

421 & 431 MILBURNIE LAKE DRIVE, RALEIGH, NC 27610

KNIGHTDALE GATEWAY

AT THE RIVER DISTRICT



**+/- 315,892 SF
AVAILABLE**

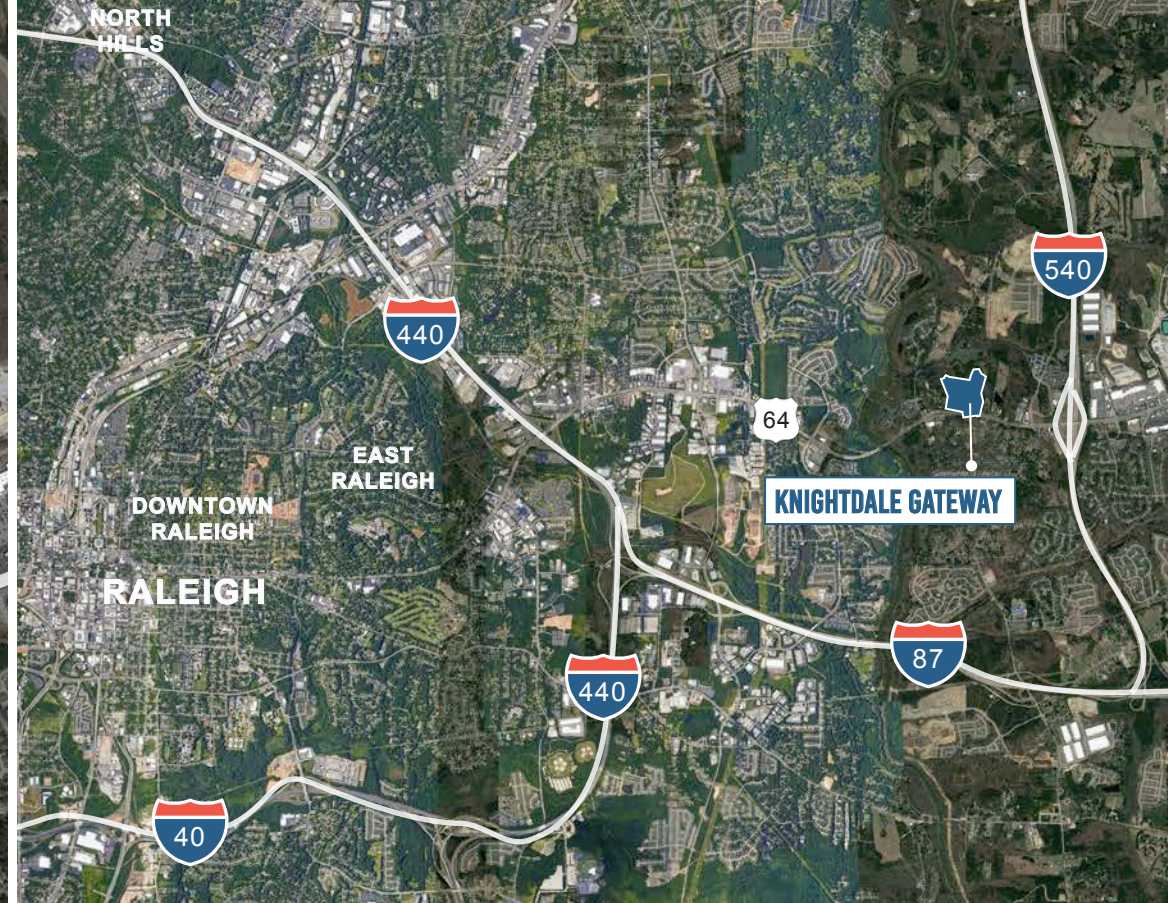
**DELIVERING Q2
2024**

Al Williams
919.424.8154
al.williams@jll.com

Matt Winters
919.424.8452
matt.winters@jll.com

Tim Robertson
704.926.1405
tim.robertson@beacondevelopment.com





PARK FEATURES

- Two buildings will range from +/- 221,363 to +/- 289,632 SF for a total of +/- 510,995 SF
- Knightdale Gateway is positioned in a premier location with convenient access to the Research Triangle region by way of I-540 and US Highway 64.
- Site totals 54.13 acres
- ESFR Sprinkler System
- 36' Clear Height
- Concrete truck court with trailer parking
- 435 Car parking spaces
- Direct frontage along US Highway 64
- Full movement traffic signal at park entrance
- 0.7 miles to I-540
- 2.7 miles to I-87
- 3.3 miles to I-440





BUILDING INFORMATION

PARK OVERVIEW:

Location: Milburnie Lake Drive, Raleigh, NC 27610

County: Wake

Site Acreage: 54.13 Acres

Total Size: +/- 510,995 SF

Zoning: MI-PUD

Trailer Parking: 18 Spaces

Fire Protection & Sprinkler: ESFR

BUILDING 1:

Location: 421 Milburnie Lake Drive

Available Space +/- 289,632 SF

Clear Height: 36'

Bay Spacing (Typ): 50'x50' with 60' Speedbay

Dock High Doors (9'x10'): Sixty (60)

Drive-In Doors (14'x16'): Two (2)

Car Parking: 235 Spaces

BUILDING 2:

Location: 431 Milburnie Lake Drive

Available Space: +/- 26,260 SF

Clear Height: 36'

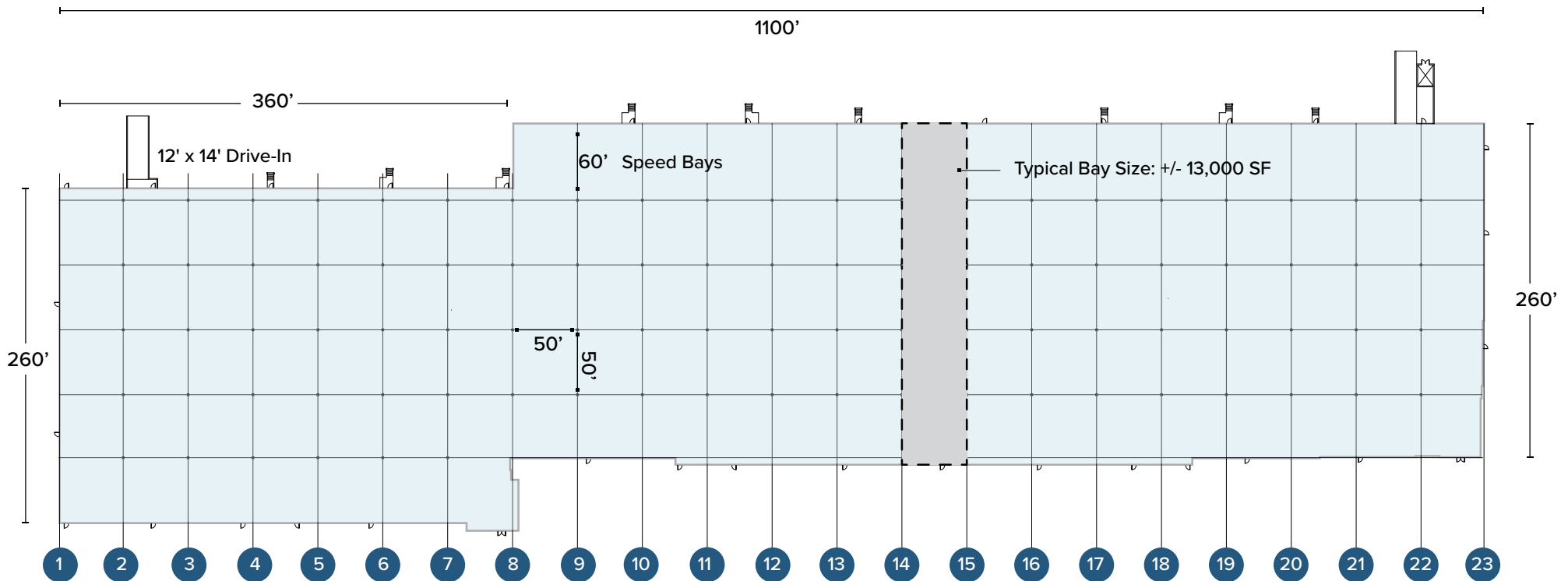
Bay Spacing (Typ): 54'x50' with 60' Speedbay

Dock High (9'x10'): Three (3)

Drive-In Doors (14'x16'): One (1)

Car Parking: 1.0/1,000 SF

BUILDING 1 FLOOR PLAN



BUILDING FEATURES:

Building Size: +/- 289,632 SF

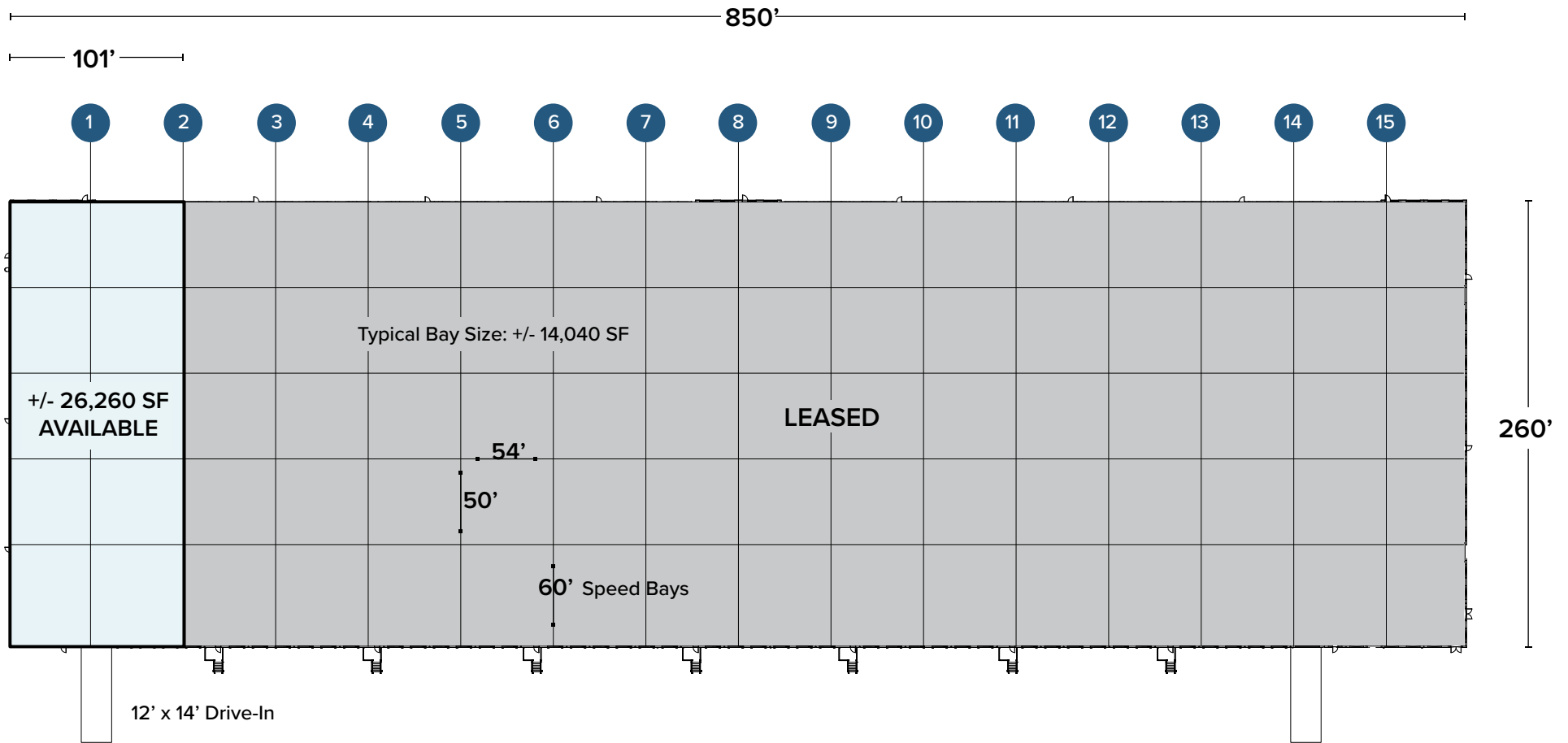
Typical Bay Spacing: 50' x 50' with 60' Speed Bay

Typical Bay Size: +/- 13,000 SF

Dock-High Doors (9'x10'): Sixty (60)

Drive-In Doors (14'x16'): Two (2)

BUILDING 2 FLOOR PLAN



BUILDING FEATURES:

Building Size: +/- 221,363 SF

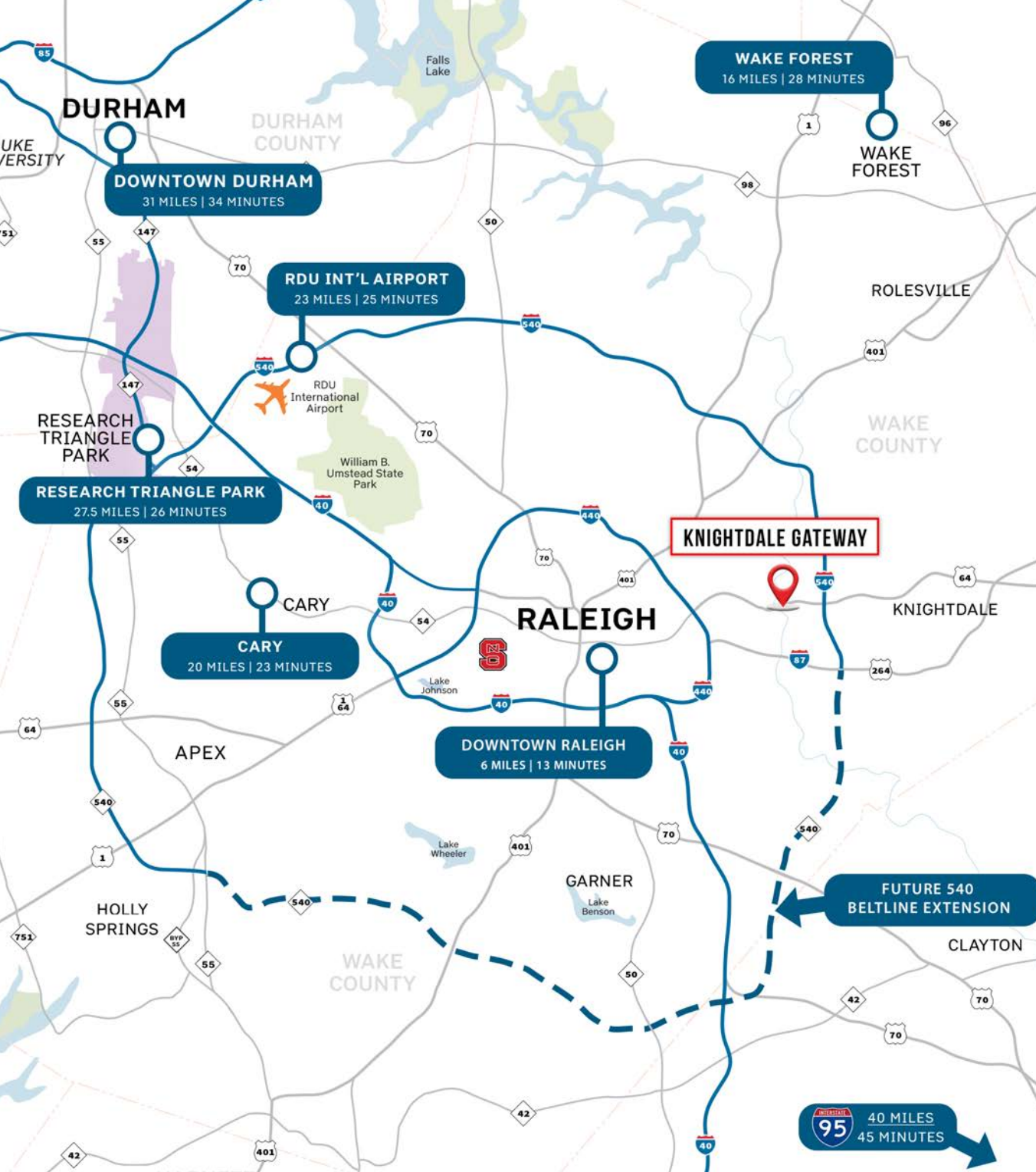
Available Space: +/- 26,260 SF

Clear Height: 36'

Bay Spacing (Typ): 54' x 50' with 60' Speed Bay

Dock-High Doors (9'x10'): Three (3)

Drive-In Doors (14'x16'): One (1)



LOCATION:

**Direct Frontage
Along US-64**

Driving Distances:

0.7
miles to I-540

6.0
miles to
Downtown Raleigh

2.7
miles to I-87

20
miles to RDU
International
Airport

3.3
miles to I-440

IMMEDIATE ACCESS TO I-540 AND RALEIGH'S US-64 RETAIL CORRIDOR



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