

LIFE SCIENCE REAL ESTATE IN WAKE COUNTY

Wake County and the Research Triangle is the center of one of the world's largest life science hubs. **The Triangle is home to more than 644 life science operations across several clusters including contract research organizations (CROs), pharmaceutical manufacturing, research and development, cell and gene therapy, ag-tech and more.**

The sector is seeing rapid growth throughout the region, employing more than 42,600 people in 2024, a 38% increase over the last 10 years. The region has continued to publicly invest in industry-specific infrastructure and workforce development, which has led to significant investment from life science real estate developers. **Currently, there are more than 2.1 million square feet of GMP pharmaceutical manufacturing and research and development lab space.** Featured below are some high-impact projects available in the Triangle.



CENTENNIAL CAMPUS AT NC STATE UNIVERSITY (Raleigh)

The 1,200-acre research park and campus is home to more than 70 corporate, governmental and non-profit partners working alongside 75 of NC State University's research centers, institutes and academic departments.

- 10 minutes from downtown Raleigh, 15 minutes from RDU International Airport and 5 minutes from I-40 & I-440
- Planned 32-acre mixed-use innovation development will add 4 million SF, including office and lab, co-working, multi-family and amenities
- First building in new development is 325,000 SF proposed for science and advanced technology industries



THE PRESS (Cary)

The Press is designed to be the **newest destination for advanced manufacturing industry leaders** with upgraded power available on day one.

- 262,400 SF ready for tenant upfit
- 75,200 SF office/lab space and 187,200 SF advanced manufacturing/cleanroom space
- Single or multi-tenant options
- Electrical: Existing 3,000 amps with upgrades up to 6MW available
- Clear height in manufacturing area: 25'-40'
- 14 dock high doors + 1 drive-in door



SPARK LS (Morrisville)

The 109-acre life science campus will consist of 9 purpose-built R&D, office and advanced manufacturing buildings surrounded by green space, restaurants, outdoor recreation areas and a 20K SF ecosystem-driven amenity center.

Phase 1, including a 155K SF R&D building and two cGMP buildings of 162K and 201K SF, is now in tenant-ready condition

- R&D Building 1: Purpose-built lab building with robust building systems
- BMF Building 1 & 2: 37' clear, cGMP-capable advanced manufacturing shells prepped for mezzanine
- Tenant ready

AMGEN

Biogen

Catalent

CSL Seqirus

FUJIFILM
Diosynth
biotechnologies

GILEAD

*Major Life Science Employers
in the Research Triangle*

GSK

MERZ AESTHETICS®

premier
research

Syneos
Health



Scan this QR code for
more information on
these properties.



PATHWAY TRIANGLE (Morrisville)

Pathway Triangle, a 75-acre master-planned life science campus, is designed to optimize the full drug development life cycle – discovery through delivery. The campus, consisting of four advanced manufacturing buildings, two class-A lab buildings, and an on-site amenity building, is conveniently located in the heart of the Research Triangle region near RDU airport, I-40 and I-540. Speed to start and operational flexibility emerge at Pathway, King Street Properties' national advanced manufacturing platform featuring 2M SF of purpose-built life science space. Buildings 1 & 2 are now ready for tenant fit out

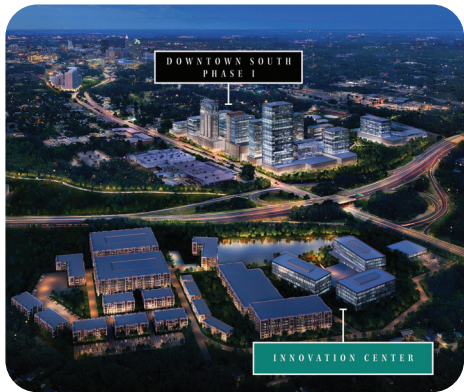
- Phase 1
 - Building 1: Advanced Manufacturing, 168K SF (Q1 '24)
 - Building 2: Advanced Manufacturing, 202K SF (Q1 '24)
 - Building 3: R&D, 140K SF ('25)



CaMP Helix (Holly Springs)

Amgen announced a \$550 million biologics manufacturing facility within CaMP Helix, which currently has over **400 acres of land available for development**. The park is strategically positioned 20 minutes from downtown Raleigh, RDU Airport and Research Triangle Park (RTP). The site has amazing access to the region and is within 5 minutes of US Highway 1, North Carolina Highway 55, and I-540.

- Fully served with all utilities
- 100+ acres currently available for economic development projects
- Phase 1 speculative buildings accommodate users ranging from 100K to 500K SF



DOWNTOWN SOUTH (Raleigh)

This is slated to be Raleigh's flagship development, which will serve as the southern gateway to the capital city. The first development phase of the project will feature office, retail, multifamily and a hotel. **Phase 2 of the master plan, Innovation Center at Downtown South, includes 800K SF and will focus on serving the life science industry.**

- Infrastructure:
 - Water: 54 MGD excess capacity
 - Wastewater: 20 MGD excess capacity



Scan this QR code for more information on these properties.



THE YIELD + CATALYST BIOCAMBUS (Holly Springs)

The YIELD Holly Springs and Catalyst BioCampus are two adjacent developments with a combined potential footprint of 2 million SF of biomanufacturing, lab and office space at full build out.

- The YIELD Holly Springs Phase 1:
 - 2 110K SF cGMP shells complete
 - Ready for tenant upfit
 - Secured zoning and approvals for future development opportunities
- Catalyst BioCampus Phase 1:
 - Catalyst Shell offers an advanced multi-modal cGMP shell solution
 - 2 shell buildings (both 169K SF, 104K groundfloor, 65K mezzanine) ready for tenant fit out
 - Additional 388K SF build to-suit opportunity for cGMP, PD, R&D, PD/Office expansion opportunity (across 2 buildings)

BE A PART OF WHAT'S NEXT.

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