

FUQUAY COMMERCE CENTER

1175, 1201, 1255, & 1275 NC 42, FUQUAY-VARINA, NC 27526

UNDER CONSTRUCTION



LEASING CONTACTS

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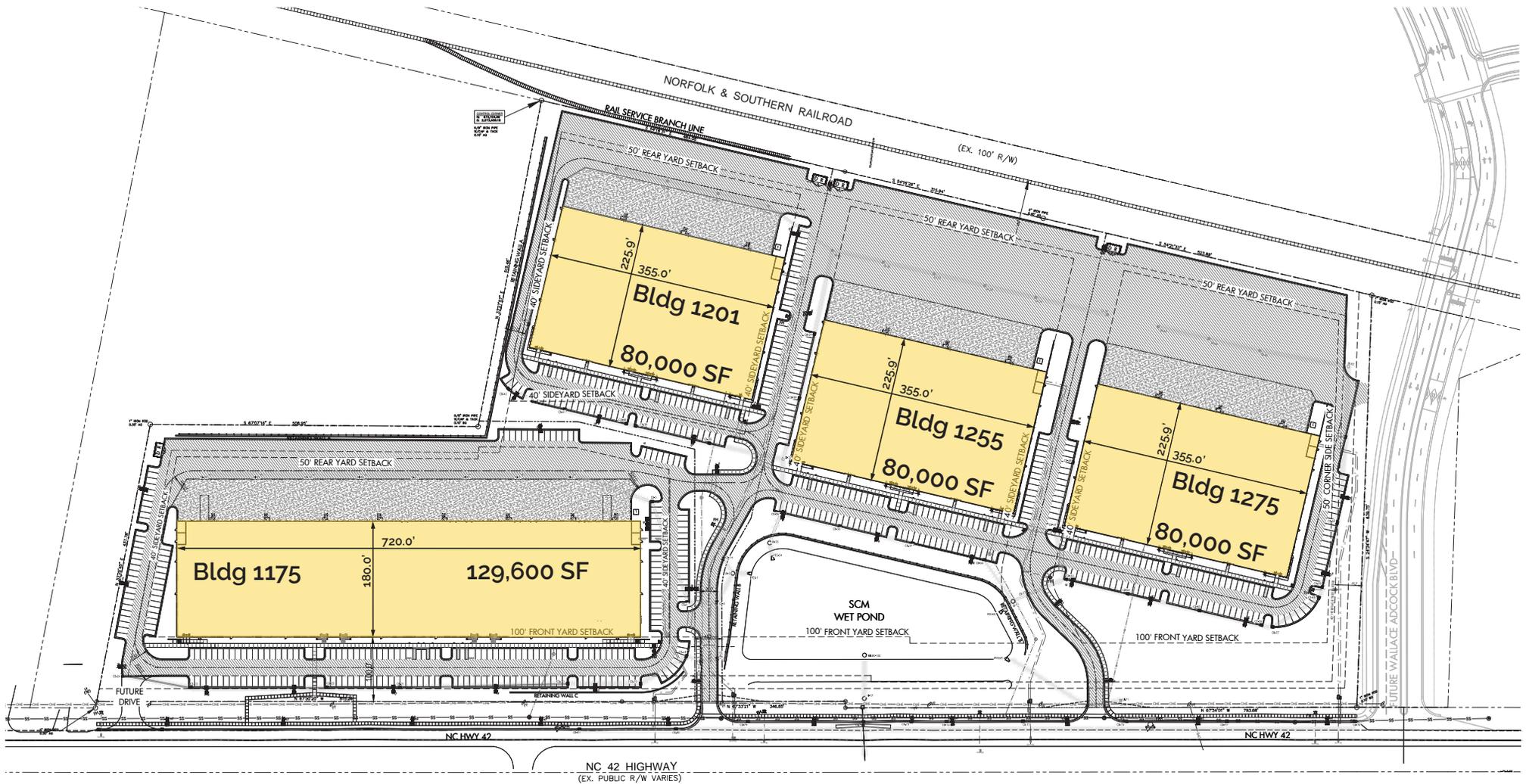
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NAI TRI PROPERTIES

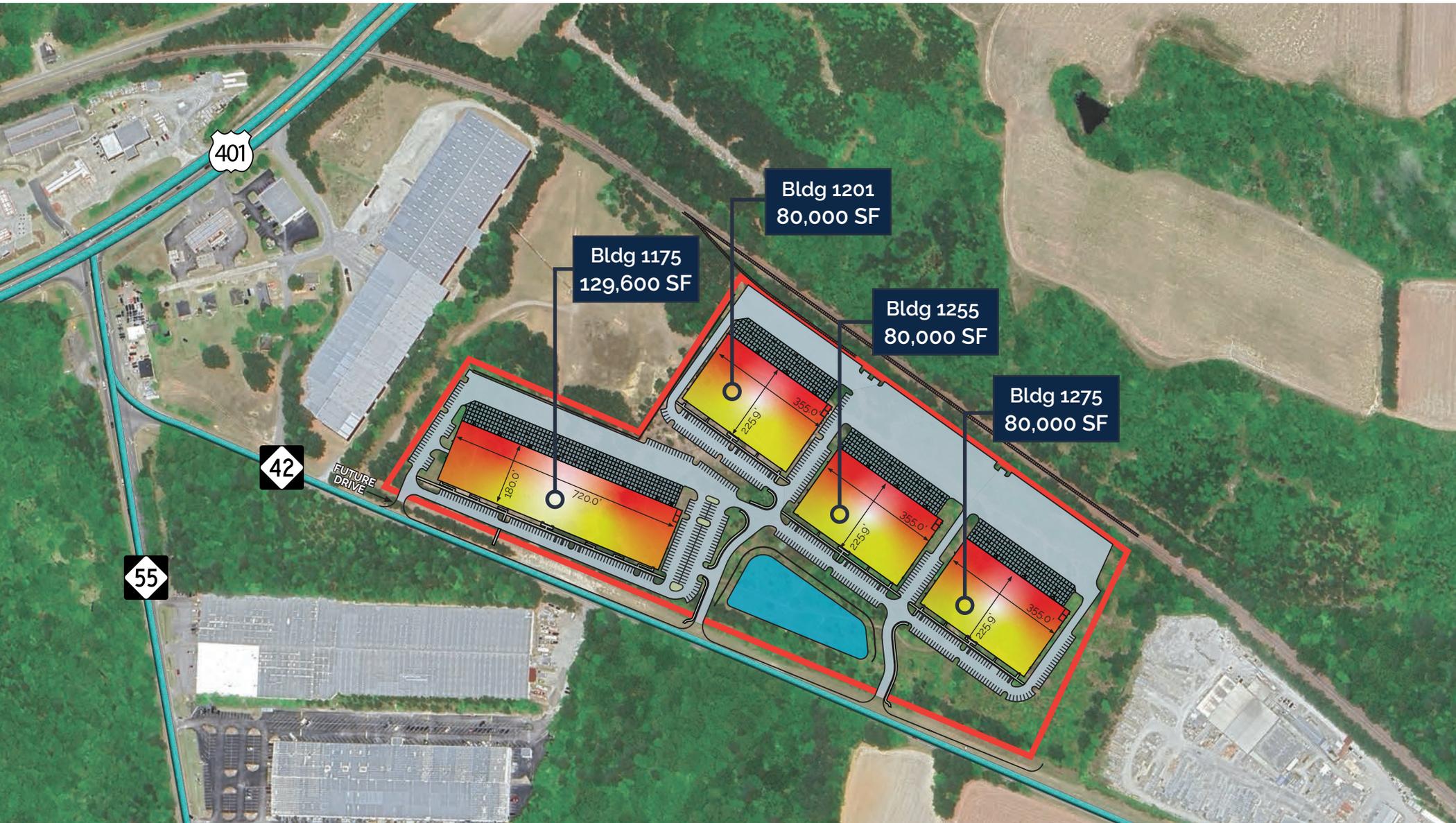
WIGEON 
CAPITAL

FOR LEASE | CLASS A INDUSTRIAL BUILDINGS | ±369,600 SF

PROPOSED SITE PLAN
CLASS A INDUSTRIAL PARK
4 Buildings - ±80,000-129,600 SF



S I T E P L A N O V E R L A Y
C L A S S A I N D U S T R I A L P A R K
4 B u i l d i n g s - ± 8 0 , 0 0 0 - 1 2 9 , 6 0 0 S F



BUILDING FEATURES

CLASS A INDUSTRIAL PARK

| | |
|-------------------------------|------------------------------------|
| INDUSTRIAL PARK NAME | Fuquay Commerce Center |
| ADDRESS | 1175, 1201, 1255, & 1275 NC 42 |
| CITY | Fuquay-Varina |
| STATE | North Carolina |
| COUNTY | Wake |
| TAX PARCEL ID | 0677311691 & 0677319380 |
| DATE AVAILABLE | Q2 2027 |
| ZIP CODE | 27526 |
| LEASE RATE | Contact Broker |
| ZONING | HI - Heavy Industrial |
| TOTAL SF | ±369,600 SF - 4 buildings |
| AVAILABLE SF | ±80,000 - 369,600 SF - 4 buildings |
| TYPICAL COLUMN SPACING | 50' X 50' with 60' speed bay |
| FLOOR/SLAB THICKNESS | 6" Slab on 4" crushed stone |
| EXTERIOR WALL MATERIAL | Concrete tilt-wall construction |
| ROOFING MATERIAL | Rubber Membrane |
| PAVED PARKING | 570 (1.5/1000) |
| TRAILER PARKING | Available |

| | |
|-------------------------------------|--|
| NO. OF ACRES | 30.07 |
| TRUCK COURT DEPTH | Building 1175: 126' wide service court Building 1201: 144' wide service court Building 1255: 222' wide service court Building 1275: 222' wide service court |
| CLEAR HEIGHT | 32' |
| LIGHTING | LED |
| POWER | 3 Phase, 2,000 amps 277/480v |
| HEATING | Space heaters in Warehouse and freeze protection only |
| SPRINKLER SYSTEM/TYPE | ESFR |
| LOADING DOCKS | Building 1175: 42 (9'x10') 2 (12'x14') Building 1201: 21 (9'x10') Building 1255: 21 (9'x10') Building 1275: 21 (9'x10') |
| NATURAL GAS SERVICE PROVIDER | Dominion/Enbridge |
| POWER | Duke Energy |
| WATER AND SEWER | City of Fuquay-Varina |
| TELECOM PROVIDER | Spectrum/AT&T/Brightspeed |
| WEBSITE LINK | https://www.fuquaycommercecenter.com |

- Prime location off of Highway 55 and 42
- Future Industrial Park
- 5 miles to Interstate 540

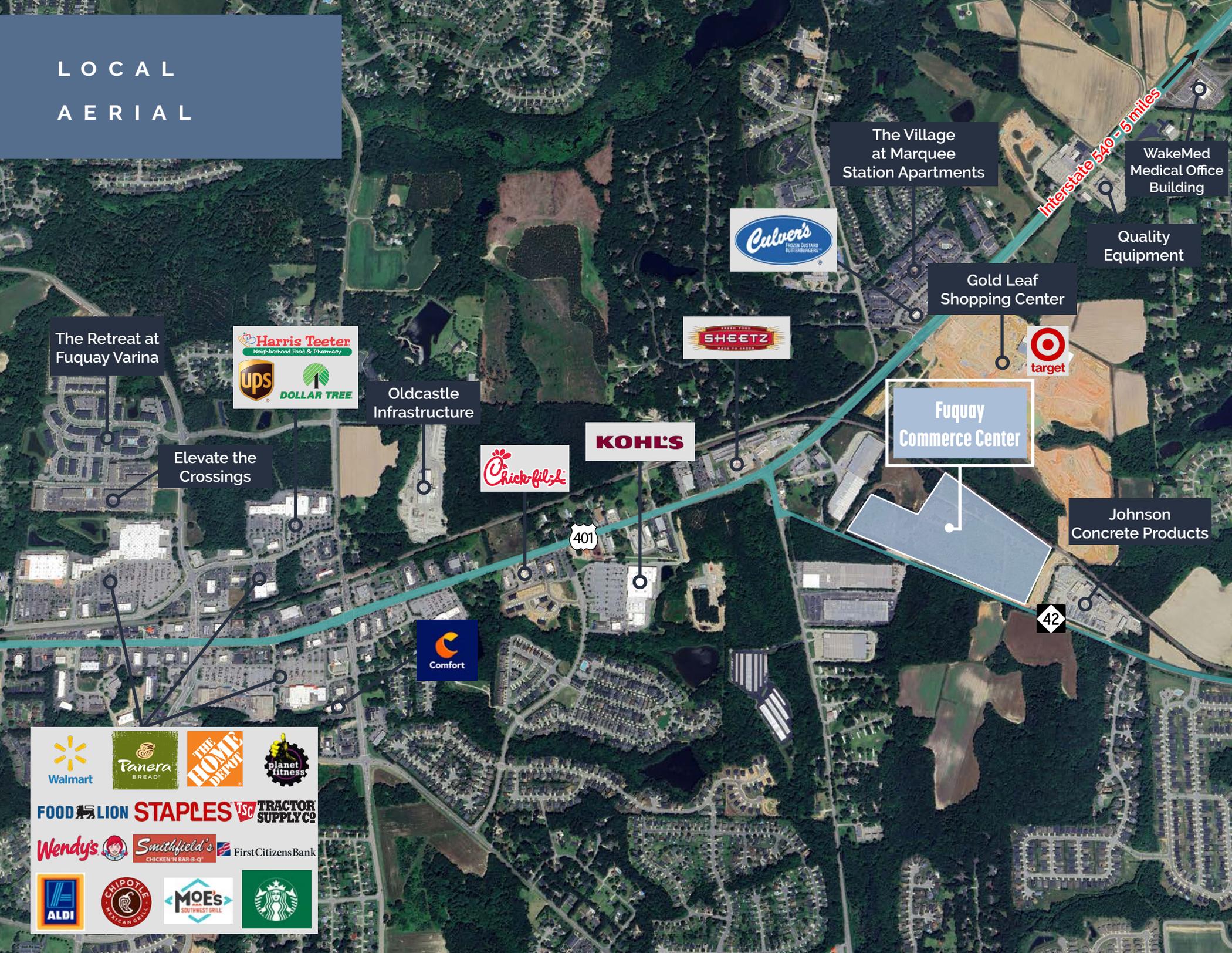


FOR PROPERTY WEBSITE
PLEASE CLICK OR SCAN





LOCAL
AERIAL



The Retreat at
Fuquay Varina



Oldcastle
Infrastructure

Elevate the
Crossings



KOHL'S



Fuquay
Commerce Center



The Village
at Marquee
Station Apartments

Gold Leaf
Shopping Center

Quality
Equipment

WakeMed
Medical Office
Building

Johnson
Concrete Products

42

401



Interstate 540 - 5 miles

SURROUNDING AMENITIES

This site offers a wealth of amenities to eat, shop, work, and live within a 2-mile radius. Below is a list of comforts, excluding apartment complexes, that can be reached within a short 10-minute drive.

DINING

Applebee's Grille + Bar
Arby's
Assaggio's Pizzeri Ristorante
Biscuitville
Bojangles
Burger King
Chick-Fil-A
Chipotle Mexican Grill
Cleveland Draft House of Fuquay
Cookout
Culver's
Dairy Queen
Dan Sushi & Hibachi
Domino's Pizza
Dunkin'
El Lobo
Firehouse Subs
Hibachi & Company
King Chinese Buffet
Krispy Kreme
Little Caesars Pizza
McDonald's
Milano Pizza
Moe's Southwest Grill
Panera Bread
Smithfield's Chicken 'N BBQ

Starbucks
Taco Bell
Waffle House
Wendy's
WINGIN'IT Bar And Grille
Zaxby's
Zeera Indian Restaurant

SHOPPING/SERVICES

ALDI
AT&T Store
AutoZone Auto Parts
Bank of America
Big Lots
Cato Fashions
Circle K
Dollar Tree
Exxon
Fidelity Bank
First Citizens Bank
Food Lion
GameStop
Great Clips
Harris Teeter
Jiffy Lube
Khol's
Meineke Car Care

Murphy's Express
PetSmart
PNC Bank
Sally Beauty
Sheetz
Staples
State Employee's Credit Union
T.J. Maxx
The Home Depot
The UPS Store
Tractor Supply Co.
Truist
United States Postal Service
Verizon
Walgreens
Walmart Supercenter
Wells Fargo Bank
Zips Car Wash

MEDICAL

Advanced Spine & Pain Center
AFC Urgent Care Fuquay
UNC Family Medicine
Lane & Associates Family Dentistry
Fuquay Pharmacy
FastMed Urgent Care
WakeMed Primary Care

FITNESS/PARKS

ClubWorx
Gold's Gym
Planet Fitness
Rock Solid Fitness Warrior
Honeycutt Road Park
Willow Lakes Park

STAY

Comfort Inn & Suites
Hampton Inn & Suites
Quality Inn

TRIANGLE REGION

+ Located in Fuquay-Varina, this future industrial park is positioned in a premier location, with convenient access to the Triangle region by way of I-540, I-40 and US 401.

INTERSTATES

| | |
|---|------------|
|  (Future) Interstate 540 | 6.0 Miles |
|  (Existing) Interstate 540 | 10.4 Miles |
|  Interstate 40 | 11.7 Miles |
|  US Route 401 | 0.4 Miles |
|  Interstate 440 | 15.0 Miles |

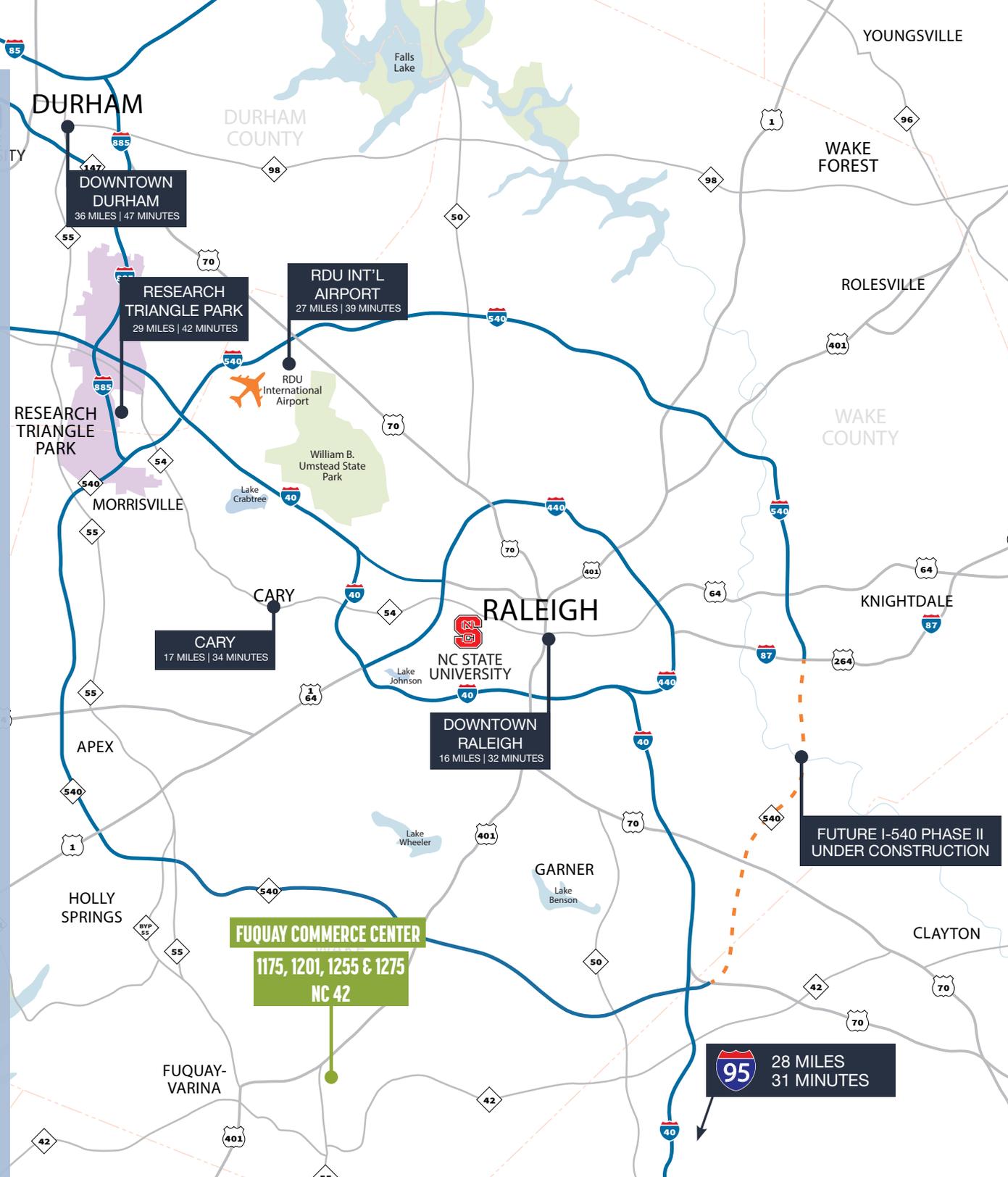
AIRPORTS

| | |
|------------------------------|------------|
| Raleigh Durham International | 26.3 Miles |
|------------------------------|------------|

FUTURE I-540

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

Future I-540 information provided by NCDOT website



DOWNTOWN DURHAM
36 MILES | 47 MINUTES

RESEARCH TRIANGLE PARK
29 MILES | 42 MINUTES

RDU INT'L AIRPORT
27 MILES | 39 MINUTES

CARY
17 MILES | 34 MINUTES

DOWNTOWN RALEIGH
16 MILES | 32 MINUTES

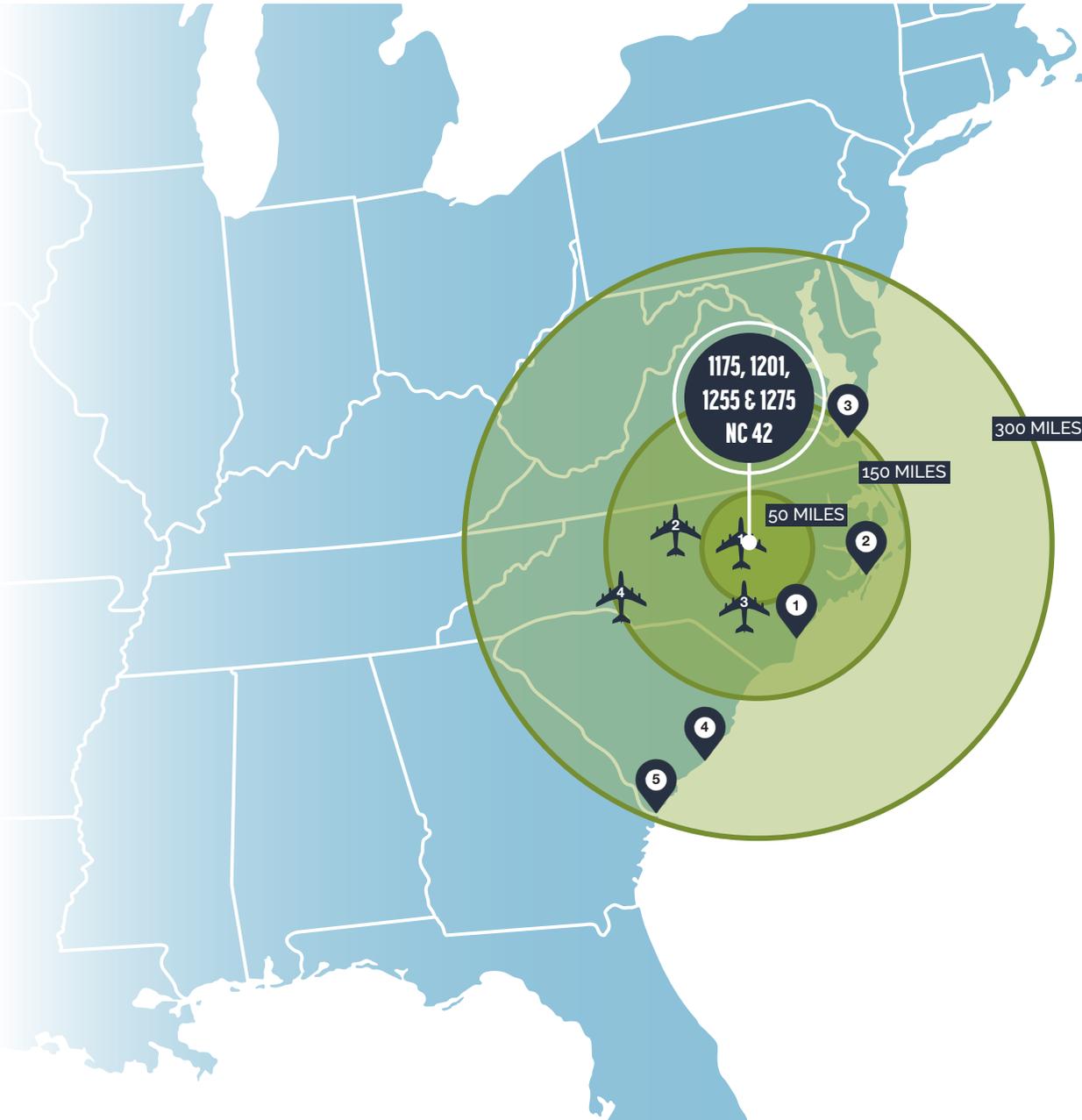
FUTURE I-540 PHASE II UNDER CONSTRUCTION

FUQUAY COMMERCE CENTER
1175, 1201, 1255 & 1275
NC 42

I-95 28 MILES
31 MINUTES

LOCATION & ACCESS

AIRPORTS AND SEAPORTS



AIRPORTS

| | | |
|---|---------------------------------|------------|
| 1 | Raleigh-Durham International | 27.4 miles |
| 2 | Piedmont Triad International | 92.9 miles |
| 3 | Fayetteville Regional | 49.6 miles |
| 4 | Charlotte Douglas International | 168 miles |



SEAPORTS

| | | |
|---|-------------------|-----------|
| 1 | Wilmington, NC | 121 miles |
| 2 | Morehead City, NC | 147 miles |
| 3 | Norfolk, VA | 198 miles |
| 4 | Charleston, SC | 270 miles |
| 5 | Savannah, GA | 315 miles |

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.



GREENFIELD 27



LAURENSFIELD COURT



7230 ACC BLVD



3300 WATERFIELD DR

VIEW ENTIRE PORTFOLIO
WIGEONCP.COM

TENANT SIGNAGE

FUQUAY COMMERCE CENTER

WIGEON 
CAPITAL

NAI TRI PROPERTIES

CONTACTS

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