



WENDELL COMMERCE CENTER

BUILDING 2A

WENDELL COMMERCE BOULEVARD
WENDELL, NC

±451,200 SF AVAILABLE



NEW CLASS A INDUSTRIAL PARK

1.8 MILLION SQUARE FEET PLANNED

**Summit**
Real Estate Group

**FOUNDRY**
COMMERCIAL

RALEIGH



WAKE TECH EAST CAMPUS

US 64 WENDELL BOULEVARD

87

INTERSTATE 87

I-87 EXIT 11

ZAKIN'S Wawa

BUILDING 1A Fully Leased

BUILDING 1B 132,720 SF Available

270 CAR PARKS

BUILDING 1C 260,000 SF AVAILABLE

37 TRAILER PARKS

37 TRAILER PARKS

TO I-95

PHASE 2A ±28.9 ACRES

204 CAR PARKS

PHASE 3 ±42.9 ACRES

BUILDING 2A 451,200 SF

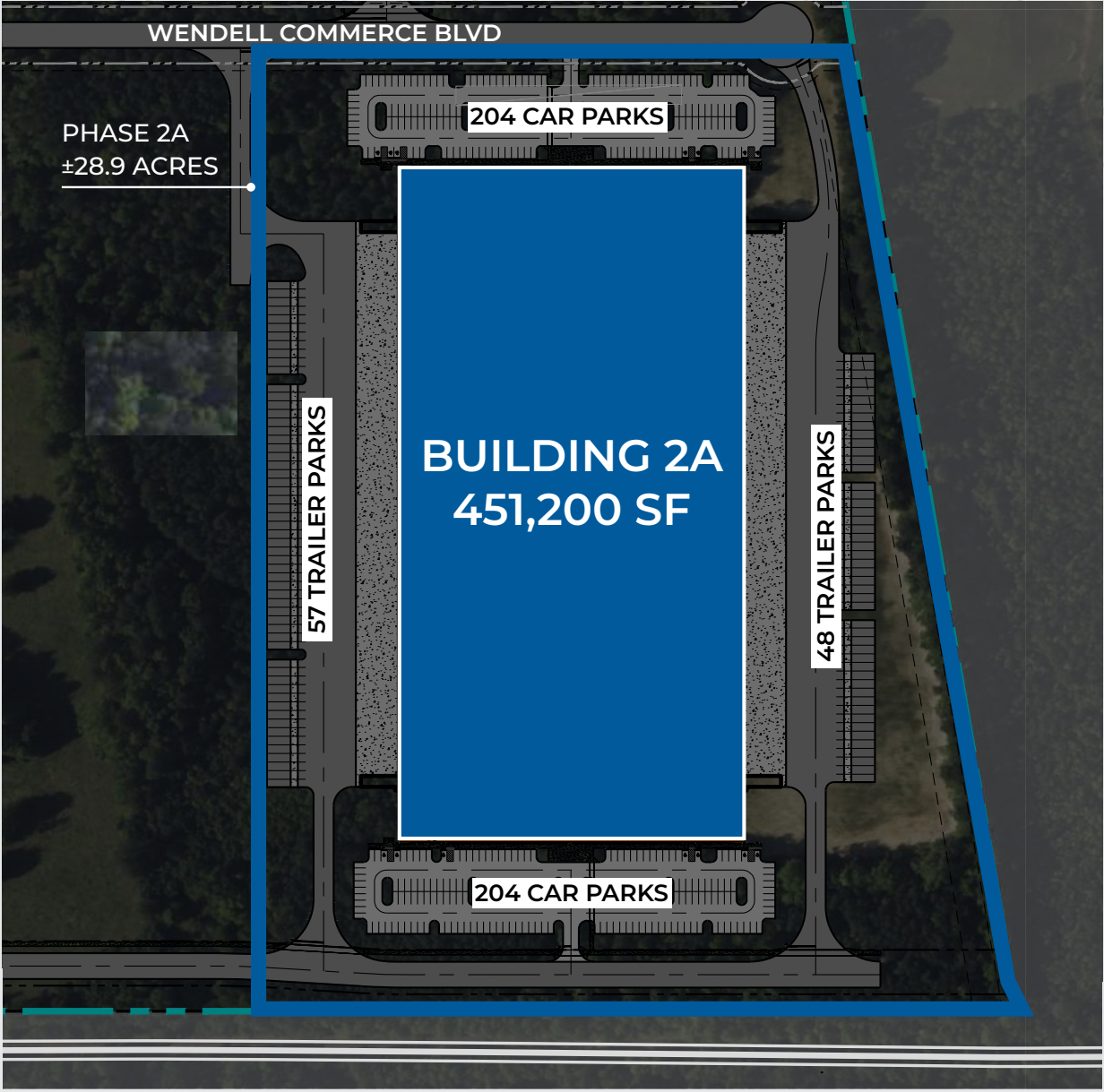
57 TRAILER PARKS

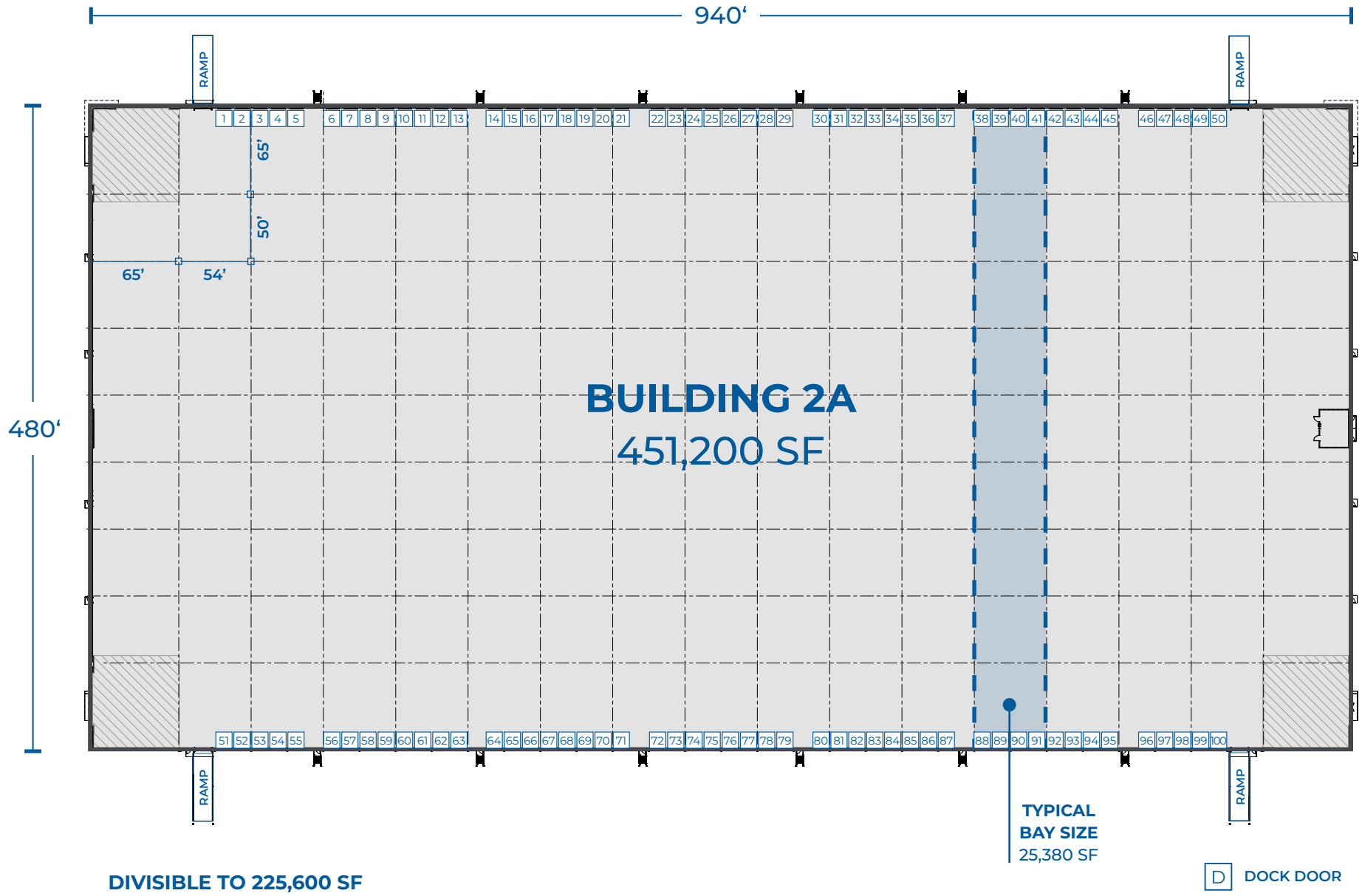
148 TRAILER PARKS

204 CAR PARKS

RAILROAD

SITE PLAN





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BUILDING 2A FEATURES

BUILDING NAME	Wendell Commerce Center Building 2A
ADDRESS	Wendell Commerce Boulevard Wendell, NC
COUNTY	Wake
DATE AVAILABLE	Q1 2027
LEASE RATE	Call for details
NC PIN	1774058949 (portion)
ZONING	PUD-22-01
NUMBER OF ACRES	±11.85
BUILDING DIMENSIONS	480' x 940'
PARK TOTAL SF	±1,800,000
AVAILABLE SF	±451,200 divisible ±5,000 spec office to be built
TYPICAL BAY SIZE	±25,380 SF
EXTERIOR WALL MATERIAL	Concrete tilt wall construction
ROOFING MATERIAL	45 mil white TPO with R-30 poly-iso insulation
FLOOR THICKNESS	7" un-reinforced over 4" GAB with 10 mil vapor-barrier throughout
CEILING HEIGHT	36' clear, dual slope roof, cross-dock

COLUMN SPACING	54' x 50' with 65' speed bay
SPRINKLER SYSTEM	ESFR with K-25 wet-pipe sprinkler heads
LOADING DOCK	100 (9' x 10') manual dock-high doors 4 (14' x 16') ramps with motorized roll-up doors
PAVED AUTO PARKING	408 spaces
TRAILER PARKING	105 trailer parks
TRUCK COURT DEPTH	185' (Typical)
LIGHTING	LED fixtures 30FC average
HVAC	Heat for freeze protection (to 50°F) Make-up air units for air circulation
ELECTRICAL SERVICE	277/480 Volt 3-phase, 4-wire 4,000 Amp
ELECTRICAL PROVIDER	Duke Energy
NATURAL GAS PROVIDER	Dominion Energy
WATER & SEWER PROVIDER	City of Raleigh
SEWER LINE	8" stepping down to a 6" into building
WATER MAIN SIZE	12" water main to a 2" domestic into building
TELECOM PROVIDER	AT&T or Spectrum

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FedEx

KIOTI

264

SIEMENS

KIA SHEETZ
Ford GMC

WAKE TECH

VPG

64

WENDELL BOULEVARD

64

KNIGHTDALE

LOWE'S Chick-fil-A
Lowe's FOODS TSC TRACTOR SUPPLY CO.
Walmart

WENDELL-KNIGHTDALE AIRPORT

WENDELL COMMERCE CENTER

TO I-95

RALEIGH

MARKS CREEK ROAD

87

KNIGHTDALE-EAGLE ROCK ROAD

EAGLE ROCK ROAD

DOWNTOWN WENDELL

FOOD LION McDonald's NAPA

Hardee's O'Reilly

DMV UNITED STATES POSTAL SERVICE

WakeMed

MAJOR AREA EMPLOYERS

FedEx

KIOTI

SIEMENS

VPG

WakeMed

WENDELL FALLS

Publix Starbucks CAROLINA CAFE

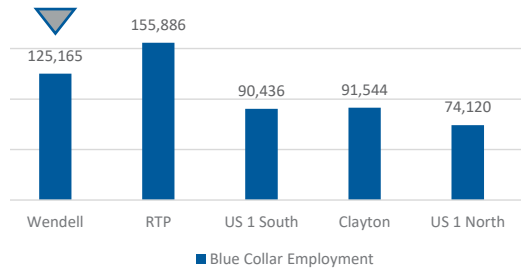
Don Ques FARMHOUSE CAFE

WENDELL FALLS PARKWAY

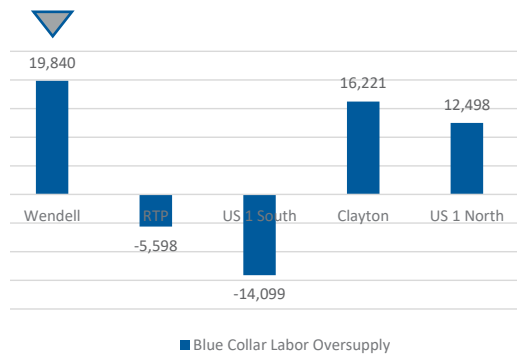
MARTIN POND ROAD

FAVORABLE LABOR SUPPLY

TOTAL EMPLOYMENT

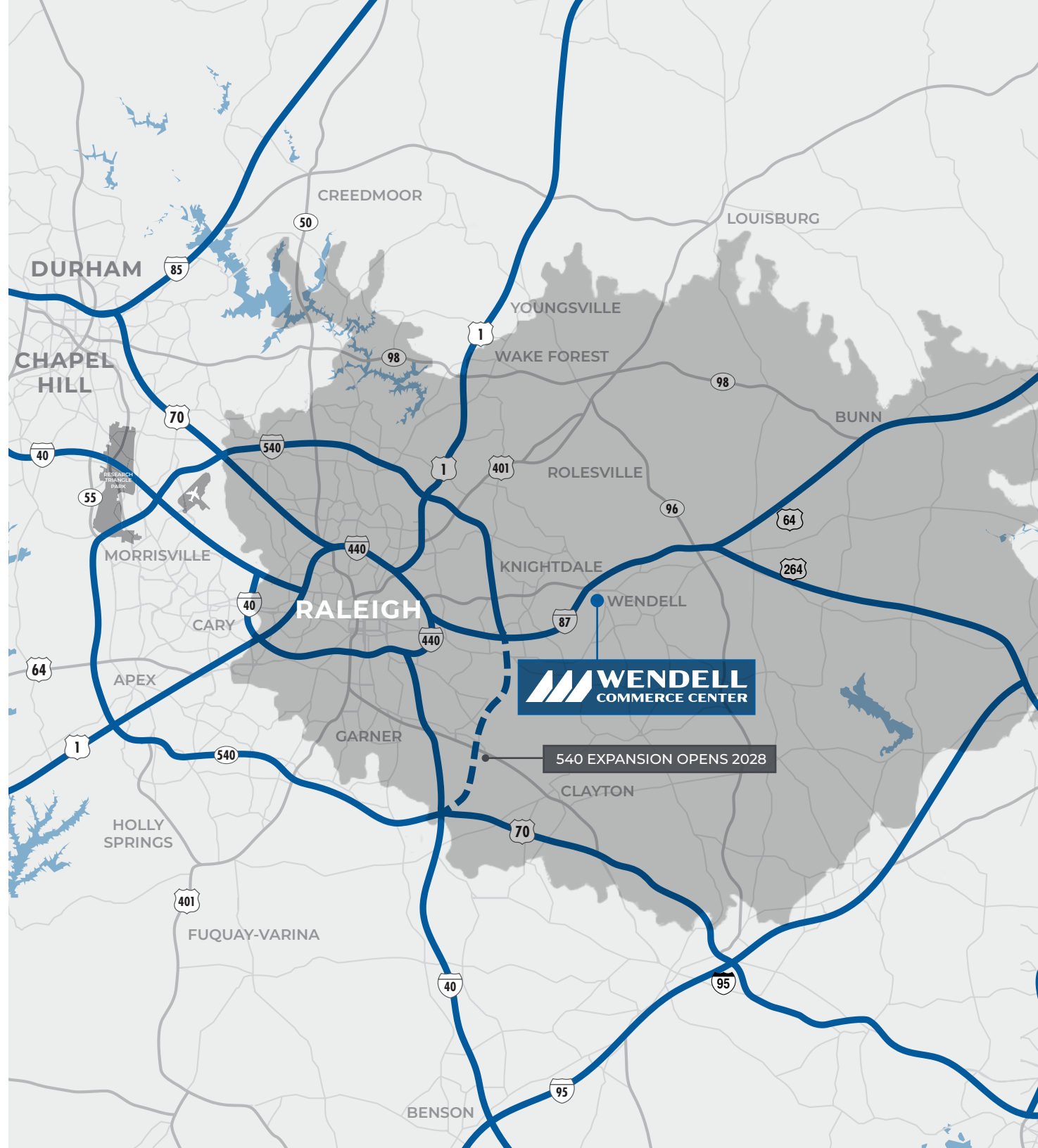


BLUE COLLAR LABOR OVERSUPPLY



WENDELL COMMERCE CENTER LABOR SHED

- High degree of blue collar labor oversupply
- Opportunity to hire local employees who currently commute out of labor shed
- 20,000 blue collar residents within the labor shed that leave the shed everyday for work, the largest blue collar labor oversupply of the major industrial development corridor





INTERSTATES

	Interstate 87	.2 miles
	US 64 Business	.1 miles
	Interstate 540	6.4 miles
	Interstate 440	10.1 miles
	Interstate 40	13.6 miles
	Interstate 95	21.9 miles
	Interstate 85	38.6 miles



540 EXPANSION OPENS 2028

LOCATION & ACCESS

LOCATION & ACCESS



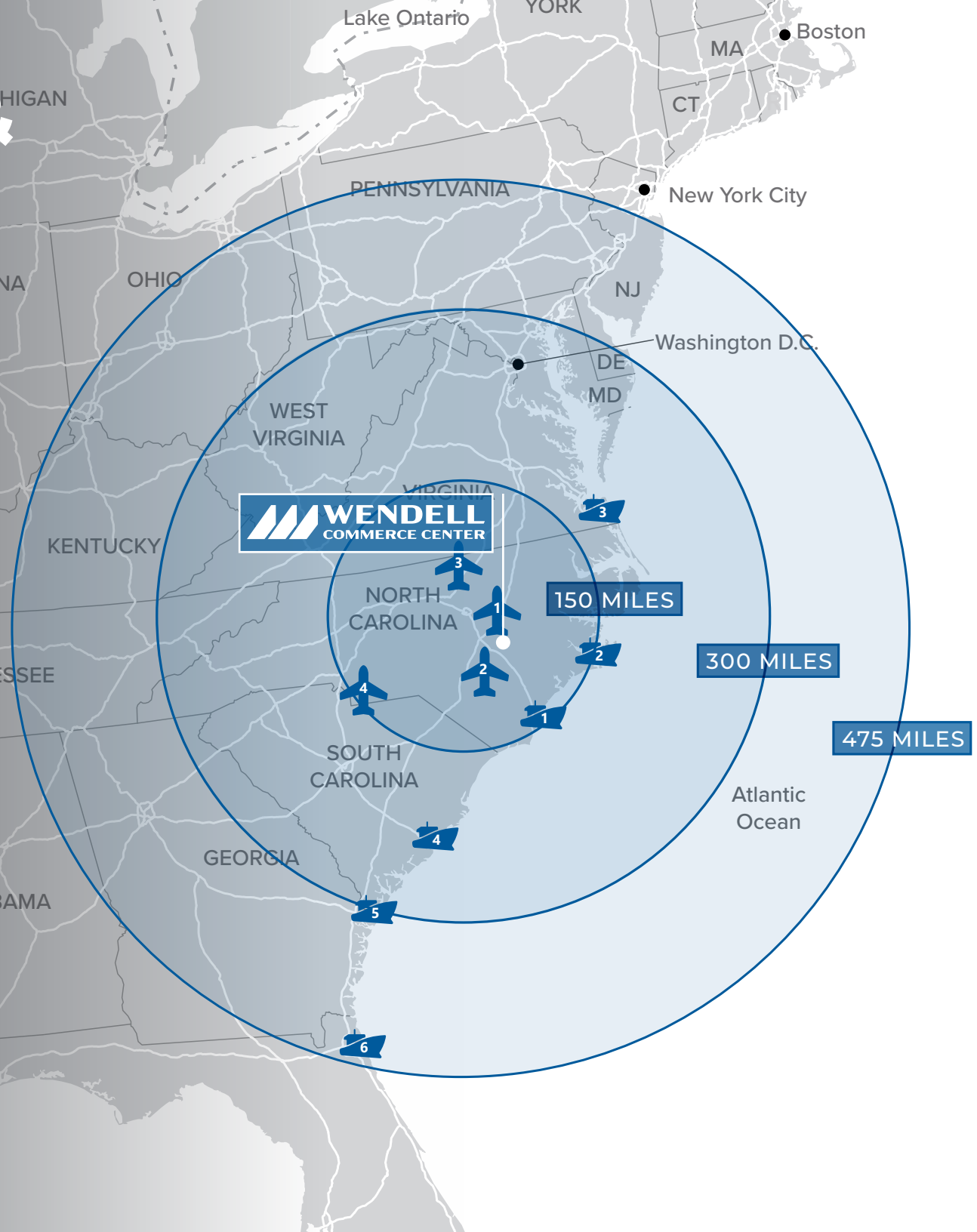
AIRPORTS

- | | | |
|---|---------------------------------|-----------|
| 1 | Raleigh-Durham International | 33 miles |
| 2 | Fayetteville Regional | 80 miles |
| 3 | Piedmont Triad International | 100 miles |
| 4 | Charlotte Douglas International | 185 miles |



SEAPORTS

- | | | |
|---|-------------------|-----------|
| 1 | Wilmington, NC | 135 miles |
| 2 | Morehead City, NC | 145 miles |
| 3 | Norfolk, VA | 170 miles |
| 4 | Charleston, SC | 285 miles |
| 5 | Savannah, GA | 330 miles |
| 6 | Jacksonville, FL | 460 miles |



The logo for Wendell Commerce Center features three slanted, parallel bars of increasing height from left to right, creating a stylized 'W' shape.

WENDELL

COMMERCE CENTER

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