

FIRST TENANT SIGNED | NOW PRE-LEASING FLEX/INDUSTRIAL SPACE!



 VISIT WEBSITE

 PROMO VIDEO

 WATCH CONSTRUCTION

±8,800 SF - 150,013 SF FLEX/LIGHT INDUSTRIAL SPACE AVAILABLE

PARK OVERLOOK EAST

11724 & 11730 GREEN LEVEL CHURCH RD | CARY, NC 27519



PARK HIGHLIGHTS

162,013 SF Class A, Flex/Light Industrial Development



150,013
SF Available



24'
Clear Heights



ESFR
Sprinkler System



LOADING
47 Total Docks



40' X 60'
Typ. Column Spacing



326
Auto Spaces

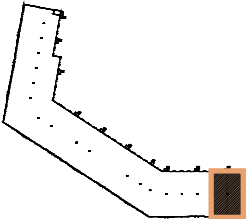
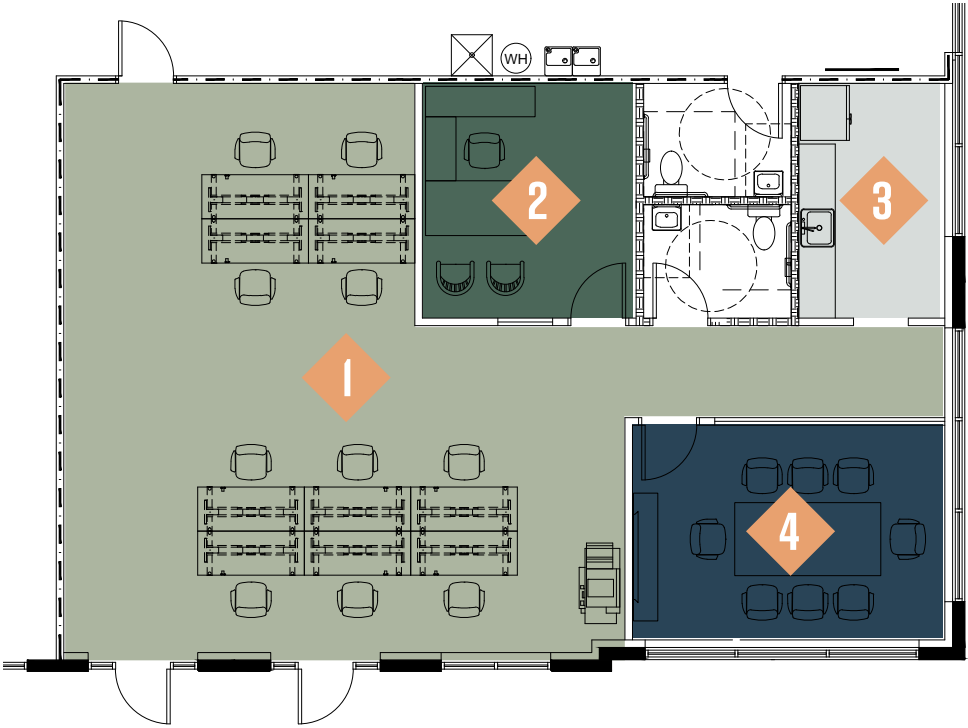
BUILDING I FEATURES

| | |
|-----------------|--|
| Address | 11724 Green Level Church Road |
| Available SF | ±8,800 - 94,357 SF |
| Building SF | 106,357 SF |
| Office SF | 1,593 SF Spec Office Suite V |
| Column Spacing | 40' x 60' (typ.) |
| Clear Height | 24' |
| Floor Thickness | 6" concrete slab |
| Exterior | Masonry & Glass |
| Dock-High Doors | Twenty-Eight (28) total dock doors Fourteen (14) 9'x10' & Fourteen (14) 10'x12' |
| Drive-In Doors | Up to (14) ramped doors (10'x12') |
| Parking | 2.0/1,000 326 Spaces |
| Timing | Q2 2025 |



SPEC OFFICE SUITE

1,593 SF Spec Office | Building 1 - Suite V



KEY PLAN

1
OPEN WORK AREA

2
PRIVATE OFFICE

3
BREAKROOM/
KITCHEN

4
CONFERENCE ROOM



BUILDING 2 FEATURES

| | |
|-----------------|--|
| Address | 11730 Green Level Church Road |
| Available SF | ±8,800 - 55,656 SF |
| Building SF | 55,656 SF |
| Office SF | Build to suit |
| Column Spacing | 40' x 60' (typ.) |
| Clear Height | 24' |
| Floor Thickness | 6" concrete slab |
| Exterior | Masonry & Glass |
| Dock-High Doors | Fourteen (14) total dock doors Seven (7) 9'x10' & Seven (7) 10'x12' |
| Drive-In Doors | Up to (7) ramped doors (10'x12') |
| Parking | 2.0/1,000 326 Spaces |
| Timing | Q2 2025 |



PRE-LEASING FLEX/LIGHT INDUSTRIAL SPACE

BUILDING 2

55,656 SF Available

BUILDING 1

94,357 SF Available

PARK AERIAL



BUILDING 2 TRUCK COURT







FRONT FAÇADE

PRIME LOCATION & ACCESS

INTERSTATES

DISTANCE

| | |
|--|----------|
|  NC Hwy 55 | < 1 Mile |
|  Interstate 540 | 3 Miles |
|  Interstate 40 | 7 Miles |
|  Interstate 440 | 18 Miles |

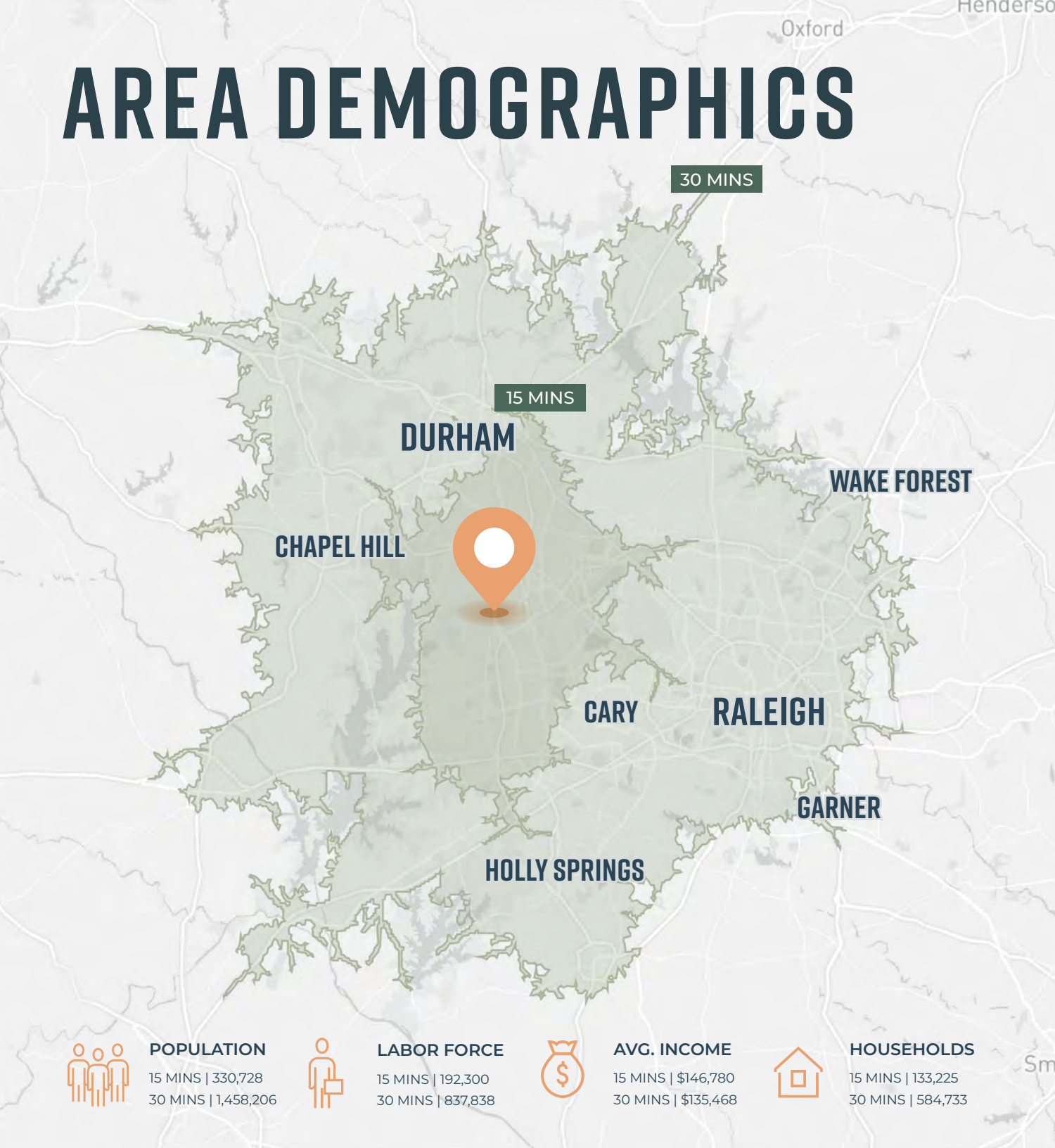
AIRPORTS

DISTANCE

| | |
|---------------------------------|-----------|
| Raleigh-Durham International | 11 Miles |
| Piedmont Triad International | 75 Miles |
| Charlotte Douglas International | 155 Miles |



AREA DEMOGRAPHICS



REGIONAL ACCOLADES

#1 STATE FOR PROSPERITY CUP AWARDS

Site Selection, 2021, 2022 & 2023

#1 STATE OF THE YEAR FOR ECONOMIC DEVELOPMENT

Business Facilities, January 2023

#2 BEST STATE FOR BUSINESS

CNBC, 2024

#2 STATE FOR INBOUND MOVES IN 2023

Atlas Van Lines, January 2024

#2 BEST-PERFORMING CITY IN THE U.S (RALEIGH)

Milken Institute, February 2024

#2 HOTTEST HOUSING MARKET IN THE U.S (RALEIGH)

U.S. News, February 2024



POPULATION

15 MINS | 330,728
30 MINS | 1,458,206



LABOR FORCE

15 MINS | 192,300
30 MINS | 837,838



AVG. INCOME

15 MINS | \$146,780
30 MINS | \$135,468



HOUSEHOLDS

15 MINS | 133,225
30 MINS | 584,733



ABOUT THE DEVELOPER

With more than **50 years** of success, **Greenberg Gibbons** is a premier developer, investor, and owner of mixed-use, retail, and flex/R&D properties. The firm's rapidly expanding portfolio encompasses more than **6 million square feet** under management and **\$1.6 billion of assets** in **23 locations** throughout the Mid-Atlantic and Southeast regions. Strong vision, innovative design and high-value amenities are hallmarks of how the company creates engaging destinations and inspiring experiences. Simply put, people love to work, shop, live and play at these properties.

Greenberg Gibbons Properties is a premier real estate developer, investor, and owner delivering Class-A Light Industrial properties across the country. We pride ourselves on being the shallow bay experts. Strong vision, innovative design and high-value amenities are hallmarks of how we create engaging workplaces for our tenants.

Through our full-service platform, exceptional management, and experienced team Greenberg Gibbons Properties is the landlord of choice in the Class-A Light Industrial Category.



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CBRE

 GREENBERG GIBBONS
PROPERTIES

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