



2880 & 2910 LOWELL ROAD  
APEX, NC 27523

±20,000 SF - 305,470 SF

CLASS A INDUSTRIAL

NOW UNDER CONSTRUCTION

FOR LEASE | Q3 2026 DELIVERY



VISIT WEBSITE

McCRANEY  
PROPERTY COMPANY

CBRE



## APEX RIDGE INDUSTRIAL PARK

**±305,470 SF**

TOTAL SQ. FT. AVAILABLE

**32'**

CLEAR HEIGHT

**28.25 AC**

TOTAL SITE ACREAGE

**ESFR**

SPRINKLER SYSTEM

### PROJECT HIGHLIGHTS

ADDRESS	2880 & 2910 Lowell Road   Apex, NC 27523
BUILDING SF	Bldg 1: 142,035 SF   Bldg 2: 163,435 SF
TOTAL ACREAGE	28.25 acres
TOTAL SF	±20,000 SF - 305,470 SF
OFFICE SF	Build to Suit
CLEAR HEIGHT	32'
LOADING	Dock-High & Drive-In Doors
SPRINKLER	ESFR
PARKING	312 total auto spaces
ZONING	Tech/Flex Conditional Zoning District (TF-CZ)
DELIVERY	Q3 2026
LEASE RATE	Contact for pricing



EASY ACCESS  
TO I-540 VIA  
US-64



CLASS A  
INDUSTRIAL  
DEVELOPMENT



Q3 2026  
ANTICIPATED  
SHELL DELIVERY

# Site Plan Aerial



# Building Specs

## BUILDING 1

<b>Address</b>	2910 Lowell Rd   Apex, NC 27523
<b>Available SF</b>	±20,000 SF - 142,035 SF
<b>Office SF</b>	Build to Suit
<b>Building SF</b>	±142,035 SF
<b>Clear Height</b>	32'
<b>Dock Doors</b>	Forty-Seven (47) Dock-High Doors
<b>Drive-In Doors</b>	Three (3) Drive-in Ramps
<b>Sprinkler</b>	ESFR
<b>Parking</b>	177 auto spaces
<b>Power</b>	2,400 Amps, 480/277 V, 3-Phase
<b>Building Dimensions</b>	890' x 160'
<b>Column Spacing</b>	52' x 50' (typ.)   60' Speed Bay
<b>Flooring</b>	6" 4000psi and reinforced speed bay
<b>Delivery</b>	Q3 2026

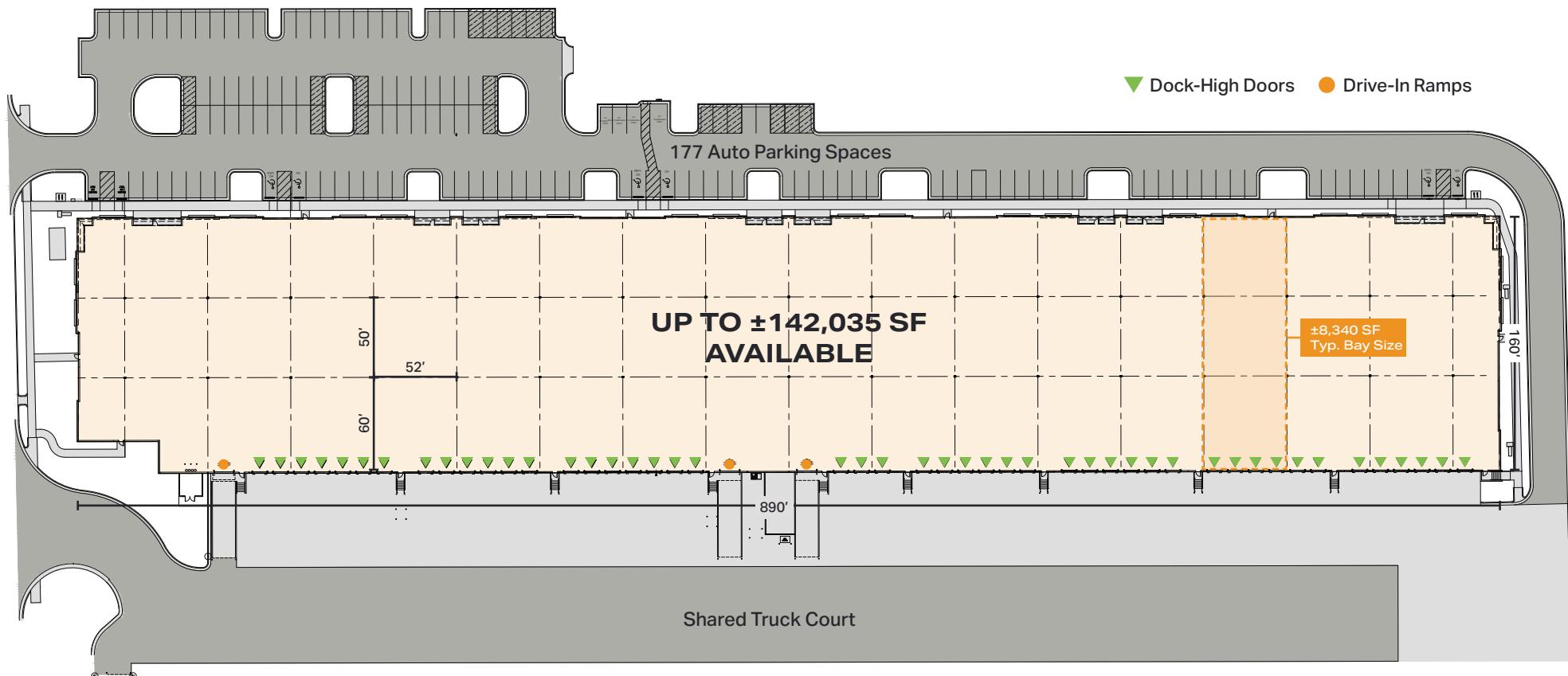
## BUILDING 2

<b>Address</b>	2880 Lowell Rd   Apex, NC 27523
<b>Available SF</b>	±20,000 SF - 163,435 SF
<b>Office SF</b>	Build to Suit
<b>Building SF</b>	±163,435 SF
<b>Clear Height</b>	32'
<b>Dock Doors</b>	Fifty-Two (52) Dock-High Doors
<b>Drive-In Doors</b>	Three (3) Drive-in Ramps
<b>Sprinkler</b>	ESFR
<b>Parking</b>	135 auto spaces
<b>Power</b>	2,400 Amps, 480/277 V, 3-Phase
<b>Building Dimensions</b>	880' x 185'
<b>Column Spacing</b>	52' x 40' (typ.)   60' Speed Bay
<b>Flooring</b>	6" 4000psi and reinforced speed bay
<b>Delivery</b>	Q3 2026

# Floor Plan - Building 1

2910 Lowell Road | Apex, NC

**±20,000 SF - 142,035 SF FOR LEASE**



**47**

DOCK DOORS

**3**

RAMPS

**32'**

CLEAR HEIGHT

**177**

AUTO PARKING

**ESFR**

SPRINKLER

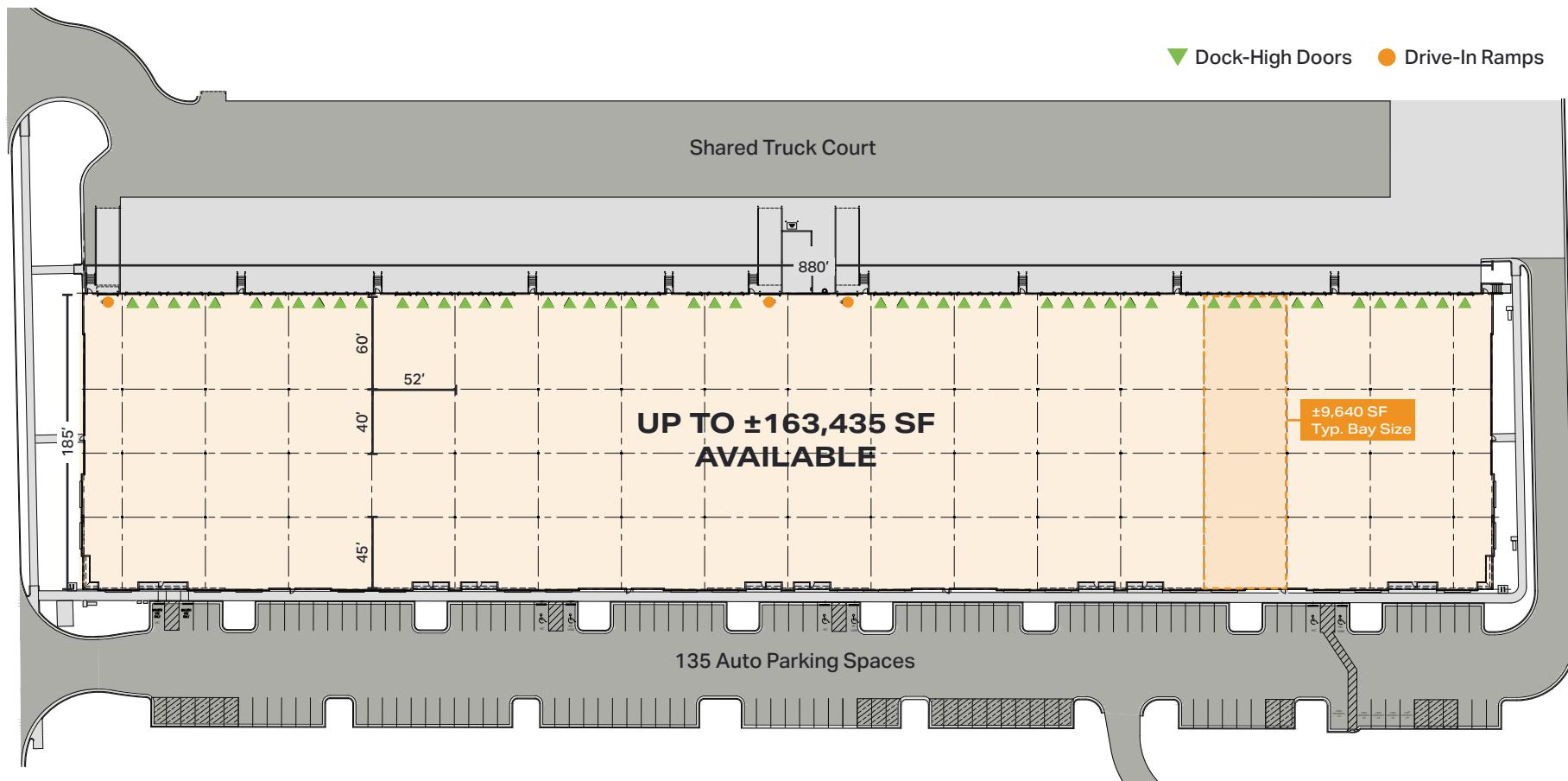
**Q3**

2026 DELIVERY

# Floor Plan - Building 2

2880 Lowell Road | Apex, NC

**±20,000 SF - 163,435 SF FOR LEASE**



**52**

DOCK DOORS

**3**

RAMPS

**32'**

CLEAR HEIGHT

**135**

AUTO PARKING

**ESFR**

SPRINKLER

**Q3**

2026 DELIVERY

# Building Elevations



WEST ELEVATION

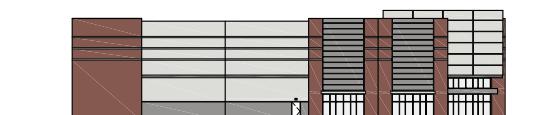


EAST ELEVATION

ENLARGED CORNER ENTRANCE



SOUTH ELEVATION



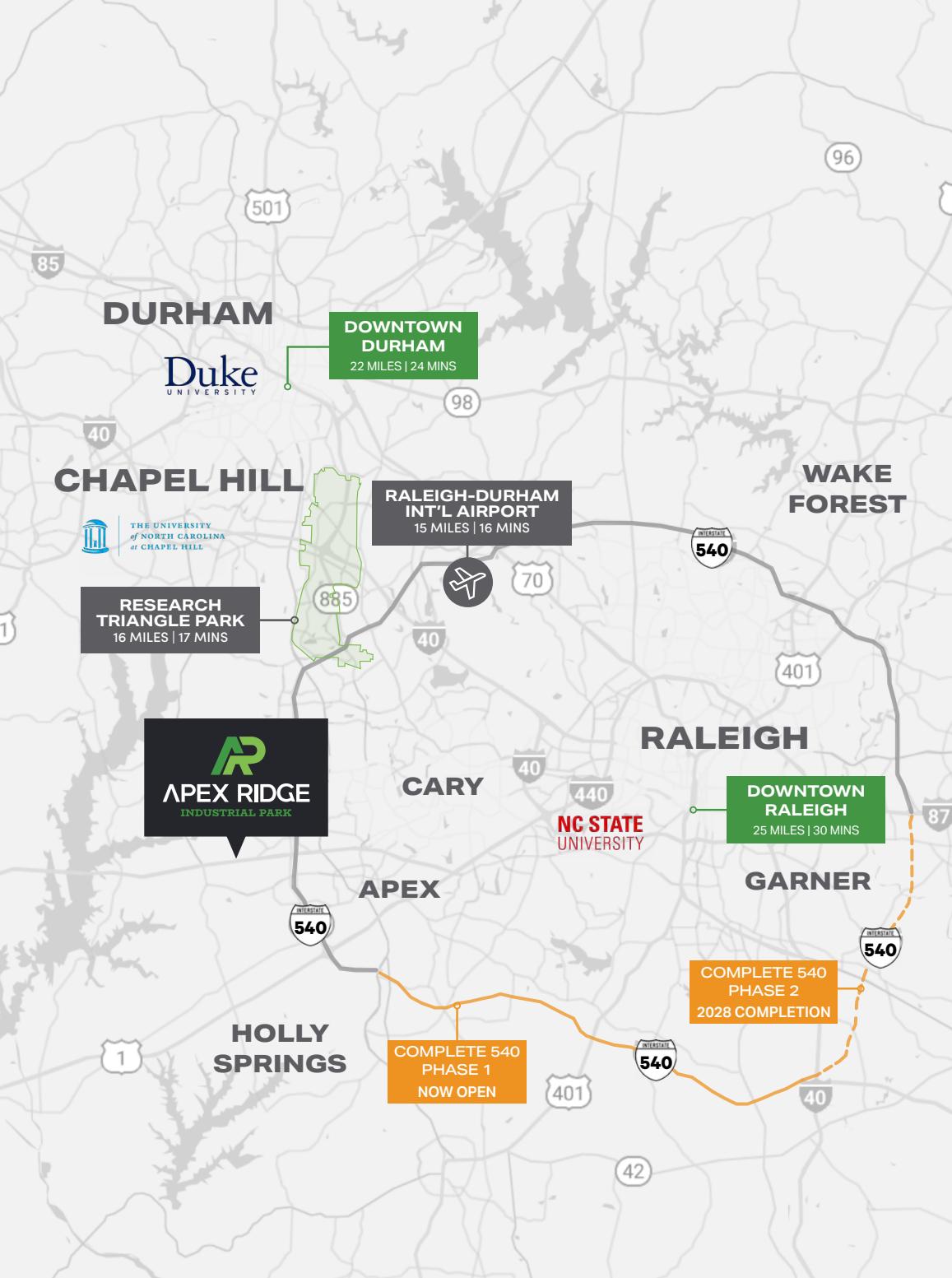
NORTH ELEVATION



ENLARGED CORNER ENTRANCE

# Nearby Amenities





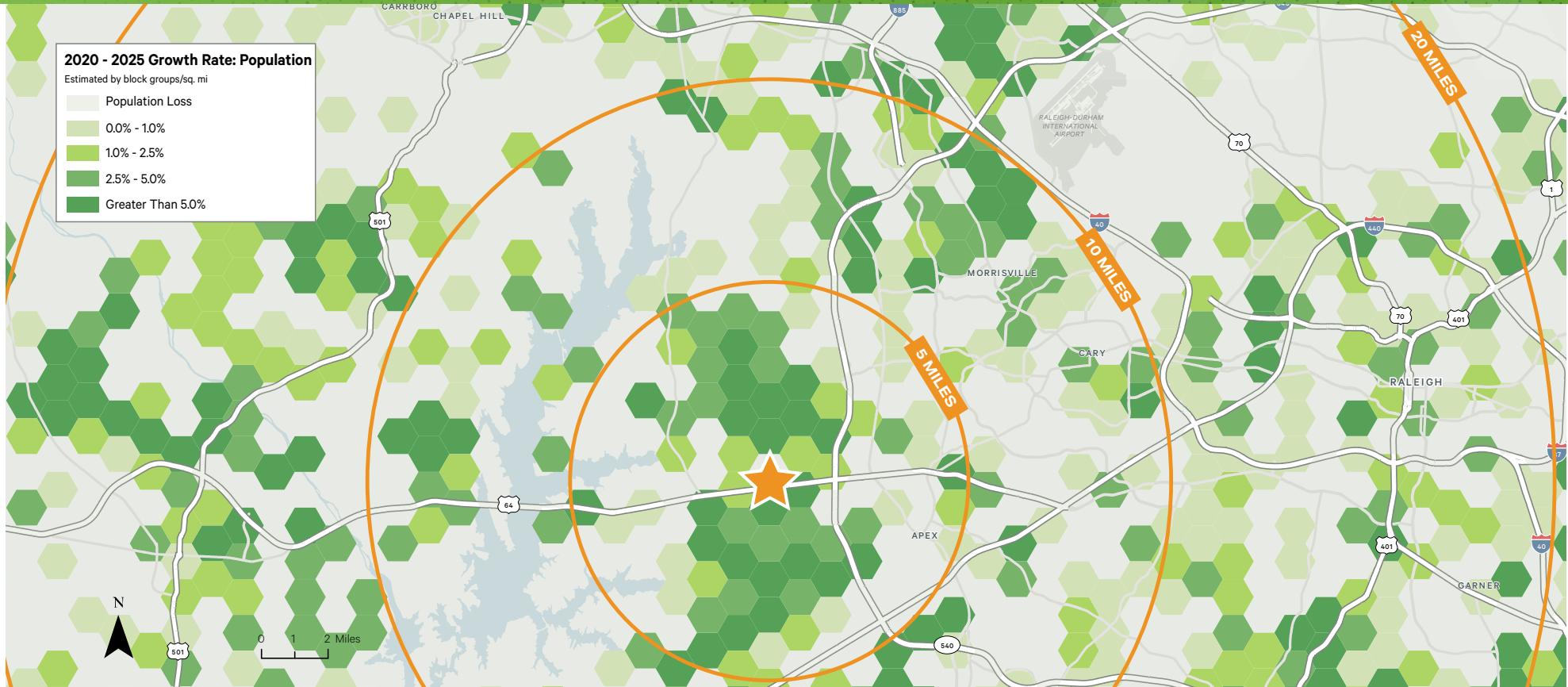
## AREA DRIVE TIMES

INTERSTATES	DISTANCE
64 U.S. Hwy 64	< 0.5 Mile
540 Interstate 540	2.0 Miles
1 U.S. Hwy 1	8.5 Miles
40 Interstate 40	12 Miles
440 Interstate 440	12 Miles

AIRPORTS	DISTANCE
Raleigh-Durham International Airport	15 Miles
Piedmont Triad International Airport	76 Miles
Charlotte Douglas International Airport	153 Miles

SEAPORTS	DISTANCE
Wilmington, NC	146 Miles
Morehead City, NC	162 Miles
Norfolk, VA	205 Miles
Charleston, SC	209 Miles

# Triangle Access. Apex Advantage.



## AREA DEMOGRAPHICS

	5 MILES	10 MILES	20 MILES
2024 Population - Current Year Estimate	105,360	382,490	1,345,505
2029 Population - Five Year Projection	114,790	410,738	1,436,207
2020-2024 Annual Population Growth Rate	2.81%	2.21%	1.55%
Bachelor's Degree or Higher	74%	72%	63%
Graduate or Professional Degree	21,966	84,300	256,121
2024 Civilian Labor Force 16+	58,516	216,061	763,596
2024 Average Household Income	\$198,839	\$179,463	\$144,639
2024 Average Housing Value	\$672,786	\$650,071	\$582,816

## REGIONAL ACCOLADES

**#1**

'Boomtown' in  
North Carolina  
(Apex, NC)

GoBankingRates,  
October 2024

**#1**

Best Business  
Climate, Large  
(Raleigh/Cary)

Business Facilities,  
July 2025

**#2**

Metro for  
Quality of Life,  
Small (Apex, NC)

Business Facilities,  
July 2025

**#2**

North Carolina  
County with the  
Highest GDP (Wake)

SmartAsset,  
March 2025



# APEX RIDGE

## INDUSTRIAL PARK

2880 & 2910 LOWELL ROAD  
APEX, NC 27523

**ANN-STEWART PATTERSON, SIOR**

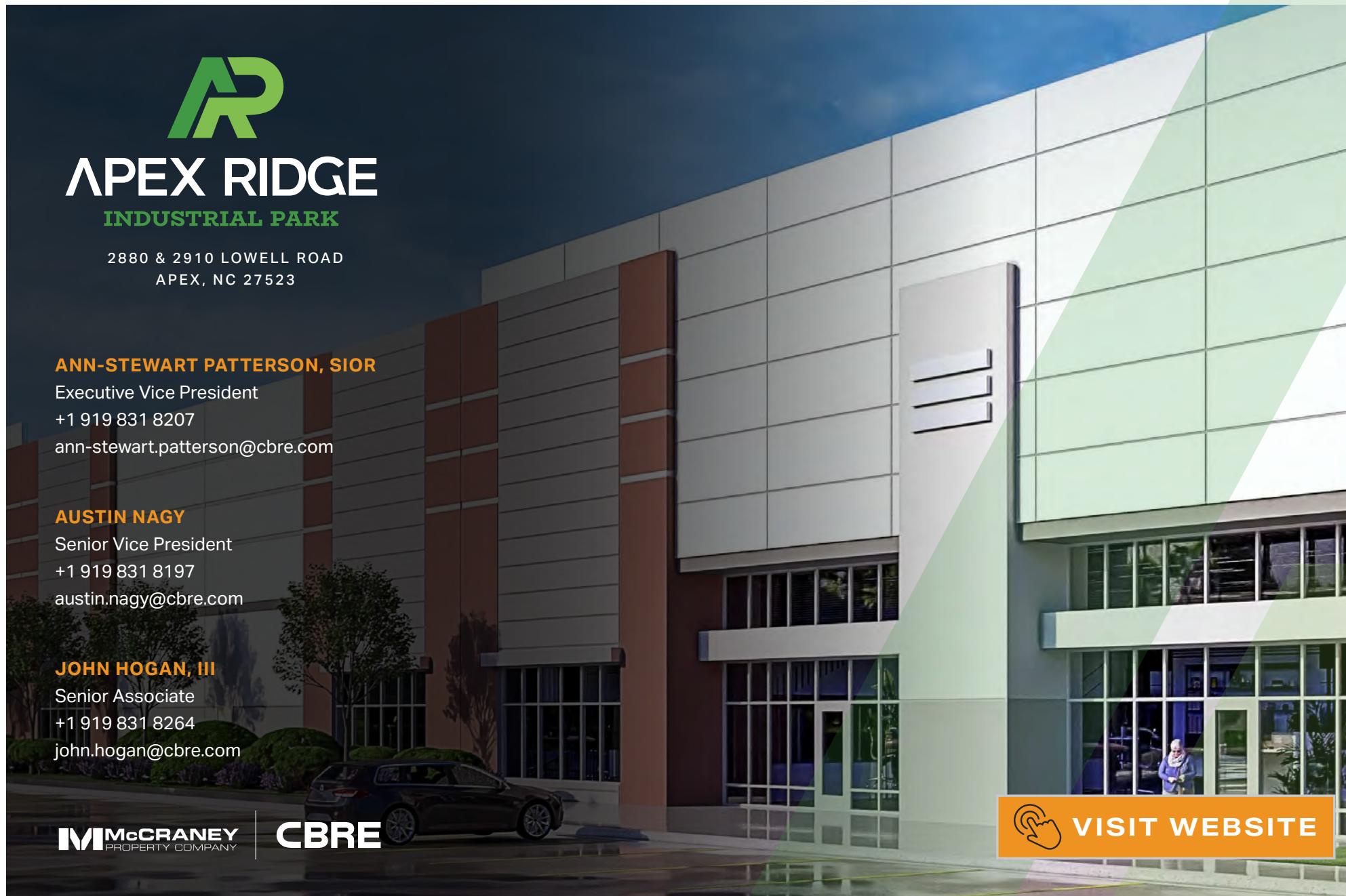
Executive Vice President  
+1 919 831 8207  
ann-stewart.patterson@cbre.com

**AUSTIN NAGY**

Senior Vice President  
+1 919 831 8197  
austin.nagy@cbre.com

**JOHN HOGAN, III**

Senior Associate  
+1 919 831 8264  
john.hogan@cbre.com



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