

±2.01-ACRE SITE WITH USABLE YARD AREA

FLEX/INDUSTRIAL OWNER-USER OPPORTUNITY

2717 NC 97 HIGHWAY

WENDELL, NC 27591

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PROPERTY OVERVIEW

PROPERTY DESCRIPTION

±10,400 SF standalone flex/warehouse building on ±2.01 acres in rapidly growing eastern Wake County. The property offers a functional layout with both a dock door and grade-level door, and land for flexibility in parking, outdoor use, or storage (subject to zoning and site constraints). This site is ideal for contractors, service-oriented users, or light industrial operations.

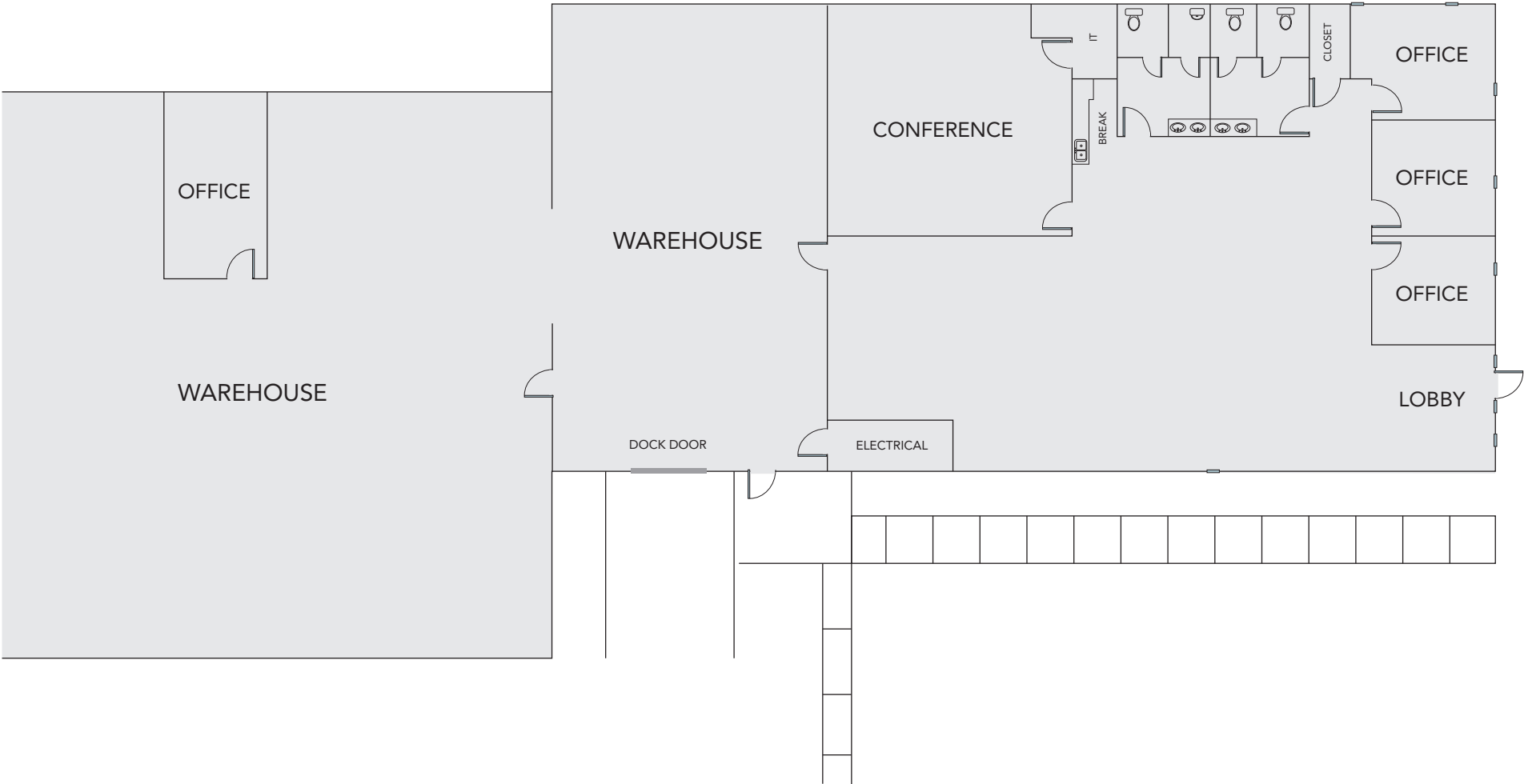
Located along NC-97 with quick access to US-64, the site provides convenient connectivity to Raleigh, Knightdale, and Zebulon.

HIGHLIGHTS

- ±10,400 SF flex/warehouse building
- ±2.01-acre site with usable yard area
- Zoned GB (General Business)
- 10' x 8' Dock door
- 14' x 12' Grade-level door
- Clear Heights:
 - Front Building: 13'6" to the eaves and 21' in the center
 - Back Building: 22' to the eaves and 26' in the center
- Crane installed inside building
- Clear Height with crane: 19'4" to the bottom of the crane and 18'2" to the winch
- Sale price: \$2.5M



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PROPERTY PHOTOS



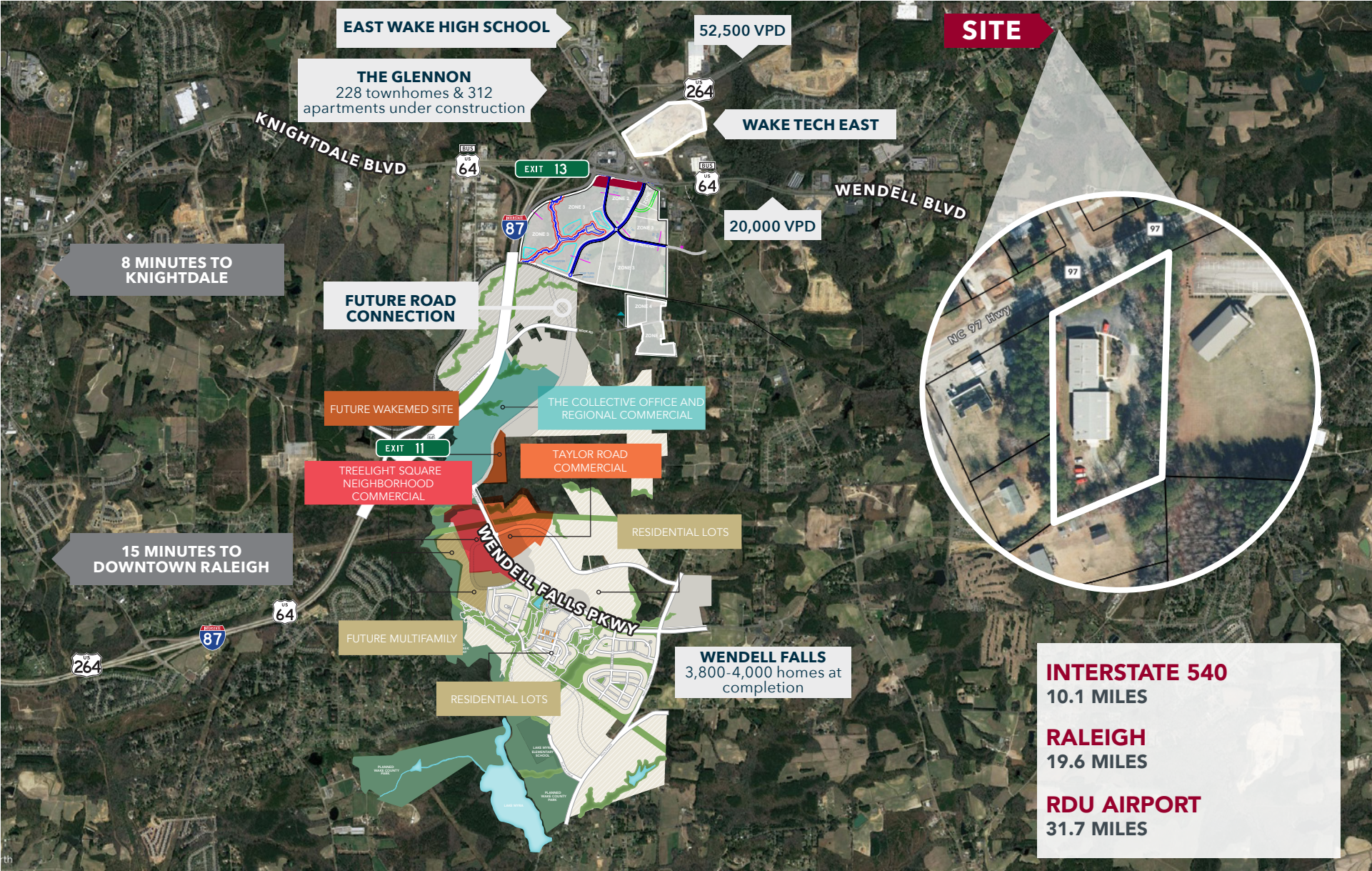
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AREA OVERVIEW



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DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Population (2025)	1,888	17,538	35,855
Daytime Population	1,463	15,053	38,068
Median Age	39.4	37.9	38.3
Median Household Income	\$78,221	\$80,137	\$93,541
Median Home Value	\$444,508	\$463,119	\$543,787



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