



# WENDELL COMMERCE CENTER

## BUILDING 1C

260,000 SF

ESTIMATED DELIVERY | JUNE 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

64 US 64 WENDELL BOULEVARD

\* FUTURE \*

INTERSTATE 87

87

BUILDING 4A

BUILDING 1A

BUILDING 1B

BUILDING 1C

BUILDING 3C

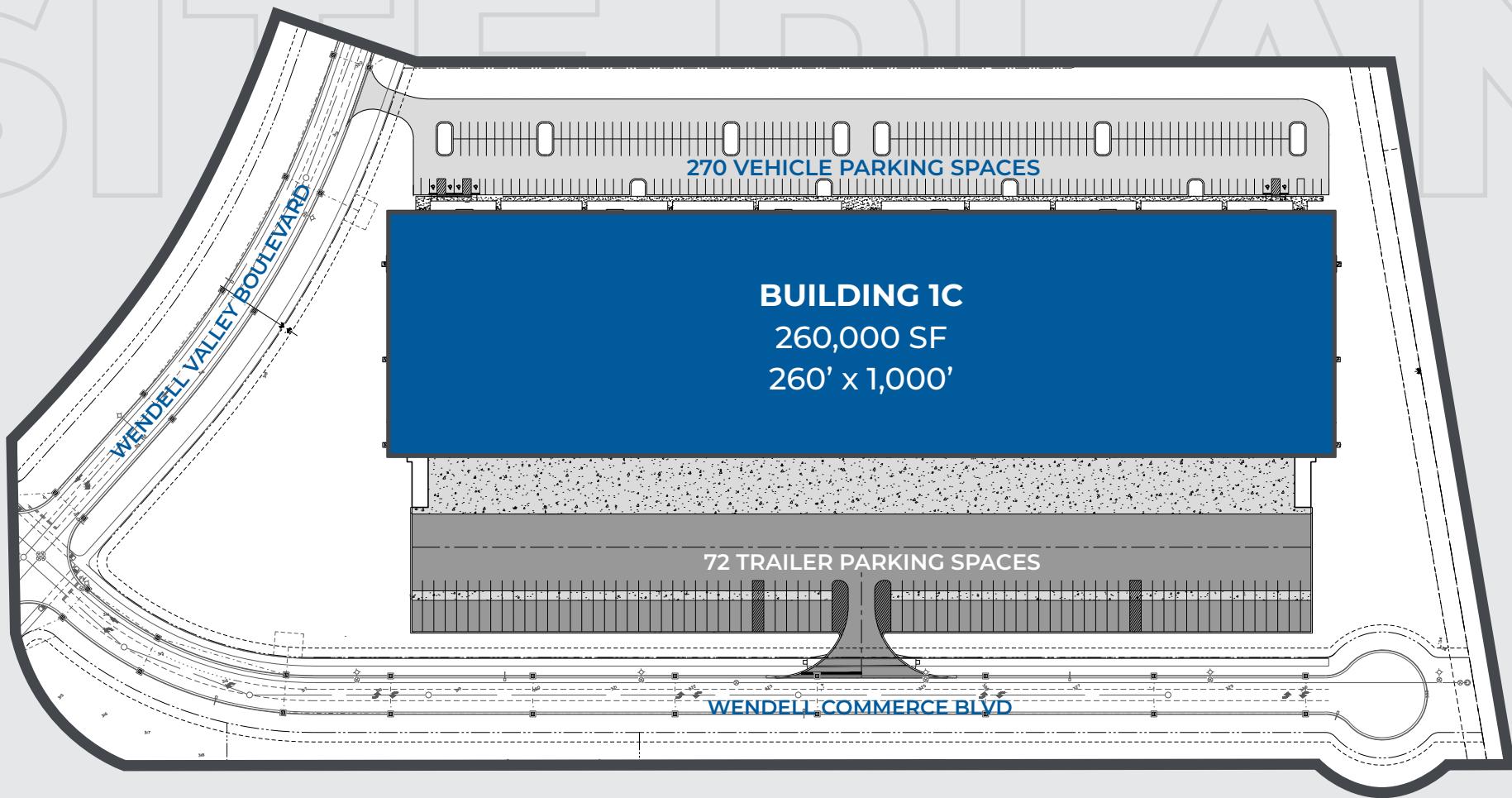
BUILDING 3B

BUILDING 3A

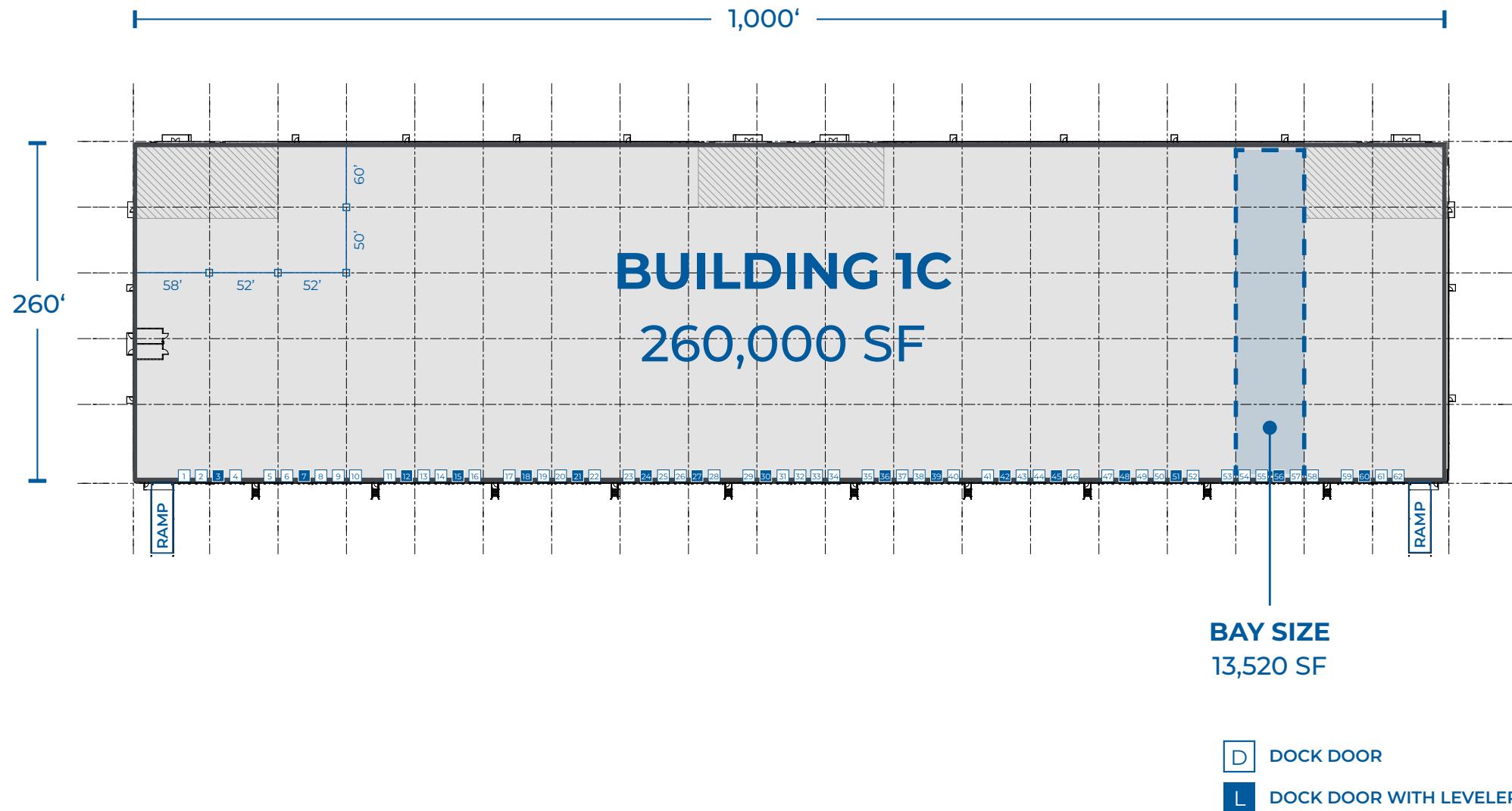
BUILDING 2A

DETENTION POND





ESTIMATED DELIVERY | JUNE 2026



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# BUILDING 1C FEATURES

BUILDING NAME	Wendell Commerce Center Building 1C
ADDRESS	Wendell Commerce Boulevard Wendell, NC
COUNTY	Wake
DATE AVAILABLE	June 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	632' x 210'
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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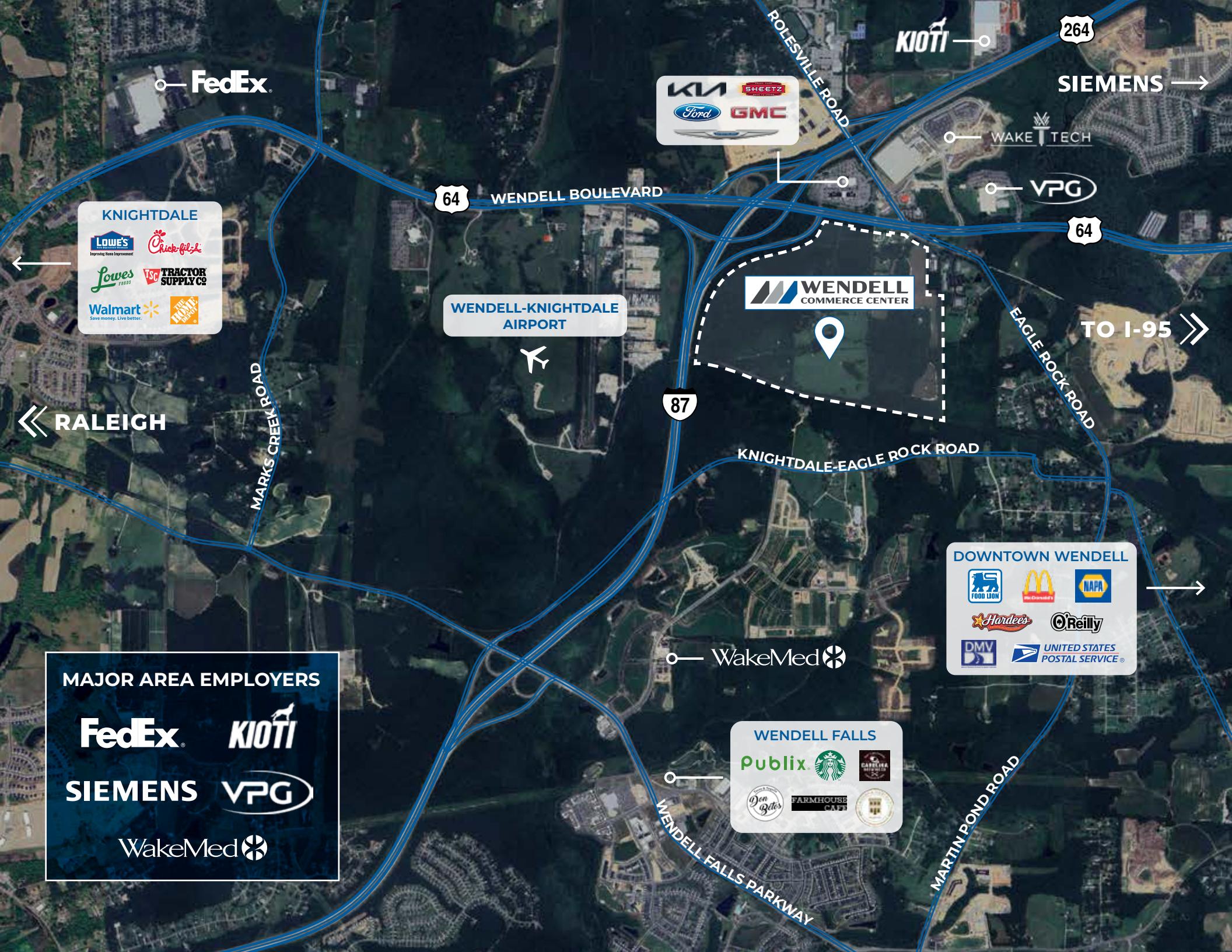
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FedEx

KIOTTI

264

SIEMENS

KNIGHTDALE



RALEIGH

MARKS CREEK ROAD

64 WENDELL BOULEVARD

WENDELL-KNIGHTDALE  
AIRPORT

87

KNIGHTDALE-EAGLE ROCK ROAD

ROLESVILLE ROAD

WENDELL

COMMERCE CENTER

64

EAGLE ROCK ROAD  
TO I-95

WakeMed

MAJOR AREA EMPLOYERS

FedEx

KIOTTI

SIEMENS

VPG

WakeMed

DOWNTOWN WENDELL



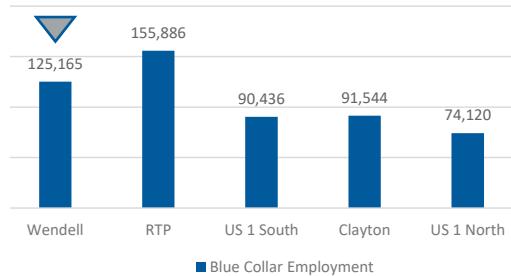
WENDELL FALLS



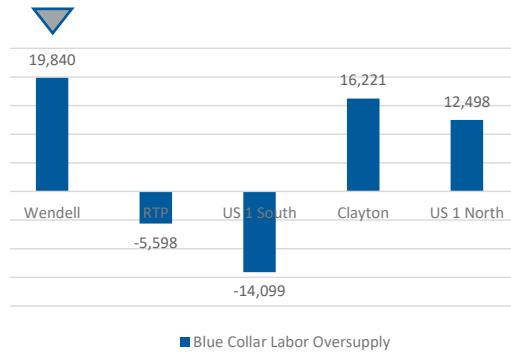
WENDELL FALLS PARKWAY  
MARTIN POND ROAD

# FAVORABLE LABOR SUPPLY

## TOTAL EMPLOYMENT

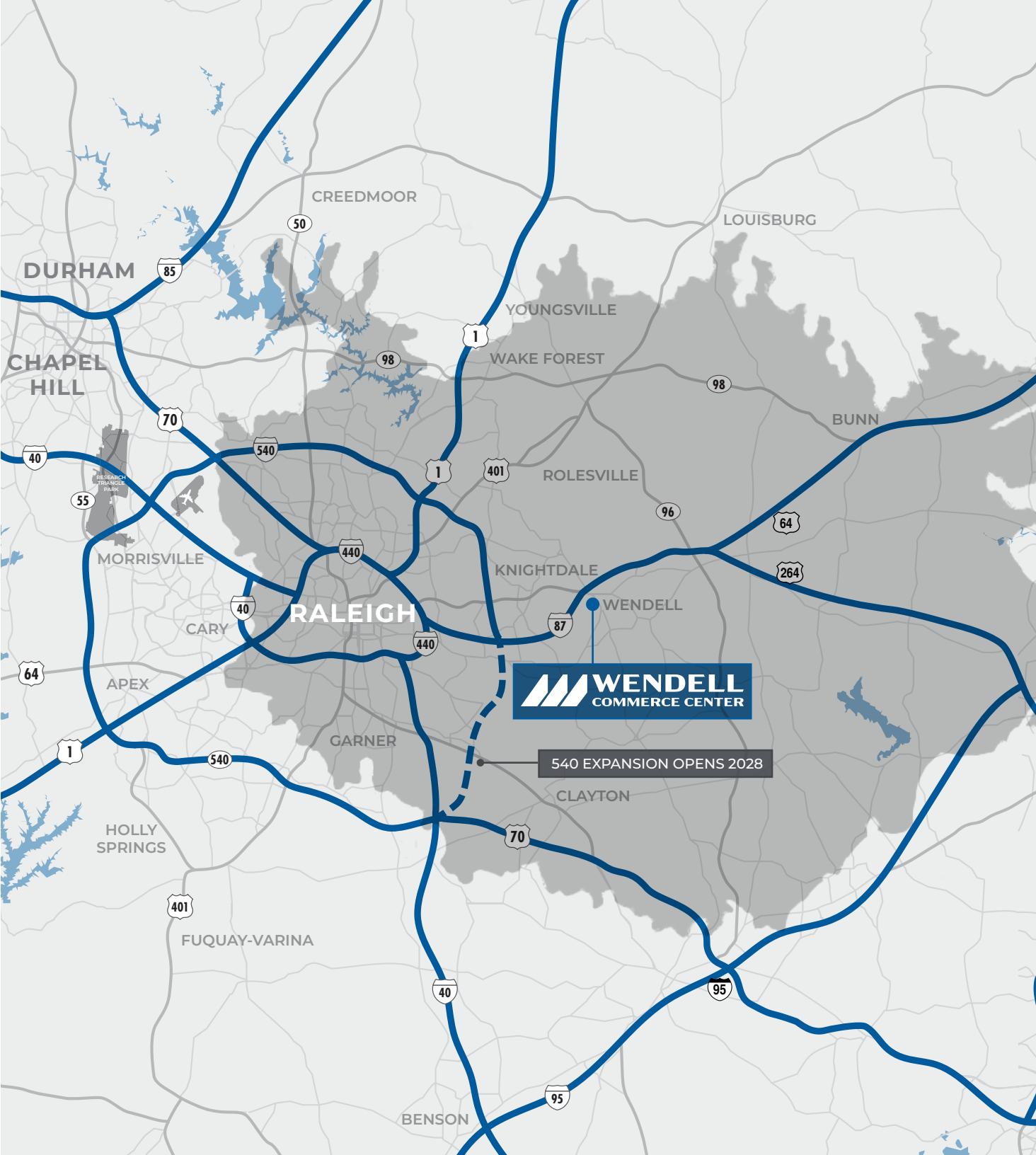


## BLUE COLLAR LABOR OVERTSUPPLY



## 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





# LOCATION & ACCESS



## AIRPORTS

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



## SEAPORTS

	ARKANSAS	
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



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