



# WENDELL COMMERCE CENTER

## BUILDING 1C

260,000 SF

ESTIMATED DELIVERY | MAY 2026



**NEW CLASS A INDUSTRIAL PARK**

**1.8 MILLION SQUARE FEET PLANNED**



« RALEIGH



WAKE TECH EAST CAMPUS

64 US 64 WENDELL BOULEVARD

87

INTERSTATE 87

I-87 EXIT 11

BUILDING 1A  
Fully Leased

BUILDING 1B  
132,720 SF Available

ZAKIN'S

Wawa

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 Available

57 TRAILER PARKS

148 TRAILER PARKS

204 CAR PARKS

RAILROAD

\* FUTURE \*

64 US 64 WENDELL BOULEVARD



COMMERCIAL OUTPARCEL

RETAIL

COMMERCIAL OUTPARCEL

MULTIFAMILY OUTPARCEL

PHASE 1B  
±9.3 ACRES

I-87 EXIT 11

BUILDING 1B  
132,720 SF

PHASE 1A  
±10 ACRES

BUILDING 1A  
101,010 SF

FULLY LEASED

270 CAR PARKS

BUILDING 1C  
260,000 SF

PHASE 1C  
±17.8 ACRES

37 TRAILER PARKS

37 TRAILER PARKS

WENDELL COMMERCE BLVD

PHASE 2A  
±28.9 ACRES

204 CAR PARKS

BUILDING 2A  
451,200 SF

57 TRAILER PARKS

48 TRAILER PARKS

204 CAR PARKS

PHASE 3  
±42.9 ACRES

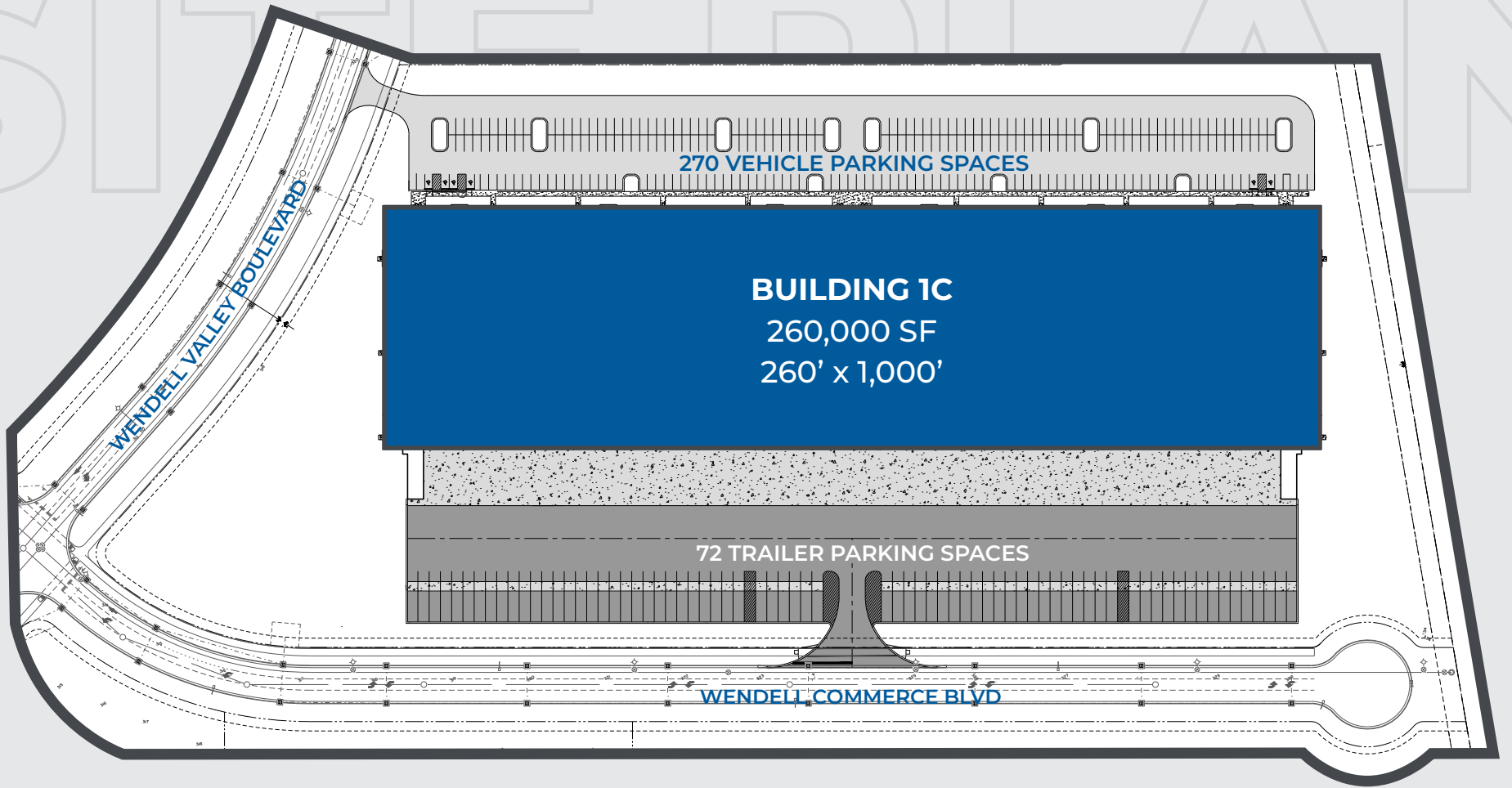
PHASE 4  
±26 ACRES

87

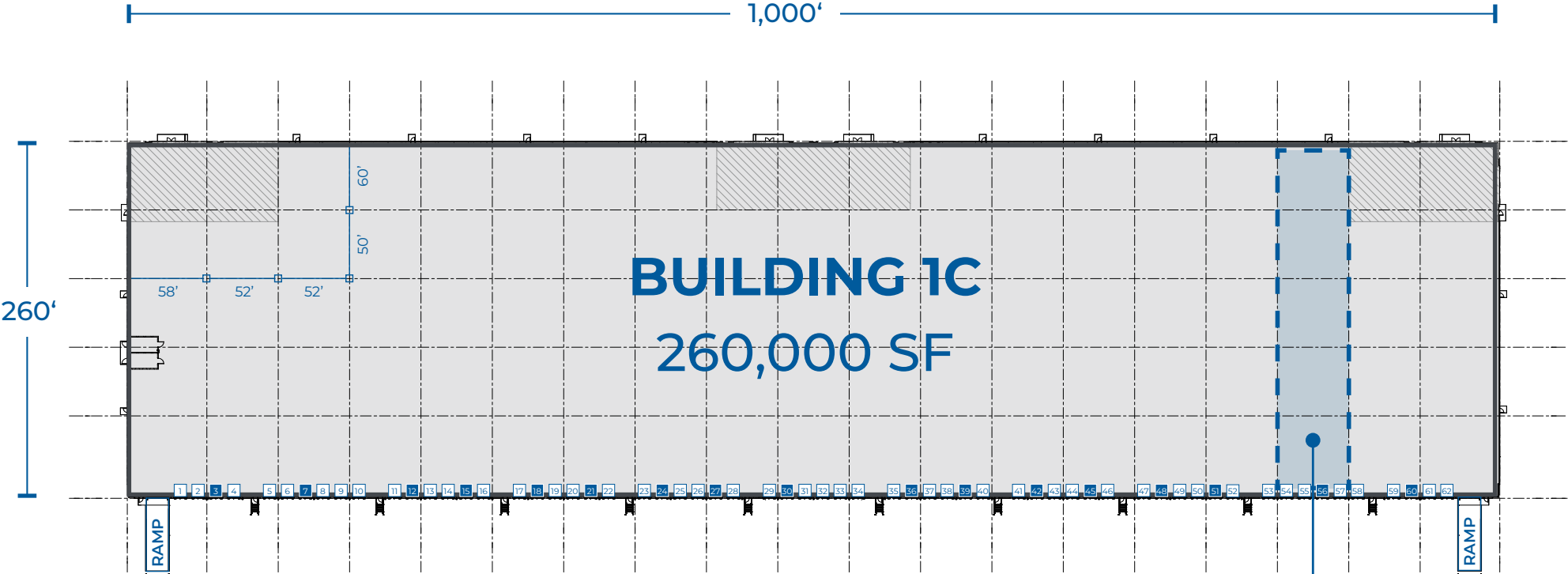
INTERSTATE 87

RAILROAD

# STEP PLAN



ESTIMATED DELIVERY | MAY 2026



**BAY SIZE**  
13,520 SF

- D** DOCK DOOR
- L** DOCK DOOR WITH LEVELER

**ALEXIS LAMBETH**  
(919) 270-9216  
alexis.lambeth@foundrycommercial.com

**JIM ALLAIRE**  
(919) 524.3593  
jim.allaire@foundrycommercial.com

**MARIA LOMBARDI, MSRE**  
(919) 899.5087  
maria.lombardi@foundrycommercial.com



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# BUILDING 1C FEATURES

BUILDING NAME	Wendell Commerce Center Building 1C
ADDRESS	Wendell Commerce Boulevard Wendell, NC
COUNTY	Wake
DATE AVAILABLE	May 2026
LEASE RATE	Call for details
TICAM	Estimate \$2.00
NC PIN	1774058949 (portion)
ZONING	PUD-22-01
NUMBER OF ACRES	17.78
BUILDING DIMENSIONS	1,000' x 260'
PARK TOTAL SF	±1,800,000
AVAILABLE SF	±260,000 (Divisible)
BAY SIZE	±13,520 SF (Typical)
EXTERIOR WALL MATERIAL	Concrete tilt wall construction
ROOFING MATERIAL	45 mil white TPO with R-15 poly-iso insulation (R-25 above office area)
FLOOR THICKNESS	7" un-reinforced over 4" GAB with 10 mil vapor-barrier throughout
CEILING HEIGHT	32' clear after speed bay

COLUMN SPACING	52' x 50" with 60' speed bay
SPRINKLER SYSTEM/TYPE	ESFR with K-17 sprinkler heads
LOADING DOCK	62 (9' x 10') dock-high doors, 17 with dock levelers 2 (14' x 16') ramps with motorized roll-up doors
PAVED AUTO PARKING	270 spaces
TRAILER PARKING	72 trailer parks
TRUCK COURT DEPTH	184' (Typical)
LIGHTING	LED fixtures 30FC average
HVAC	Heat for freeze protection (to 50°F) Make-up air units for air circulation
ELECTRICAL CAPACITY	2000 amp
ELECTRICAL PROVIDER	Duke Energy
NATURAL GAS PROVIDER	Dominion Energy
WATER AND 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 Improving Home Improvement  
Chick-fil-ck  
Lowe's FOODS  
TSC TRACTOR SUPPLY CO.  
Walmart Save money. Live better.  
THE HOME DEPOT

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

MAJOR AREA EMPLOYERS

WakeMed

FedEx KIOTI  
SIEMENS VPG  
WakeMed

WENDELL FALLS

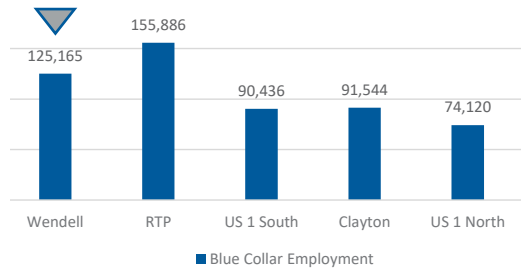
Publix Starbucks CAROLINA CAFE  
Doritos FARMHOUSE CAFE

WENDELL FALLS PARKWAY

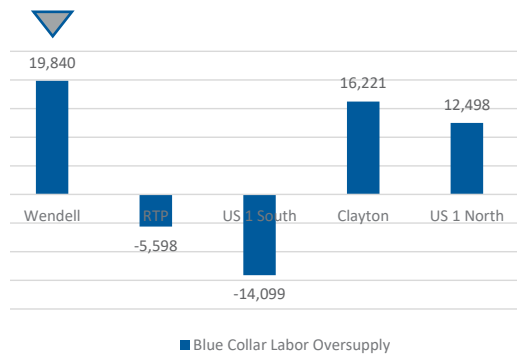
MARTIN POND ROAD

# FAVORABLE LABOR SUPPLY

## TOTAL EMPLOYMENT

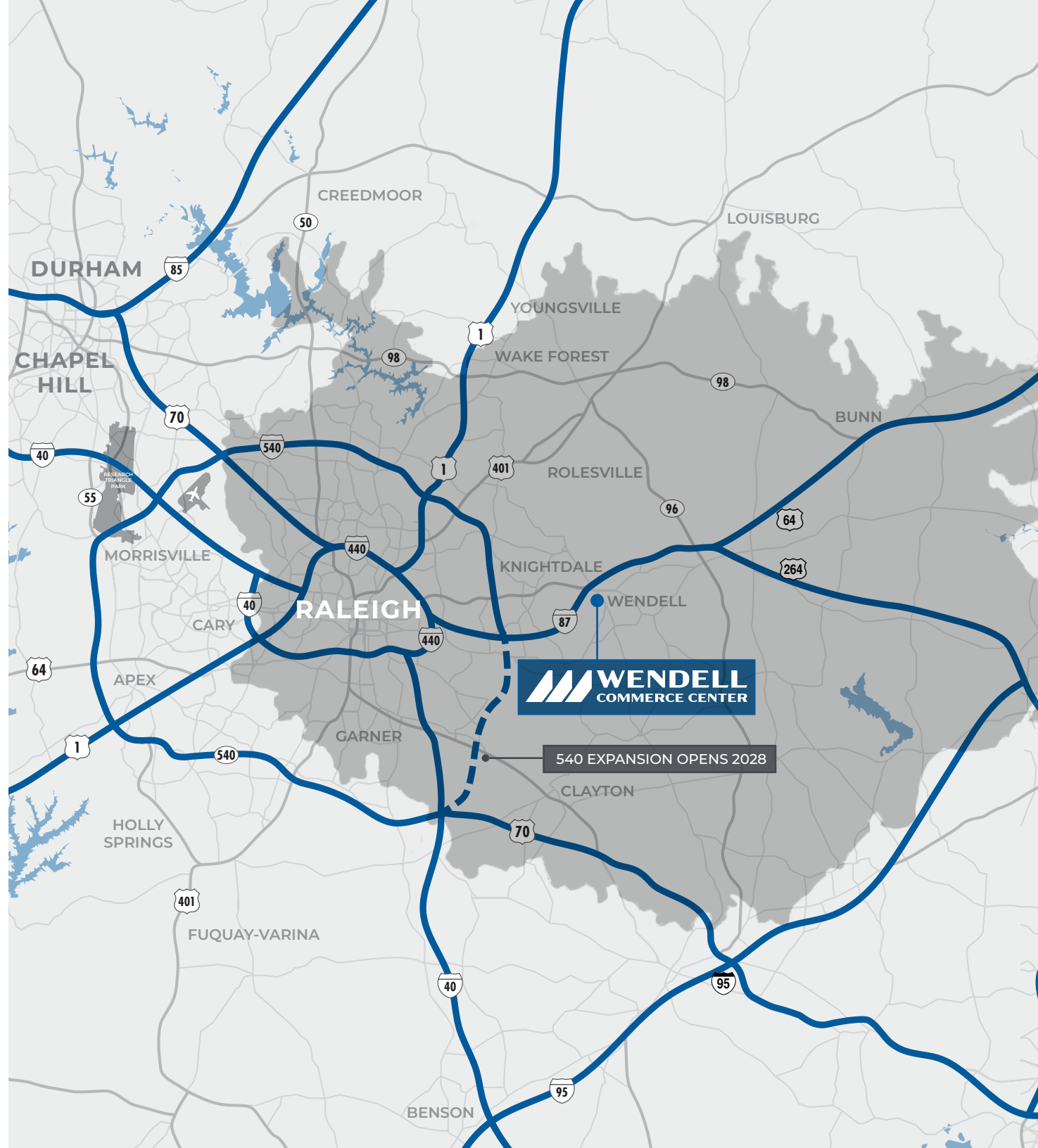


## BLUE COLLAR LABOR OVERSUPPLY



## 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





**WENDELL**  
COMMERCE CENTER

540 EXPANSION OPENS 2028



**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

**LOCATION &  
ACCESS**

# LOCATION & ACCESS



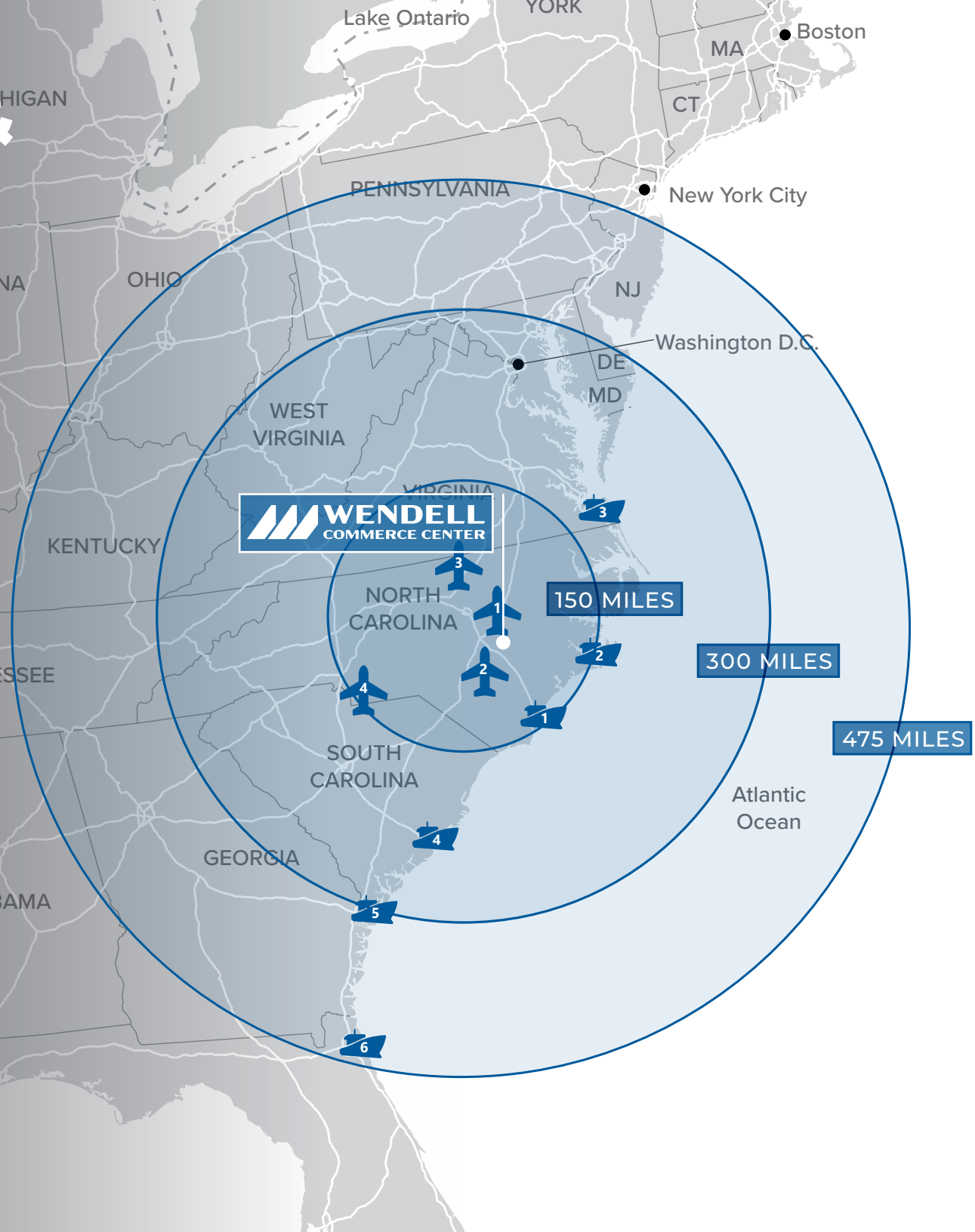
## AIRPORTS

- |   |                                 |           |
|---|---------------------------------|-----------|
| 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.

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