

MERRITT CAPITAL BUSINESS PARK

FLEX/LIGHT INDUSTRIAL
BUILDINGS IN WAKE FOREST, NORTH CAROLINA



MERRITT-CBP.COM



PROPERTY OVERVIEW

With up to seven light industrial buildings totaling 452,500 SF, Merritt Capital Business Park will offer multiple product types to accommodate a variety of small and full-building office and warehouse users. The park is positioned in a premier location along Ligon Mill Road and Unicon Drive, minutes from US-1, US-401 and I-540.

LOCATION Ligon Mill Road & Unicon Drive

PRODUCT TYPE Class A flex & light industrial brick masonry and concrete tilt-up

SQUARE FOOTAGE Buildings will range from 30,000 - 140,000 SF for total of 459,300 SF

CLEAR HEIGHTS 18'-32'

LOADING Rear-loaded docks and drive-in capabilities

ACREAGE +/- 74





WHAT'S IT LIKE TO WORK WITH MERRITT?

"Merritt allowed us to continue to focus on our business while our new space was being built out. Our move was seamless. We didn't have to stop production for a single week."

ADAM BUFANO, SERGIO MALARIN, SID SHARMA - Wild Bay Kombucha

SITE PLAN

 LIGHT INDUSTRIAL/BULK

 INCUBATOR SPACES

LIGHT INDUSTRIAL BUILDINGS & INCUBATOR SPACES

Building 1	740 Merritt Capital Drive	85,800 SF
Building 2	744 Merritt Capital Drive	30,000 SF
Building 3	741 Merritt Capital Drive	84,400 SF
Building 4	745 Merritt Capital Drive	55,200 SF

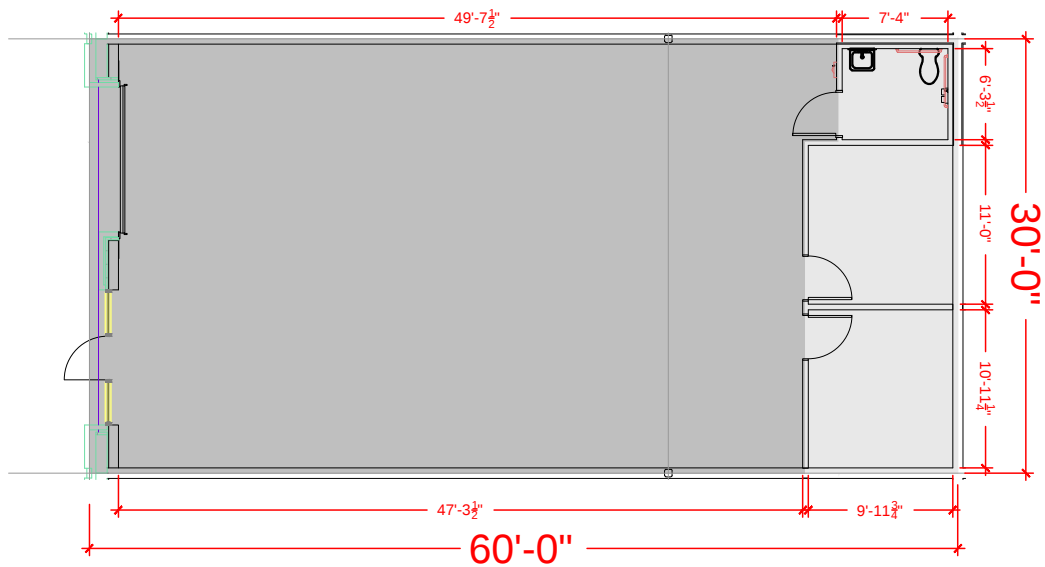
INDUSTRY OAKS LANE LIGHT INDUSTRIAL/BULK CONCEPT

Building 5A	1800 Industry Oaks Lane	63,900 SF
Building 6A	1808 Industry Oaks Lane	140,000 SF

TOTAL PARK **459,300 SF**
142 acres



SAMPLE FLOOR PLAN



TOTAL SF AVAILABLE:

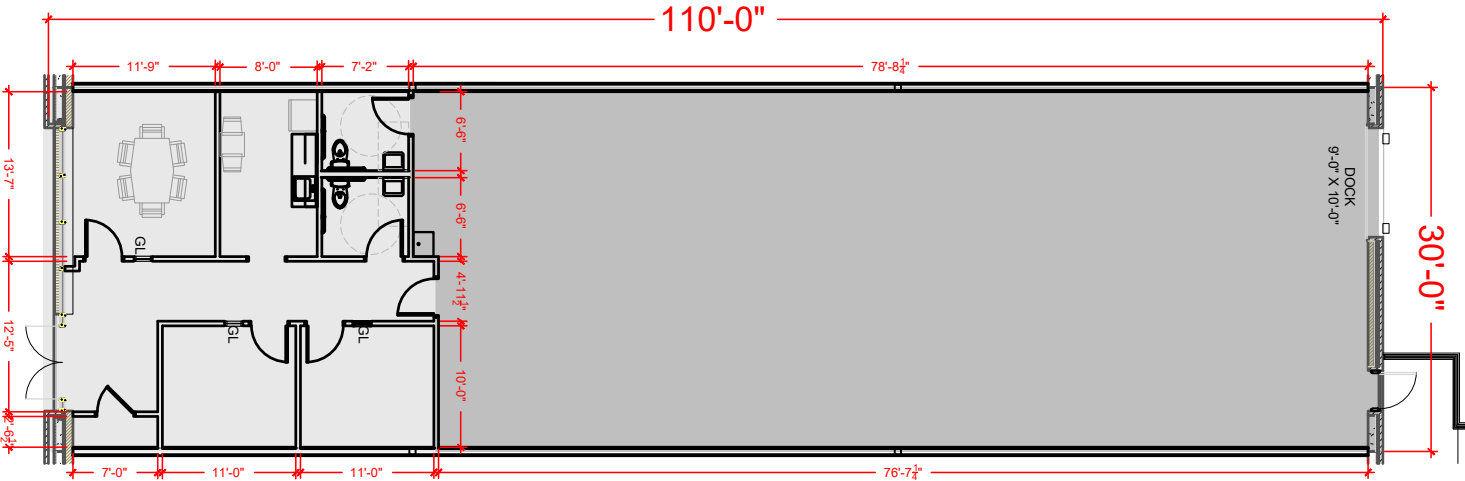
1,800 SF

Office - 300 SF

Warehouse - 1,500 SF



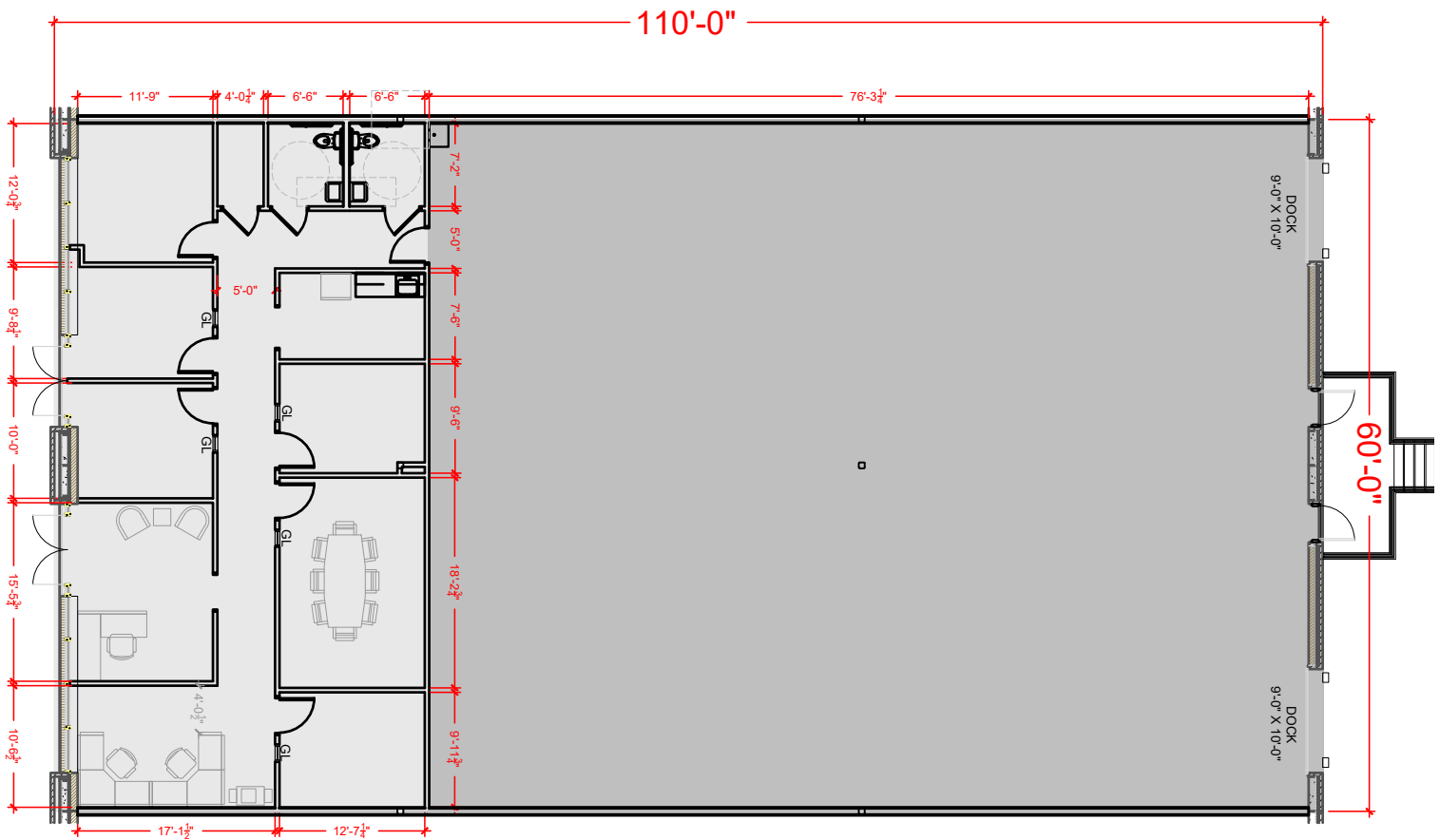
SAMPLE FLOOR PLAN



TOTAL SF AVAILABLE:
3,300 SF
Office - 941 SF
Warehouse - 2,359 SF



SAMPLE FLOOR PLAN



TOTAL SF AVAILABLE:

6,600 SF

Office - 1,938 SF

Warehouse - 4,662 SF





CREATING HOMES FOR BUSINESSES

With more than 50 years of full-service commercial real estate experience, Merritt Properties owns and operates more than 21 million square feet of space across four states. We design, build, lease, and manage our properties. Our portfolio includes flex/light industrial, office, bulk and retail product. Merritt's founder, Leroy Merritt, often completed deals on a handshake, and that level of trust and respect continues at our company today. We're committed to honest and fair business dealings that grow customer relationships into long-term partnerships.

LOCATION

CAPITAL PLAZA



98

THE SHOPPES AT CAVENESS FARMS



WAKEFIELD COMMONS



THE FACTORY & MAIN STREET



MERRITT CAPITAL BUSINESS PARK



TRIANGLE TOWN CENTER & POYNER PLACE



1

401

WRAL SOCCER PARK

WAKE TECH NORTH

TRIANGLE AT A GLANCE

The Research Triangle region of North Carolina is one of the country's largest and most successful research hubs, known for high-tech, life sciences, manufacturing and a variety of other industries. The area has been named one of the best locations to start a business and is surrounded by a number of top-ranking colleges and universities, including Duke University, North Carolina State University and University of North Carolina at Chapel Hill. The regional industrial market has exploded with several notable corporate expansions, spurring economic growth and propelling the Triangle into the national spotlight. Key market drivers include a low cost of doing business, talent pipeline, minimal regulations and a high quality of life.

#1

Top State for Business

CNBC 2022

#1

Best Place to Live in 2022

Bankrate 2022

#4

Best Large Airport for Customer Satisfaction

JD Power Study 2022

#1

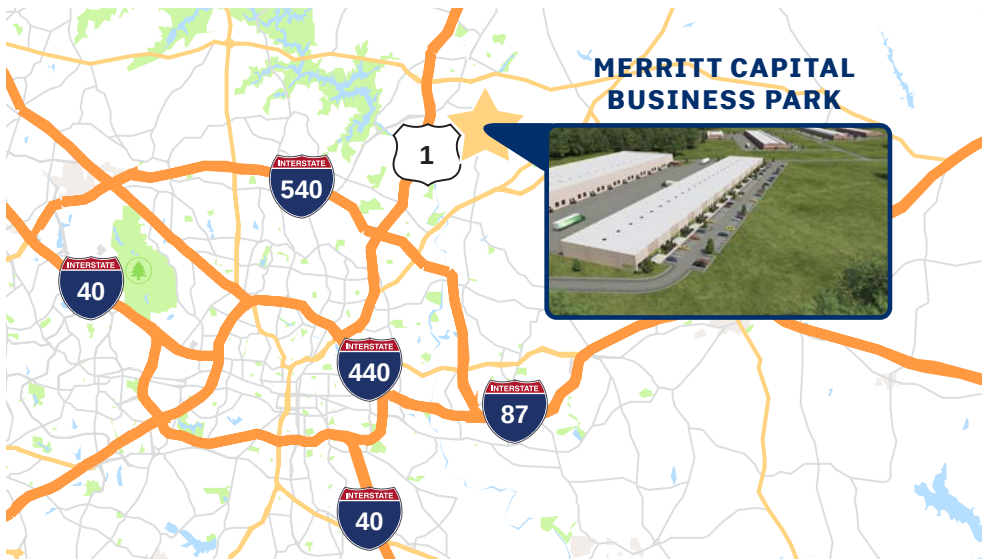
Best City to Start a Tech Career

GoBankingRates 2022

#1

Top State for Best Business Climate

Business Facilities 2022



MAJOR ROADS	MILES
	1 mile
	7 miles
	11 miles
	15 miles
	18 miles

MERRITT CAPITAL BUSINESS PARK

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