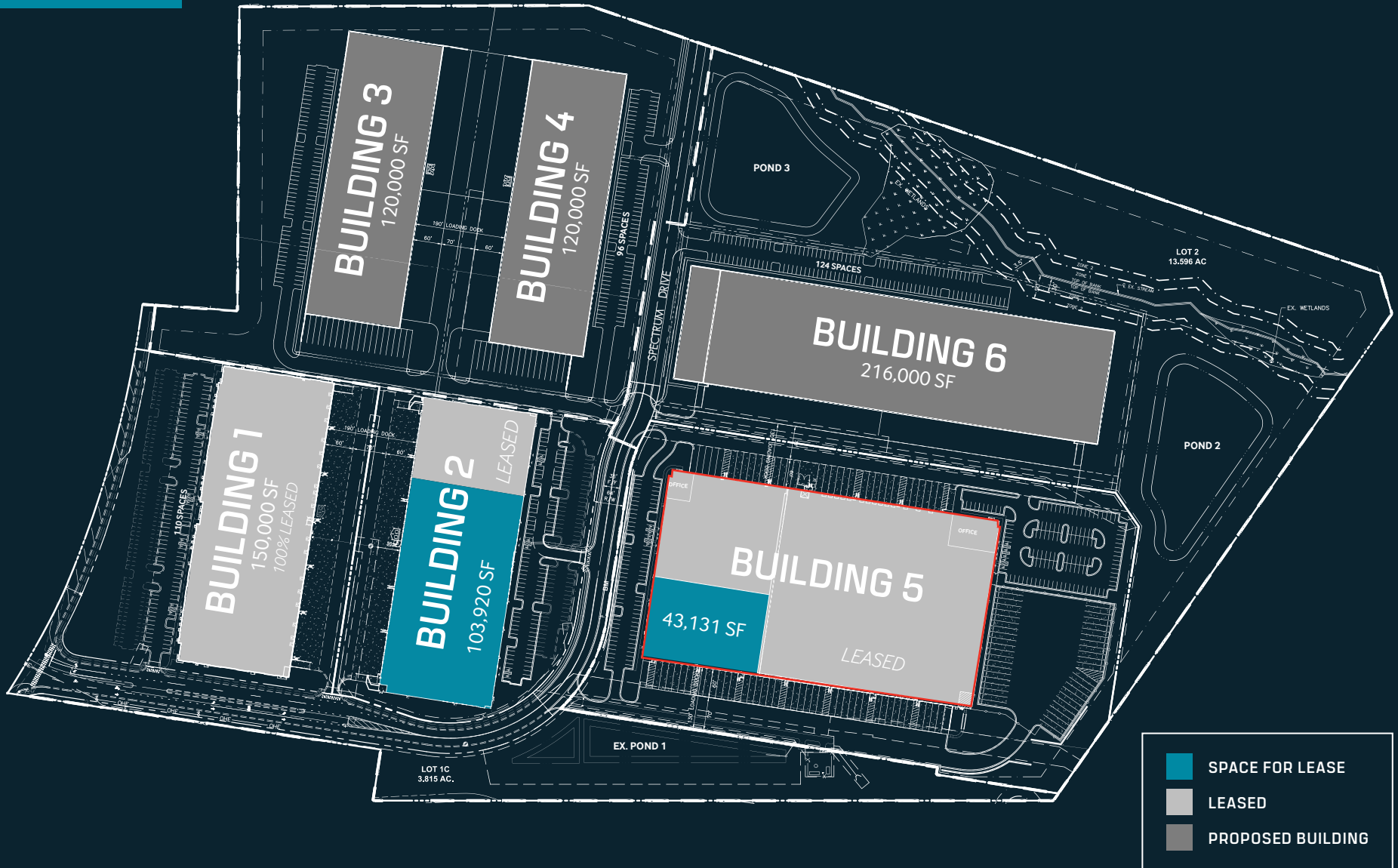
KNIGHTDALE, NC 27545



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SITE PLAN



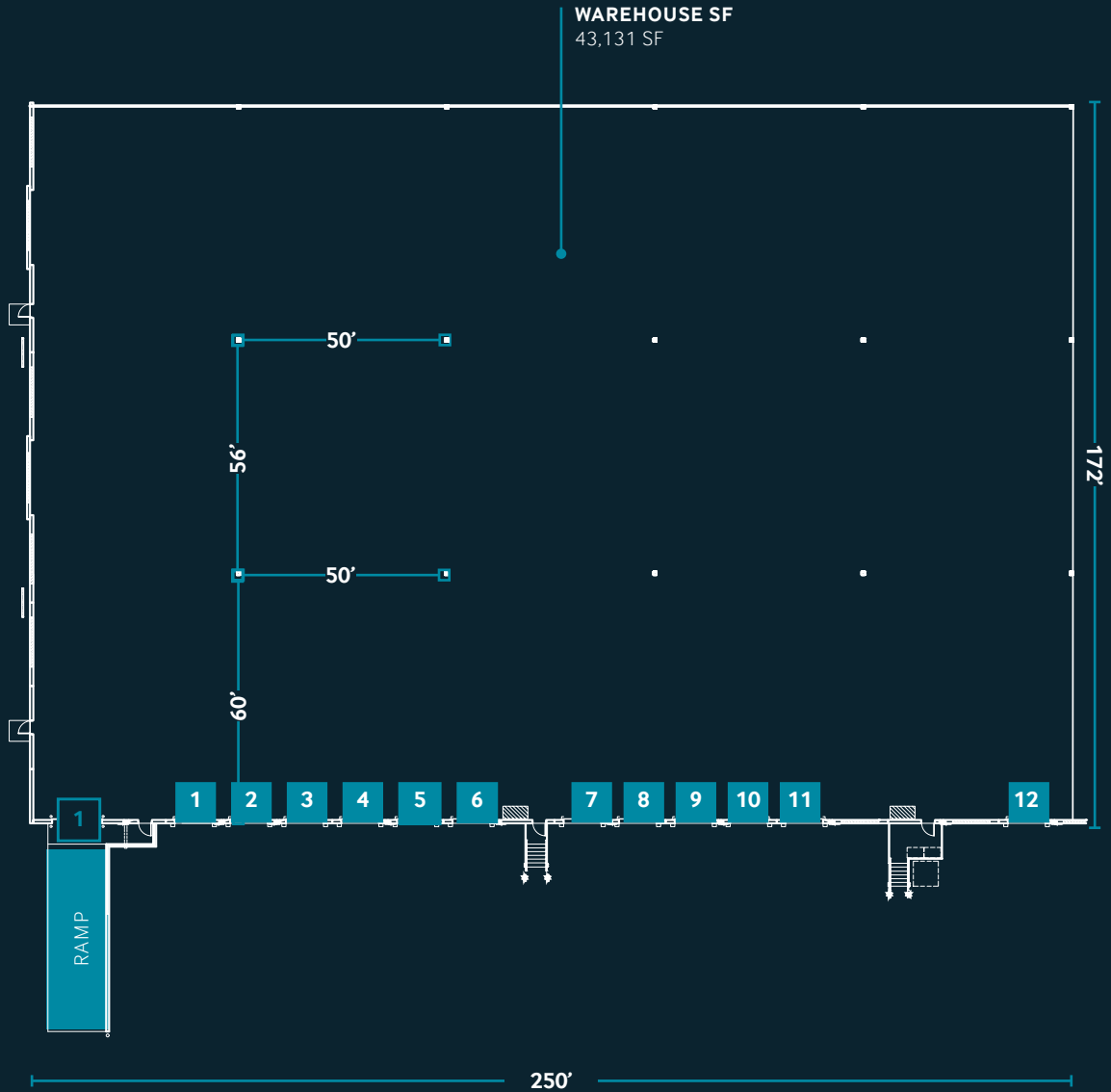
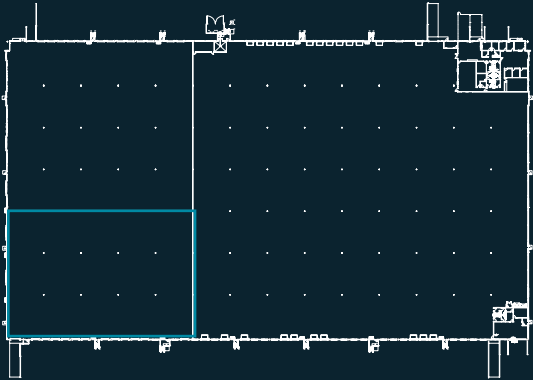
BUILDING FEATURES

PROPERTY NAME	Building 5
INDUSTRIAL PARK NAME	EASTGATE 540
ADDRESS	360 Spectrum Drive
CITY	Knightdale
STATE	North Carolina
COUNTY	Wake
DATE AVAILABLE	Estimated Delivery September 2020
LEASE RATE	\$6.50/SF NNN
ZONING	MI ZONING INFO
NUMBER OF BUILDINGS	One (1)
BUILDING DIMENSIONS	400' x 700'
TOTAL SF	280,000 SF
AVAILABLE SF	43,131 SF
WAREHOUSE SF	43,131 SF
OFFICE SF	Build-To-Suit
BAY SIZE	19,600 SF
COLUMN SPACING	56' x 50'
FLOOR/SLAB THICKNESS	7"
SPEEDBAY SPACING	60' x 50'

EXTERIOR WALL MATERIAL	Concrete tilt-wall construction
ROOFING MATERIAL	.45 MIL TPO membrane roof with R-25 Insulation
PAVED PARKING	Ratio of 0.8/1,000 SF for the vacancy
YEAR BUILT	2020
NO. OF ACRES	15.44 acres
TRUCK COURT DEPTH	130' with a 60' concrete apron
CEILING HEIGHT	36'
LIGHTING	Per tenant's spec
POWER	277/480 Volt, 3 phase, 4-wire electrical service
HEATING	Ceiling mounted, gas-fired heaters in warehouse
SPRINKLER SYSTEM/TYPE	ESFR for protection of Class I-IV commodities
SPACE LOADING DOCK	Twelve (12) Dock-High Doors: 9' x 10' One (1) Drive-In Door: 12' x 14'
NATURAL GAS SERVICE PROVIDER	Dominion Energy
POWER	Progress Duke Energy
WATER AND SEWER	Town of Knightdale
WATER LINE	2"
SEWER LINE	4"
TELECOM PROVIDER	AT&T - Fiber



FLOOR PLAN 43,131 SF AVAILABLE



DH DOCK HIGH DOOR **DD** DRIVE IN DOOR

AREA AMENITIES

1 MIDTOWN COMMONS

3.5 MILES

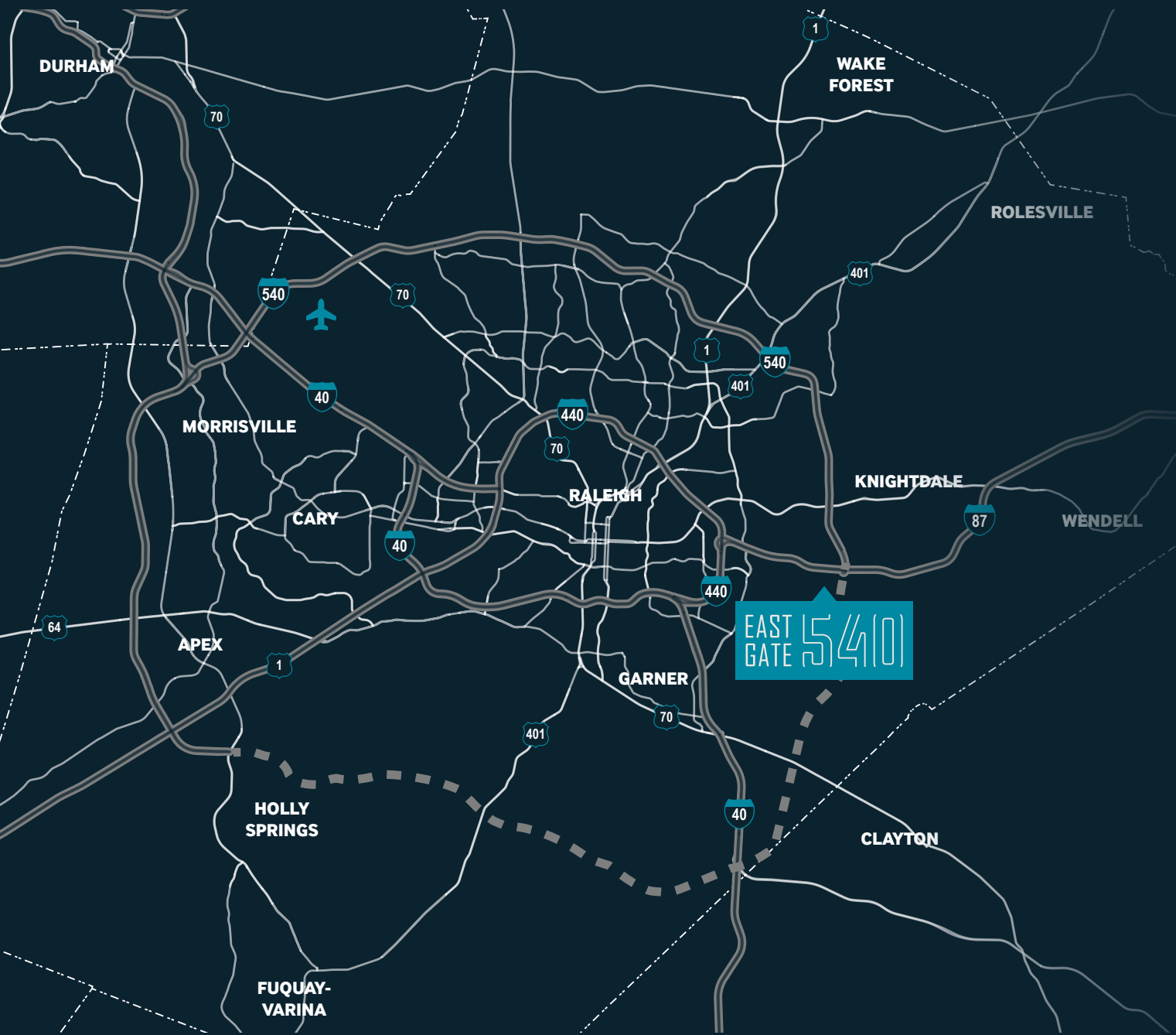
- Kohl's
- T.J.Maxx
- Dick's Sporting Goods
- Best Buy
- Target
- Starbucks
- Lone Star Steakhouse
- Applebee's Grill + Bar
- Subway
- Chickfila
- The Home Depot
- PetSmart
- Chili's Bar & Grill
- Wells Fargo Bank
- IHOP
- Krispy Kreme
- OfficeMax
- Petco
- Kirkland's
- Michaels

2 KNIGHTDALE COMMONS

3.8 MILES

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





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

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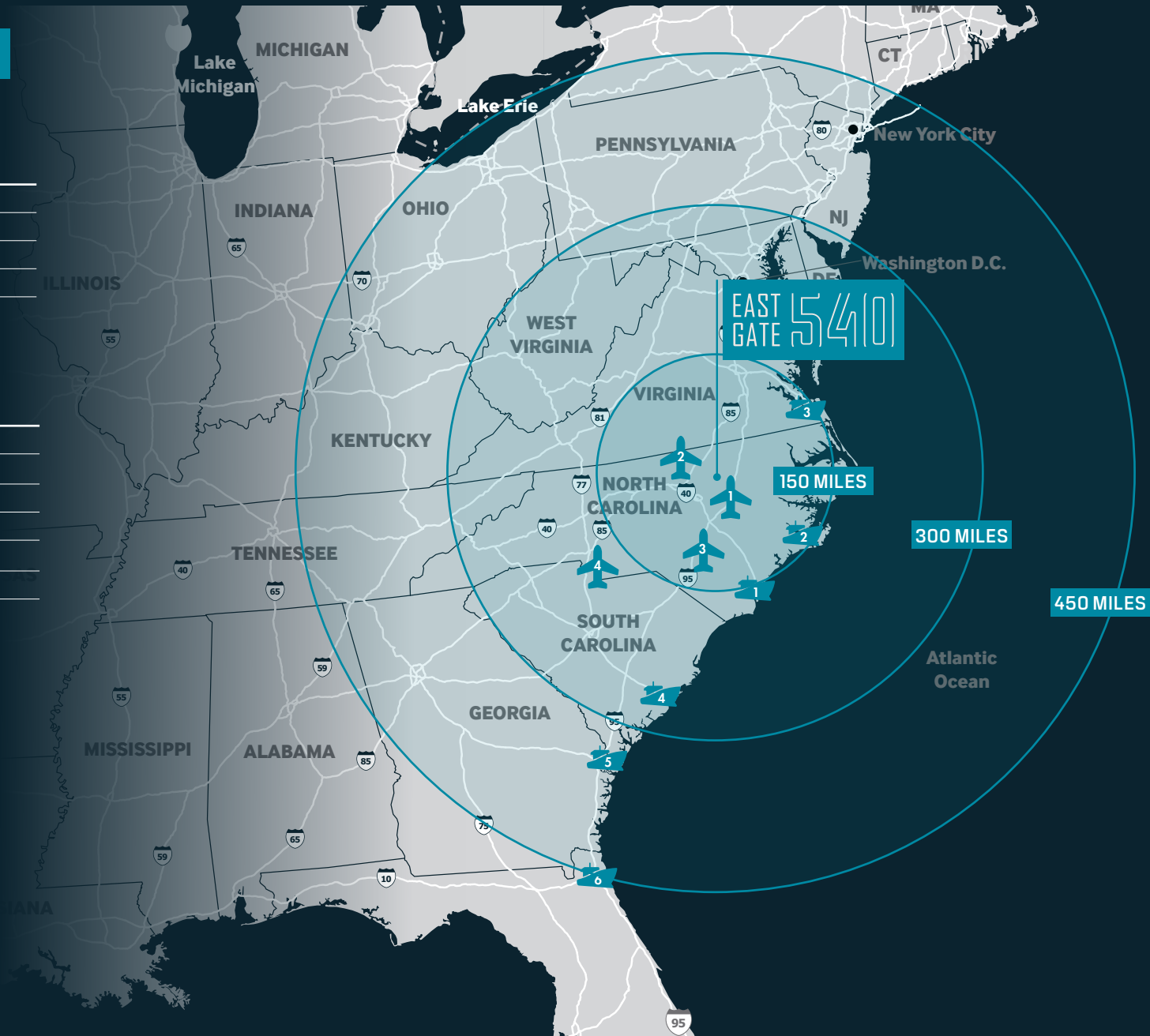
AIRPORTS

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

DEVELOPED BY



TRINITY CAPITAL

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