

3 2 0 1 W A T E R F I E L D D R I V E

G A R N E R , N O R T H C A R O L I N A A T

GREENFIELD
BUSINESS PARK



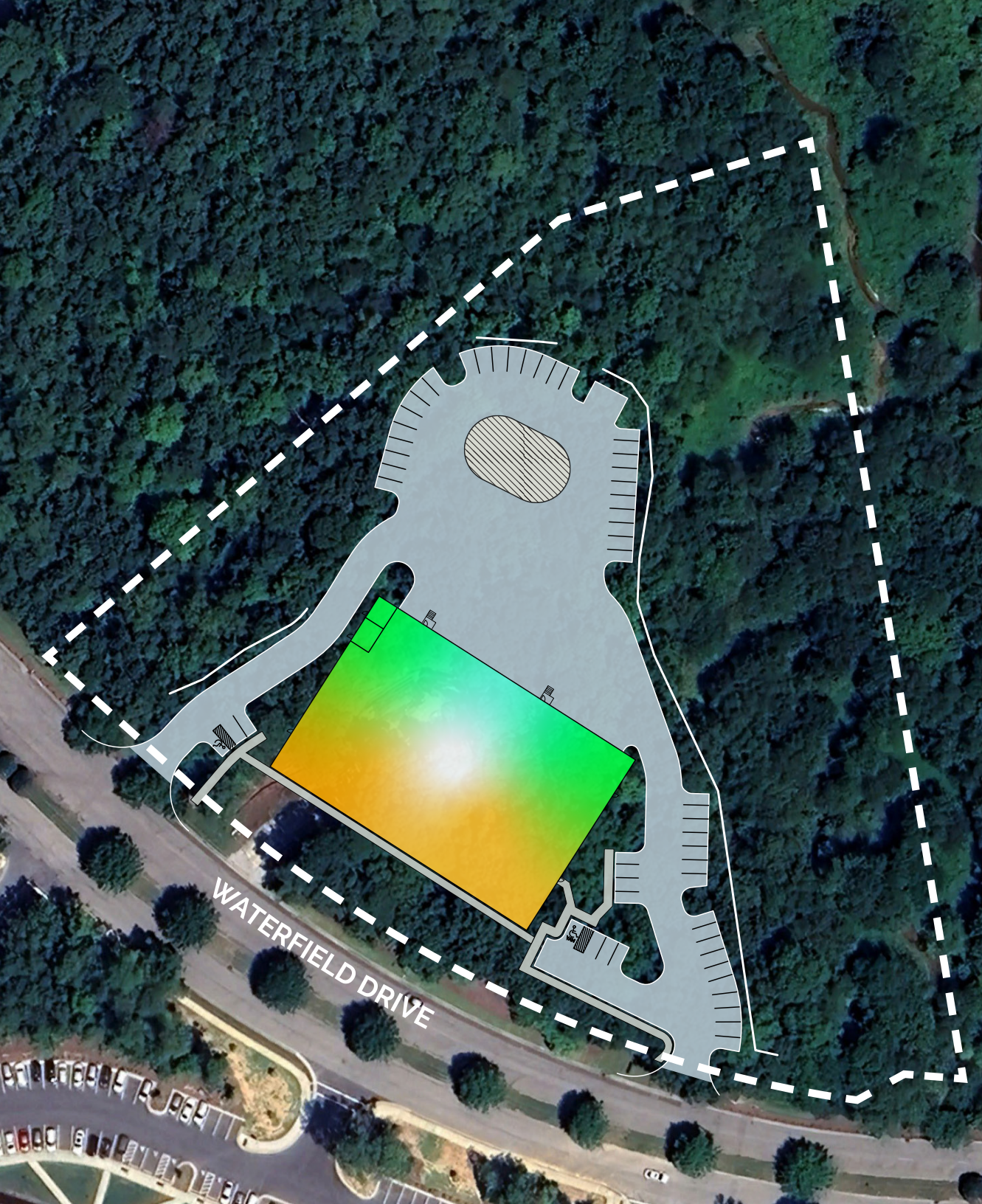
NOW LEASING
±26,000 SF
FLEX | WAREHOUSE

WIGEON
CAPITAL

LEASING CONTACT
Jimmy Barnes, SIOR
919.210.5471
jbarnes@triprop.com

NAITRI PROPERTIES

DEVELOPMENT ASSOCIATE
Katie Rascoe
252.339.6713
krascoe@wigeoncp.com



LOCATION

Greenfield Business Park
Garner, NC
Waterfield Drive, just south of S Greenfield Pkwy

PRODUCT TYPE

Class A Flex

CONSTRUCTION

Brick and Steel with storefront office glass

SPECIFICATIONS

- ESFR Sprinkler System
- Outside Storage
- 22' Clear
- Parking: 55 Spaces
- 9 Dock High Loading Doors (9' x 10')
- 1 Grade Level Door (10' x 14')
- Tractor Trailer Access
- 2" Water Line to building
- 3 Phase Power, 277/480V

ZONING

MXD-1

ACREAGE

5.34

DELIVERY

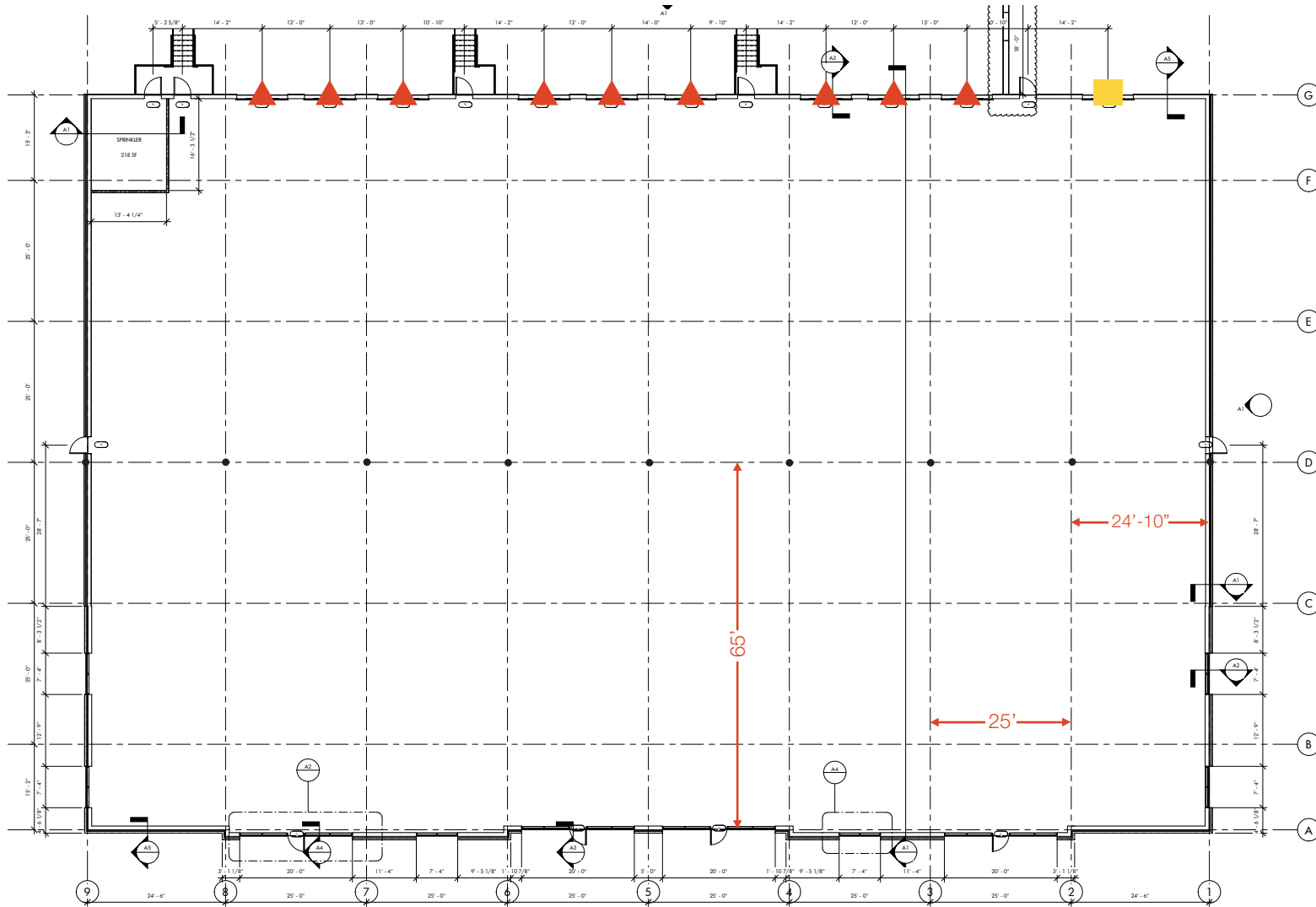
Estimated Q1 2026

FLOOR PLAN

3201 WATERFIELD DRIVE

± 26,000 SF

- 9 (9' x 10') Dock High Loading Doors
- 1 (10'x14') Drive-in Door
- 22' Ceiling Height

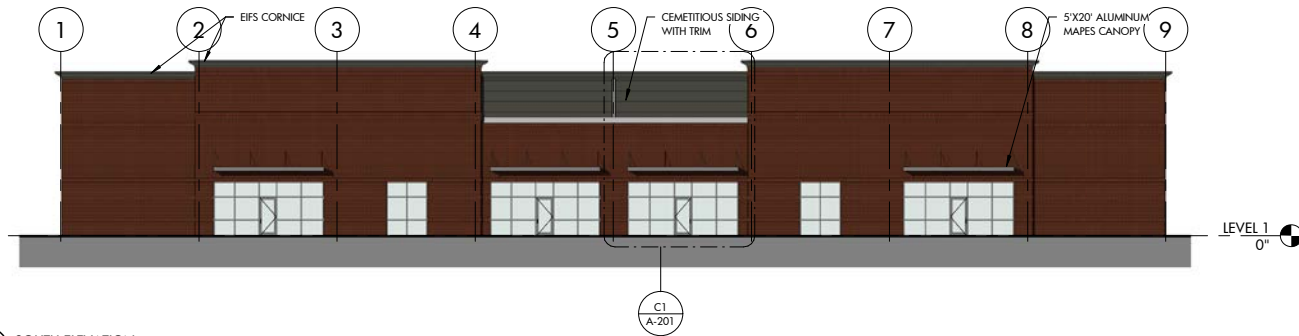


-  Dock High Doors Loading Doors
-  Grade Level Door

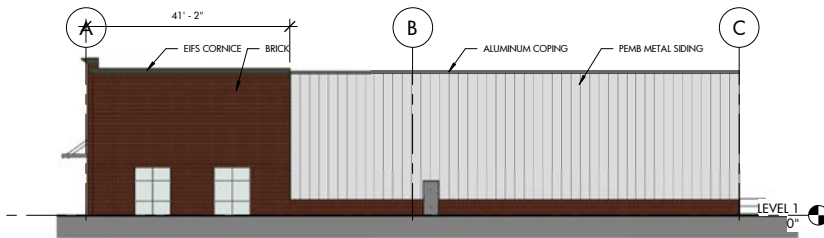
BUILDING ELEVATIONS

3201 WATERFIELD DRIVE

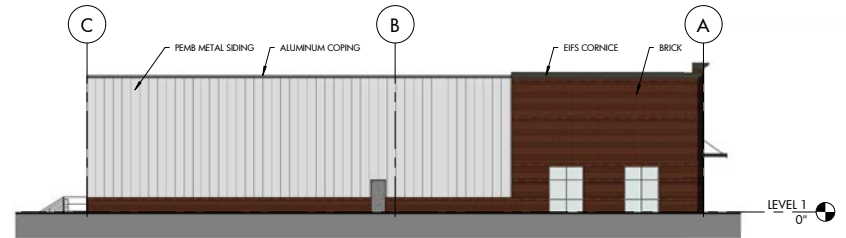
± 26,000 SF



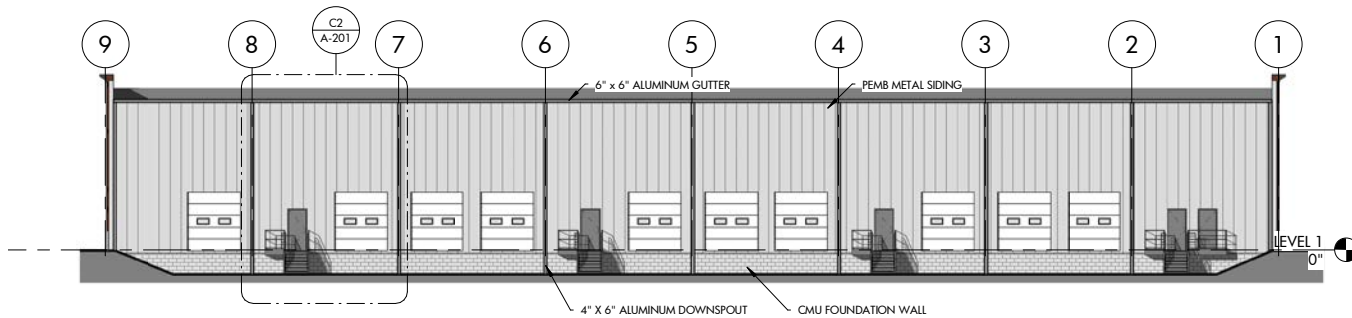
B3 SOUTH ELEVATION
A-201 1/16" = 1'-0"



B1 EAST ELEVATION
A-201 1/16" = 1'-0"



A3 WEST ELEVATION
A-201 1/16" = 1'-0"



A1 NORTH ELEVATION
A-201 1/16" = 1'-0"

TRIANGLE REGION

+ Greenfield Business Park is positioned in a premier location, with convenient access to the Triangle region by way of I-540

INTERSTATES

	(Future) Interstate 540	2.1 Miles
	(Existing) Interstate 540	13.6 Miles
	Interstate 40	2.9 Miles
	US Route 70	11 Miles
	Interstate 440	9.1 Miles

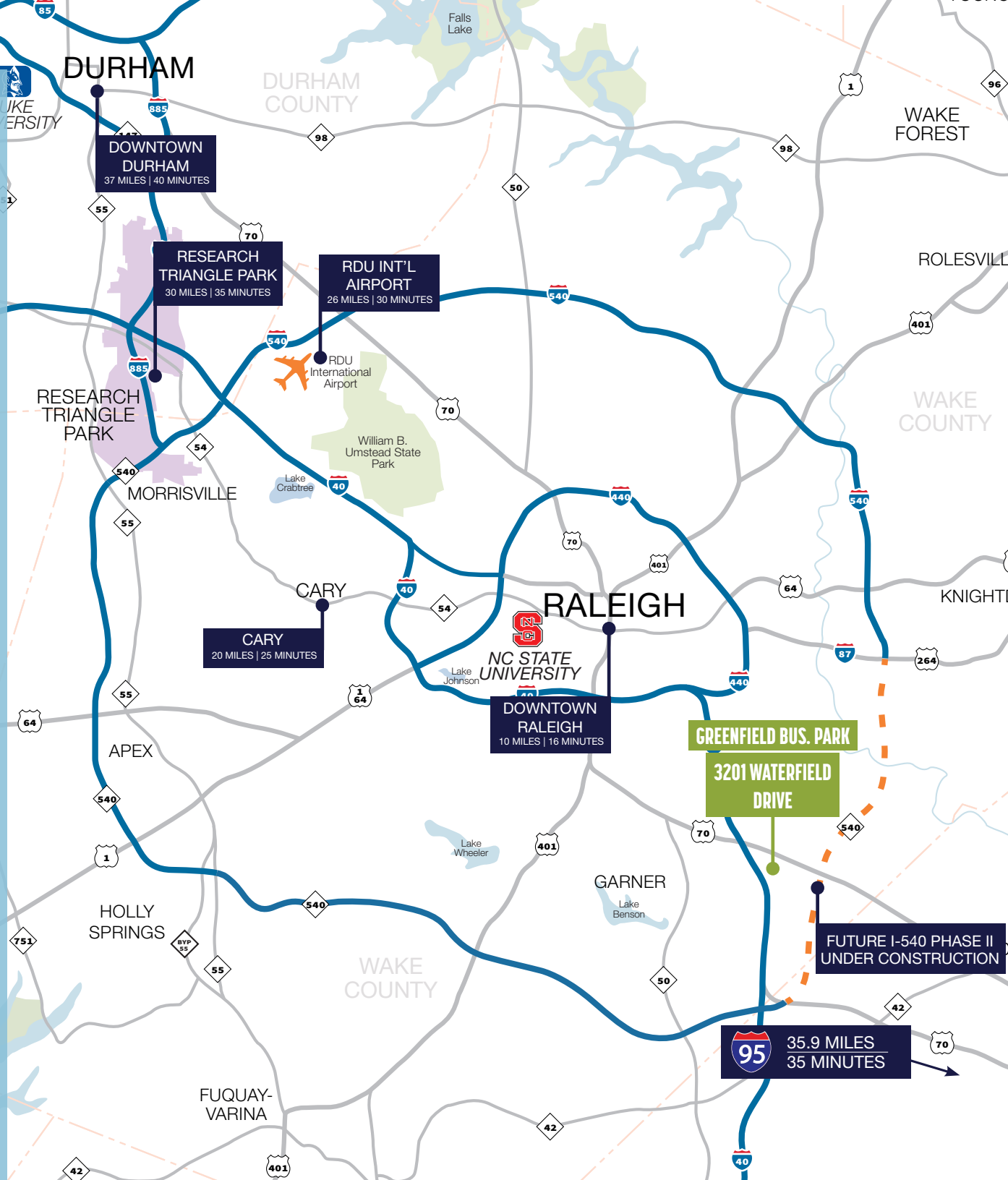
AIRPORTS

Raleigh Durham International	25.1 Miles
------------------------------	------------

FUTURE I-540

Phase II	Under Construction
----------	--------------------

Future I-540 information provided by NCDOT website



RESTAURANTS, RETAIL AND RESIDENTIAL

- Abberly Place Apartments
- Cabela's
- Carolina Ale House
- Sheetz
- Starbucks
- The Reserve at White Oak Apartments
- White Oak Shopping Center

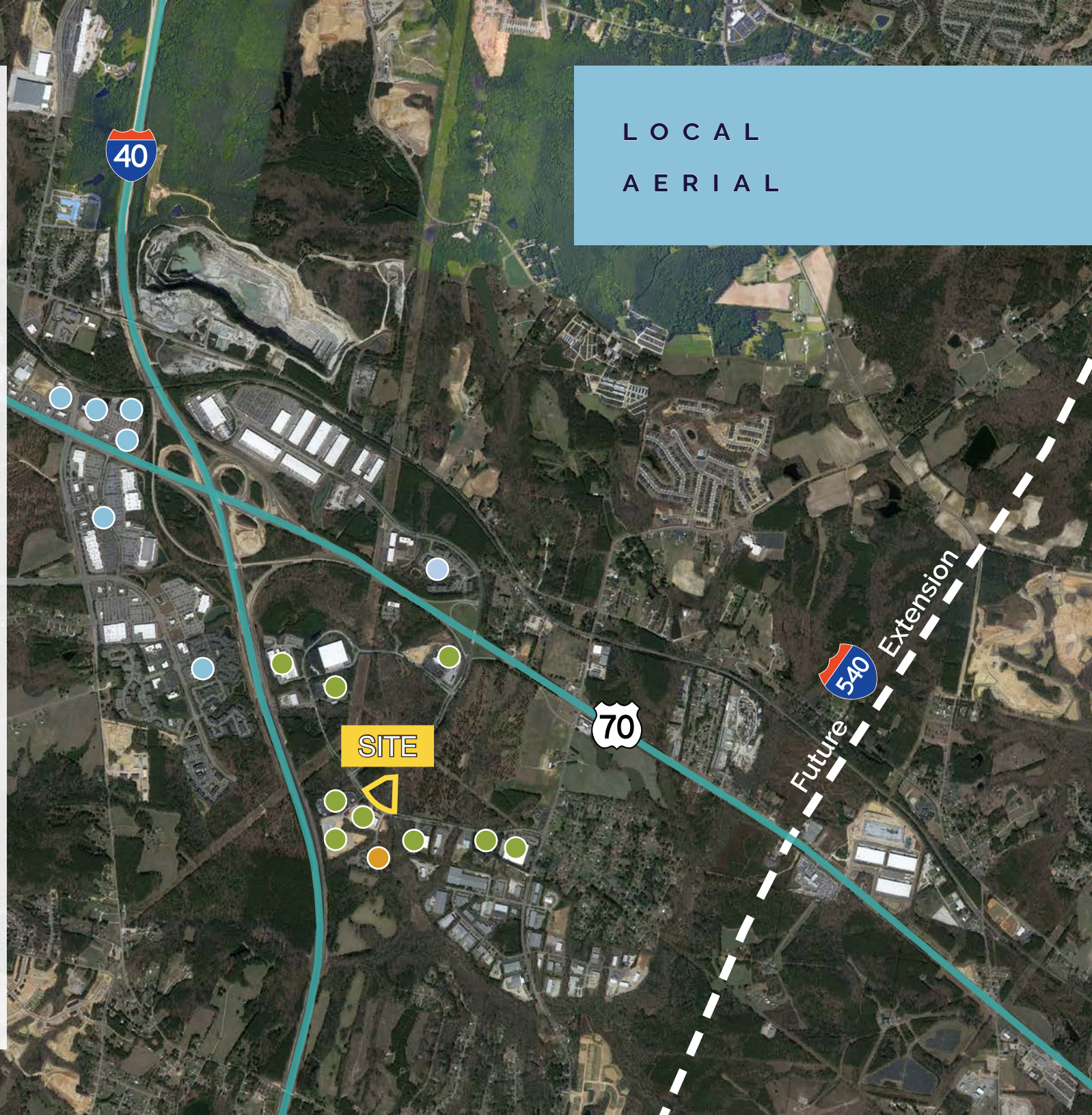
MEDICAL

- Strategic Health
- Wake Med

NEARBY BUSINESSES

- Capital Jeep
- Dominos Distribution
- Keystone Auto Parts
- Lansing Building Products
- Papa John's Distribution
- Penske
- Pergo
- Unisource
- Canteen

LOCAL AERIAL





COMPANY OVERVIEW

& RECENT PROJECTS

Since our founding in 2016, our team primarily focuses on building meaningful relationships across the real estate development industry. These relationships have provided the ability to access unique market data and opportunities. Wigeon has approximately 2,000,000 square feet of industrial and multifamily planned or under development in the South East.

Our Capabilities

As a fully integrated, private equity developer, we're proud to offer in-house engineering and construction. We are able to utilize our internal teams while also bringing in the best outside partners and resources when necessary.

At Wigeon Capital, every project is personal. That means that we not only invest creatively in every construction project, we also back each project with our own capital.

We oversee everything from planning, entitlement, engineering, and financing to construction, leasing, and disposition. This approach makes us uniquely positioned to ensure the success of every project.

For all these reasons and more, we proudly stand behind each investment.

VIEW ENTIRE PORTFOLIO
WIGEONCP.COM



GREENFIELD 27



LAURENSFIELD COURT



7230 ACC BLVD



3300 WATERFIELD DR

Leasing Contact

Jimmy Barnes
(919) 210 5471
jbarnes@triprop.com