



# WENDELL COMMERCE CENTER

## BUILDING 1B

132,720 SF

ESTIMATED DELIVERY | APRIL/MAY 2026



**NEW CLASS A INDUSTRIAL PARK**

**1.8 MILLION SQUARE FEET PLANNED**

**Summit**  
Real Estate Group

**FOUNDRY**  
COMMERCIAL



WAKE TECH EAST CAMPUS

RALEIGH

TO I-95

US 64 WENDELL BOULEVARD \* FUTURE \*

INTERSTATE 87



FULLY LEASED



\* FUTURE \*

64 US 64 WENDELL BOULEVARD



COMMERCIAL  
OUTPARCEL

MULTIFAMILY  
OUTPARCEL

COMMERCIAL  
OUTPARCEL

I-87 EXIT 11

**BUILDING 1B**  
132,720 SF

**BUILDING 1A**  
101,010 SF

FULLY LEASED

**BUILDING 4A**  
190,000 SF

**BUILDING 1C**  
260,000 SF

**BUILDING 3C**  
80,325 SF

**BUILDING 3B**  
224,000 SF

**BUILDING 3A**  
248,000 SF

**BUILDING 2A**  
578,550 SF

DETENTION POND

DETENTION POND

ARROW ROCK RD

WENDELL COMMERCE BLVD

WENDELL VALLEY BLVD

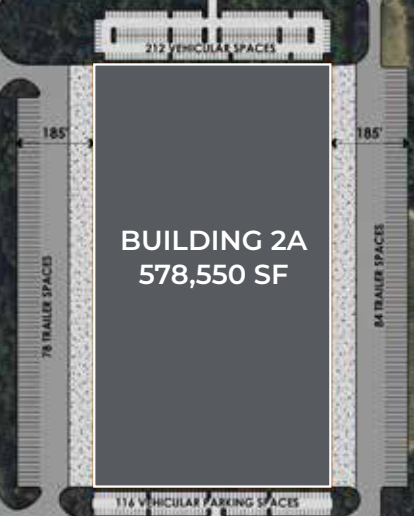
WENDELL COMMERCE BLVD

TRUCK COURT

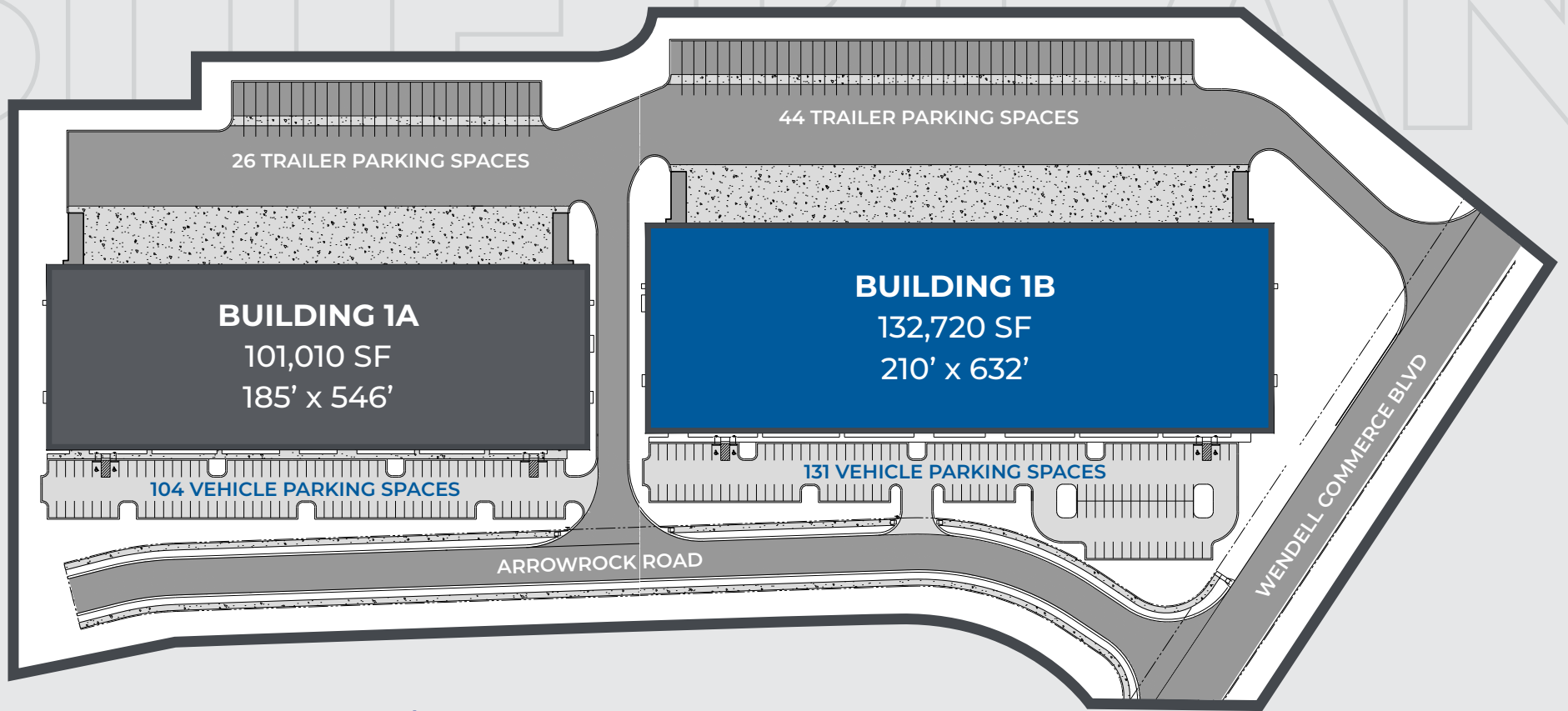
87

INTERSTATE 87

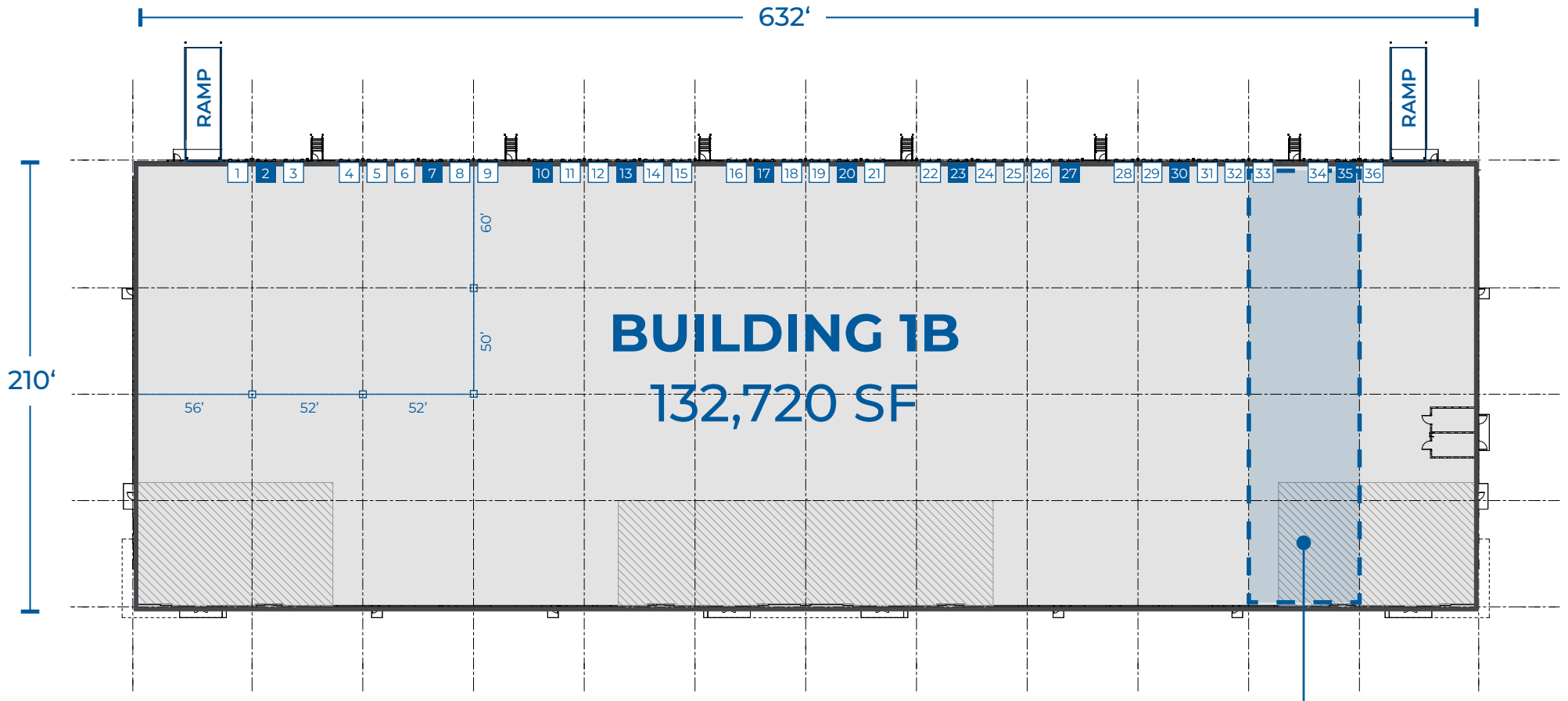
RAILROAD



# SITE PLAN



ESTIMATED DELIVERY | APRIL/MAY 2026



**DIVISIBLE TO 44,520 SF**

**BAY SIZE  
10,920 SF**

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

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# BUILDING 1B FEATURES

BUILDING NAME	Wendell Commerce Center Building 1B
ADDRESS	Arrowrock Road Wendell, NC
COUNTY	Wake
DATE AVAILABLE	April/May 2026
LEASE RATE	Call for details
TICAM	Estimate \$2.00
NC PIN	1774058949 (portion)
ZONING	PUD-22-01
NUMBER OF ACRES	10.71
BUILDING DIMENSIONS	1,000' x 260'
PARK TOTAL SF	±1,800,000
AVAILABLE SF	±132,720 (Divisible to ±45,000 SF)
BAY SIZE	±10,920 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	35 (9' x 10') dock-high doors, 10 with dock levelers 2 (14' x 16') ramps with motorized roll-up doors
PAVED AUTO PARKING	131 spaces
TRAILER PARKING	44 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 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-A  
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

WakeMed

MAJOR AREA EMPLOYERS

FedEx

KIOTI

SIEMENS

VPG

WakeMed

WENDELL FALLS

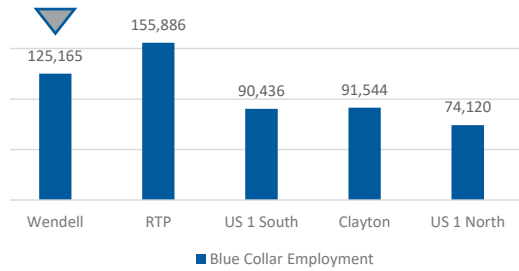
Publix Starbucks CAROLINA CAFE  
Doritos FARMHOUSE CAFE

WENDELL FALLS PARKWAY

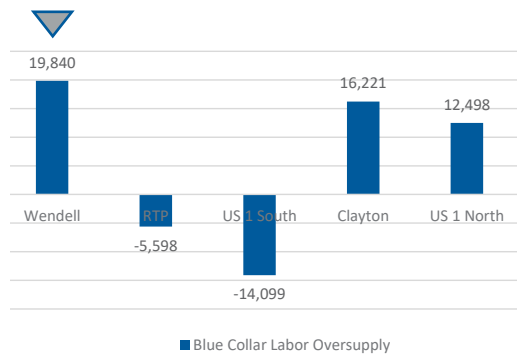
MARTIN POND ROAD

# FAVORABLE LABOR SUPPLY

## TOTAL EMPLOYMENT

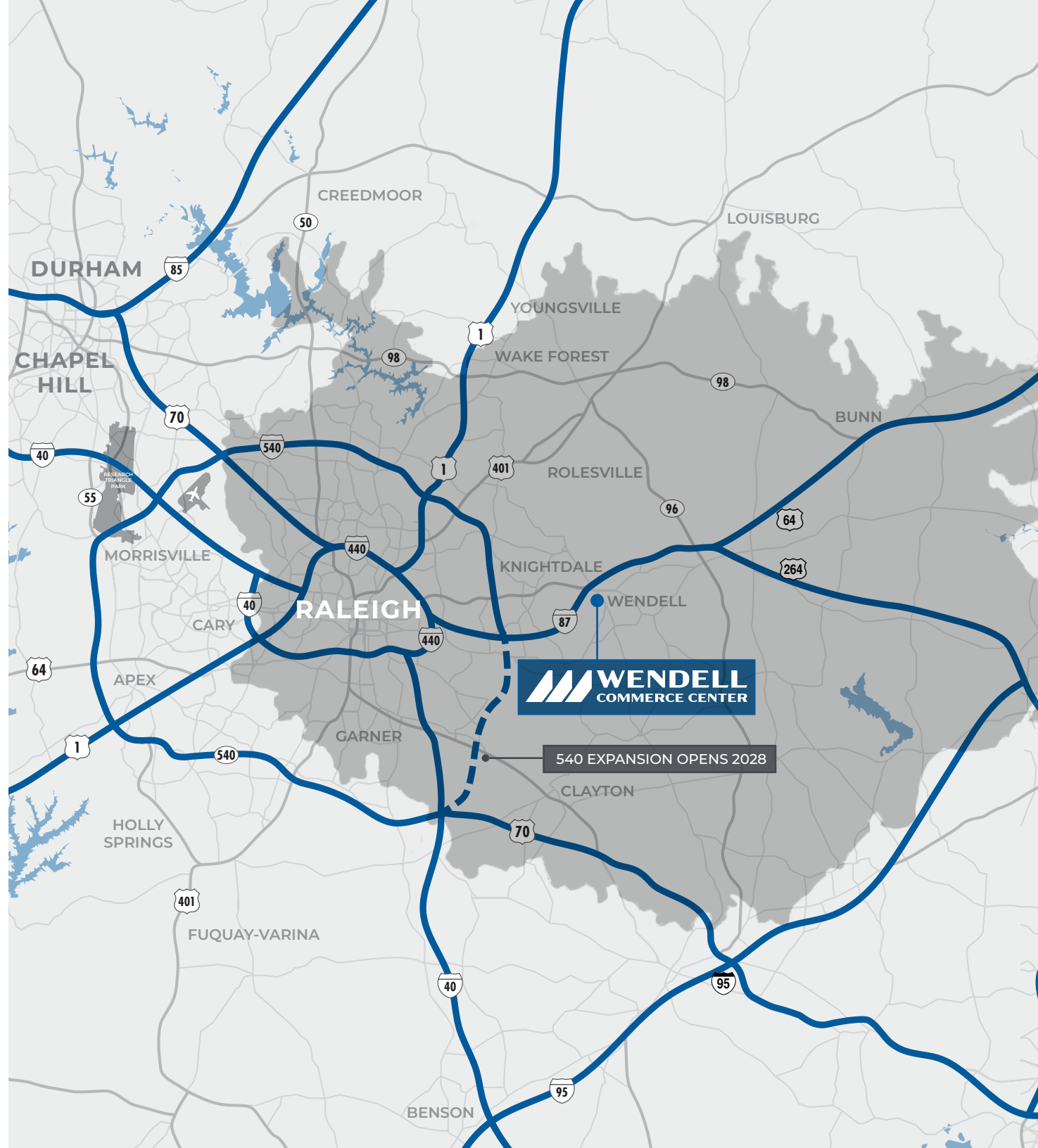


## BLUE COLLAR LABOR OVERSUPPLY



## 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



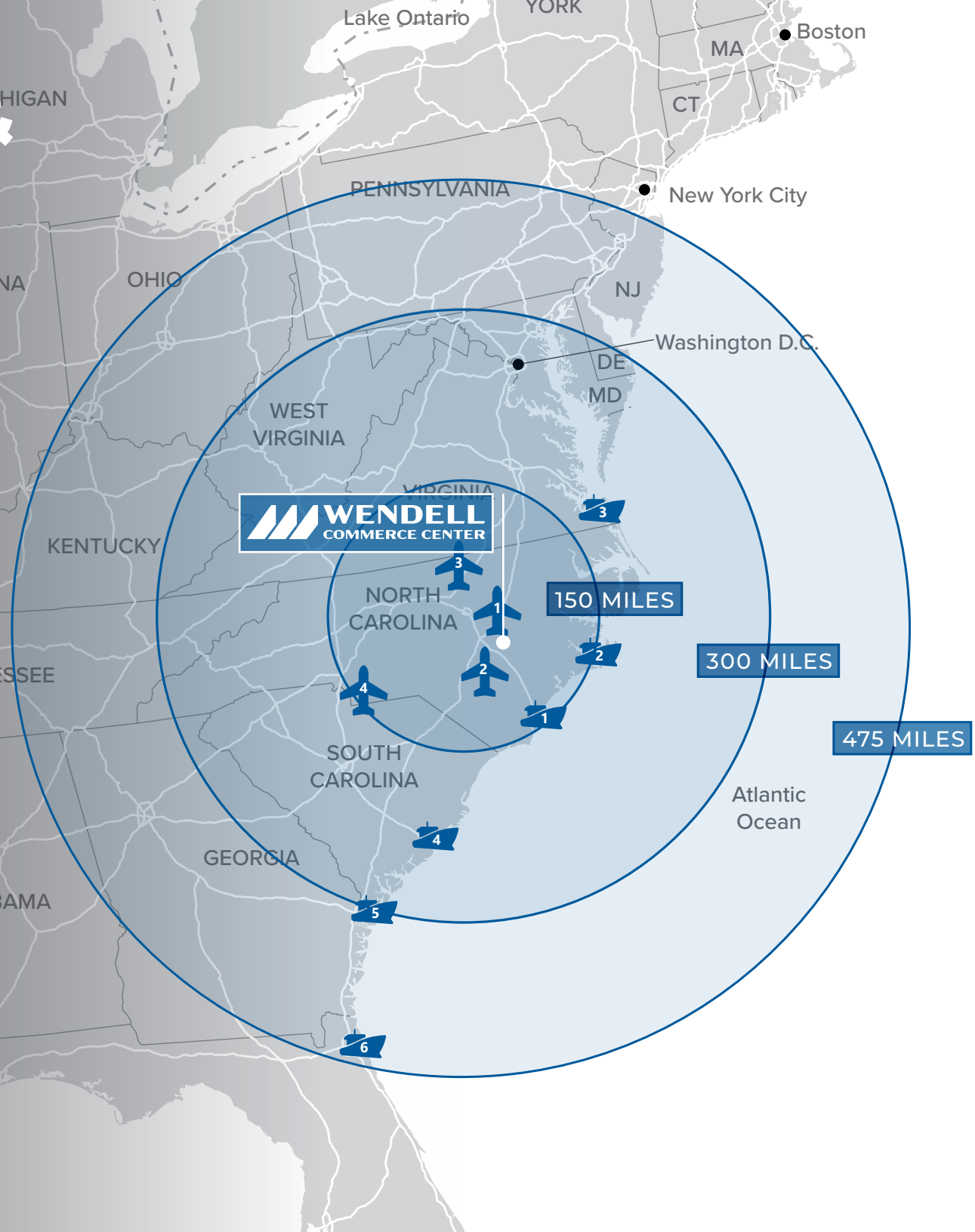
## AIRPORTS

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.

# WENDELL

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