



WENDELL COMMERCE CENTER

BUILDING 1A

101,010 SF

ESTIMATED DELIVERY | 2Q 2026



NEW CLASS A INDUSTRIAL PARK

1.8 MILLION SQUARE FEET PLANNED

Summit
Real Estate Group

FOUNDRY
COMMERCIAL

* FUTURE *

64 US 64 WENDELL BOULEVARD



I-87 EXIT 11

WENDELL COMMERCE BLVD

WENDELL VALLEY BLVD

COMMERCIAL OUTPARCEL

MULTIFAMILY OUTPARCEL

COMMERCIAL OUTPARCEL

BUILDING 1B
132,720 SF

BUILDING 1A
101,010 SF

BUILDING 1C
260,000 SF

BUILDING 4A
190,000 SF

BUILDING 3C
80,325 SF

BUILDING 3B
224,000 SF

BUILDING 3A
248,000 SF

BUILDING 2A
578,550 SF

DETENTION POND

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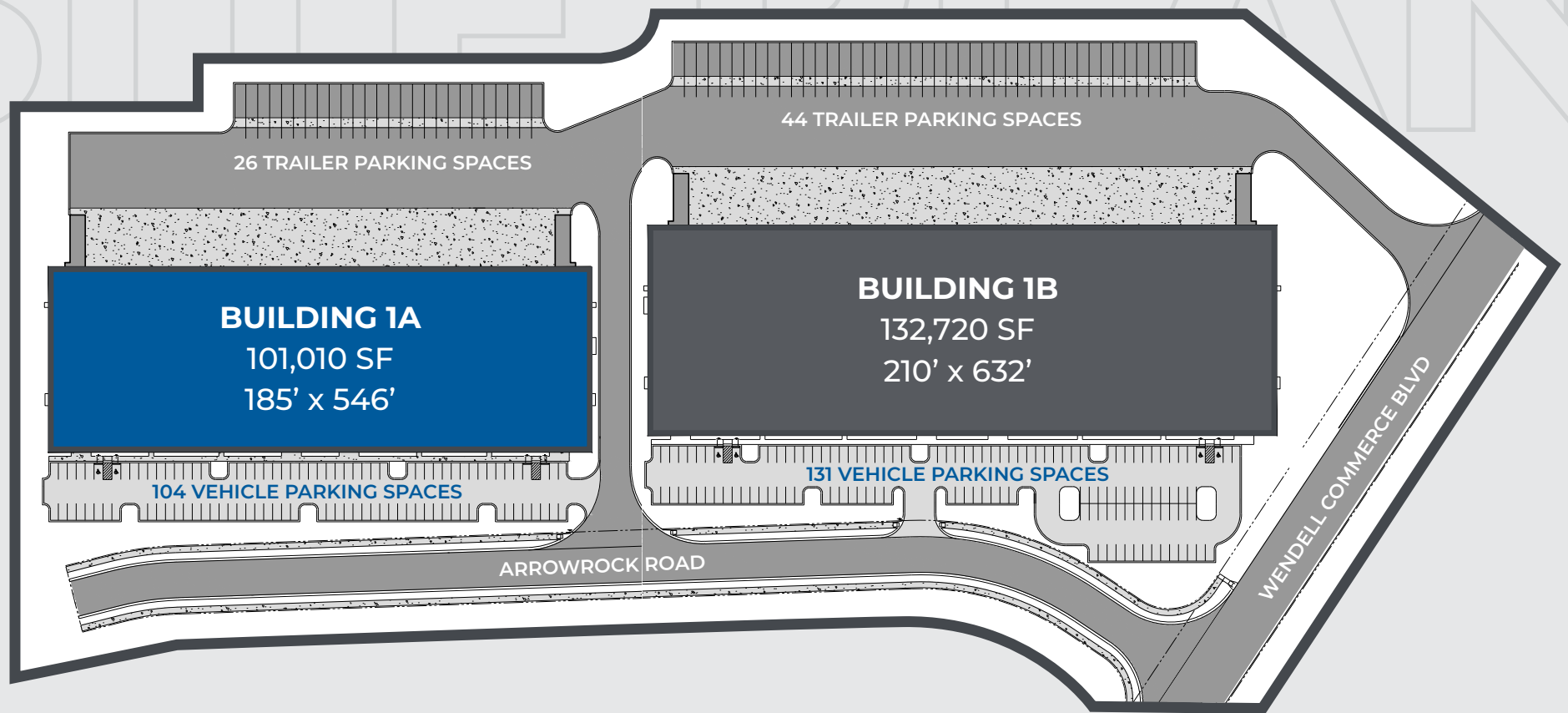
RAILROAD

87

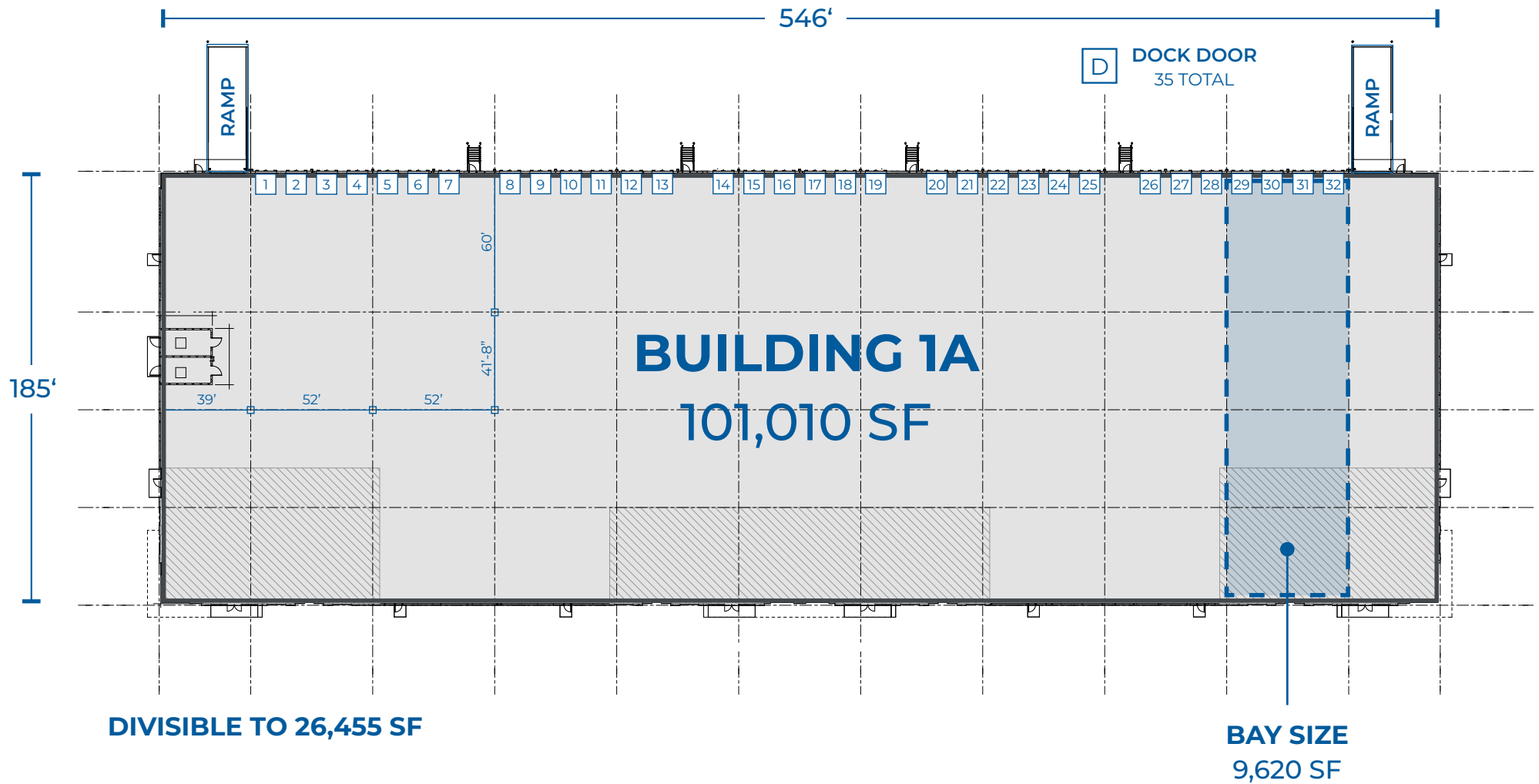
INTERSTATE 87



SITE PLAN



ESTIMATED DELIVERY | 2Q 2026



BUILDING 1A FEATURES

BUILDING NAME	Wendell Commerce Center Building 1A
ADDRESS	Arrowrock Road Wendell, NC
COUNTY	Wake
DATE AVAILABLE	2Q2026
LEASE RATE	Call for details
TICAM	Estimate \$2.00
NC PIN	1774058949 (portion)
ZONING	PUD-22-01
NUMBER OF ACRES	11.85
BUILDING DIMENSIONS	546' x 185'
PARK TOTAL SF	±1,800,000
AVAILABLE SF	±100,872 (Divisible to ±25,000 SF)
BAY SIZE	±9,620 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 41' 8" with 60' speed bay
SPRINKLER SYSTEM/TYPE	ESFR with K-17 sprinkler heads
LOADING DOCK	32 (9' x 10') manual dock-high doors with bumpers 2 (14' x 16') ramps with motorized roll-up doors
PAVED AUTO PARKING	104 spaces
TRAILER PARKING	26 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

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



FedEx

KIOTI

264

SIEMENS

WAKE TECH

VPG

64

WENDELL BOULEVARD

64

TO I-95

WENDELL
COMMERCE CENTER

WENDELL-KNIGHTDALE
AIRPORT



87

KNIGHTDALE-EAGLE ROCK ROAD

EAGLE ROCK ROAD

MARKS CREEK ROAD

RALEIGH

DOWNTOWN WENDELL



WakeMed

MAJOR AREA EMPLOYERS

FedEx

KIOTI

SIEMENS

VPG

WakeMed

WENDELL FALLS

WENDELL FALLS

Publix

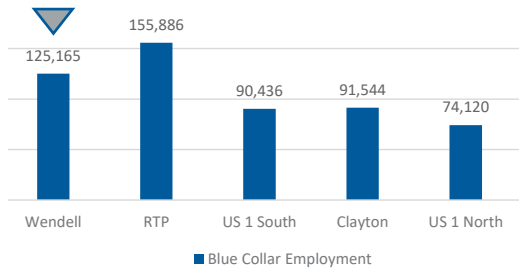


MARTIN POND ROAD

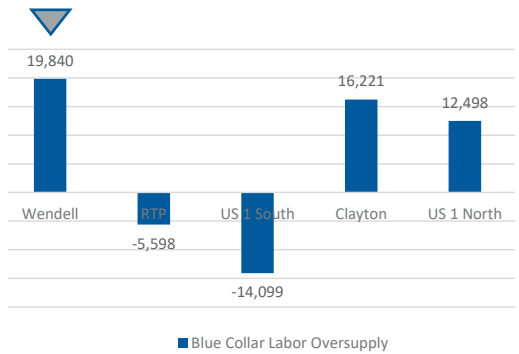
WENDELL FALLS PARKWAY

FAVORABLE LABOR SUPPLY

TOTAL EMPLOYMENT

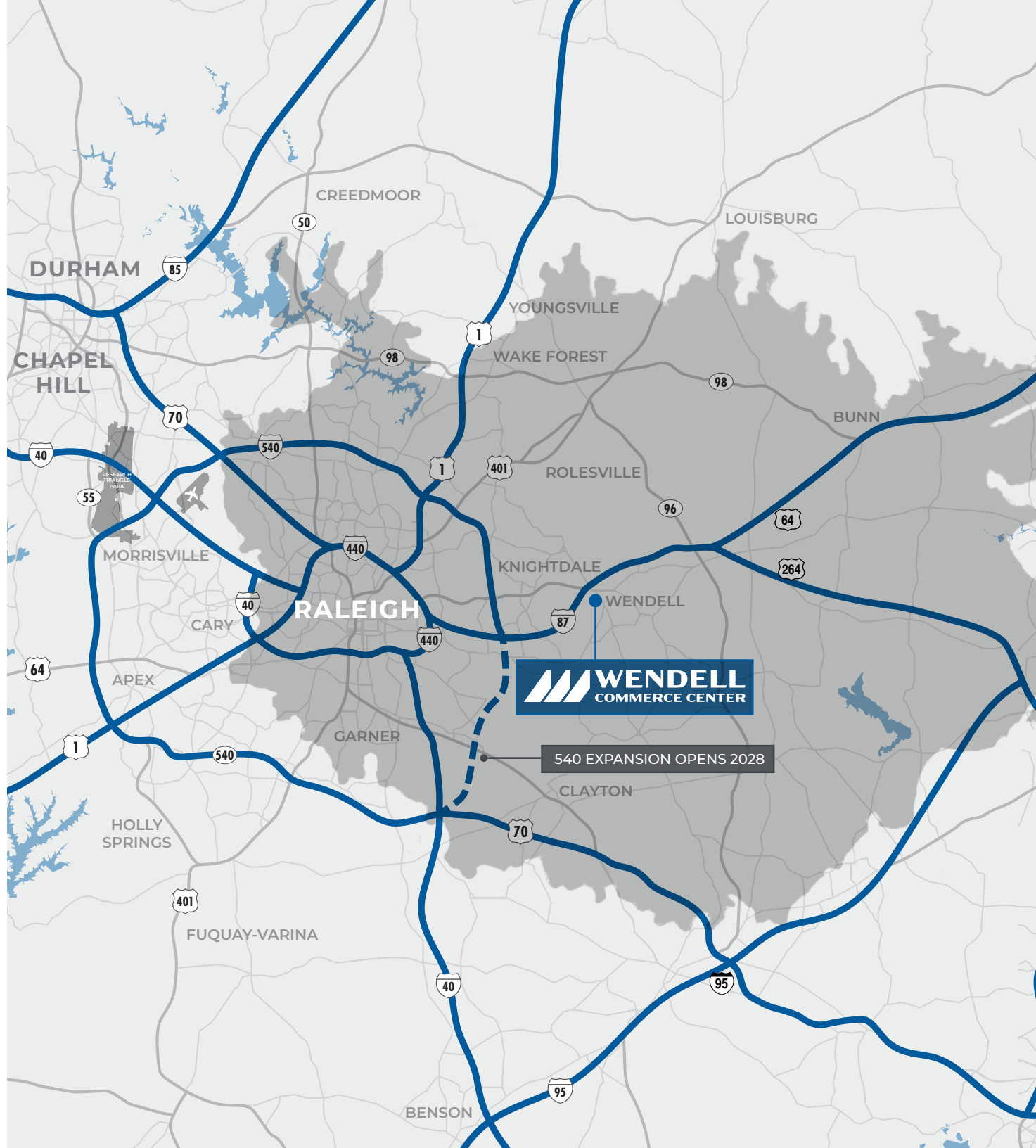


BLUE COLLAR LABOR OVERSUPPLY



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





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



540 EXPANSION OPENS 2028

LOCATION & ACCESS

LOCATION & ACCESS



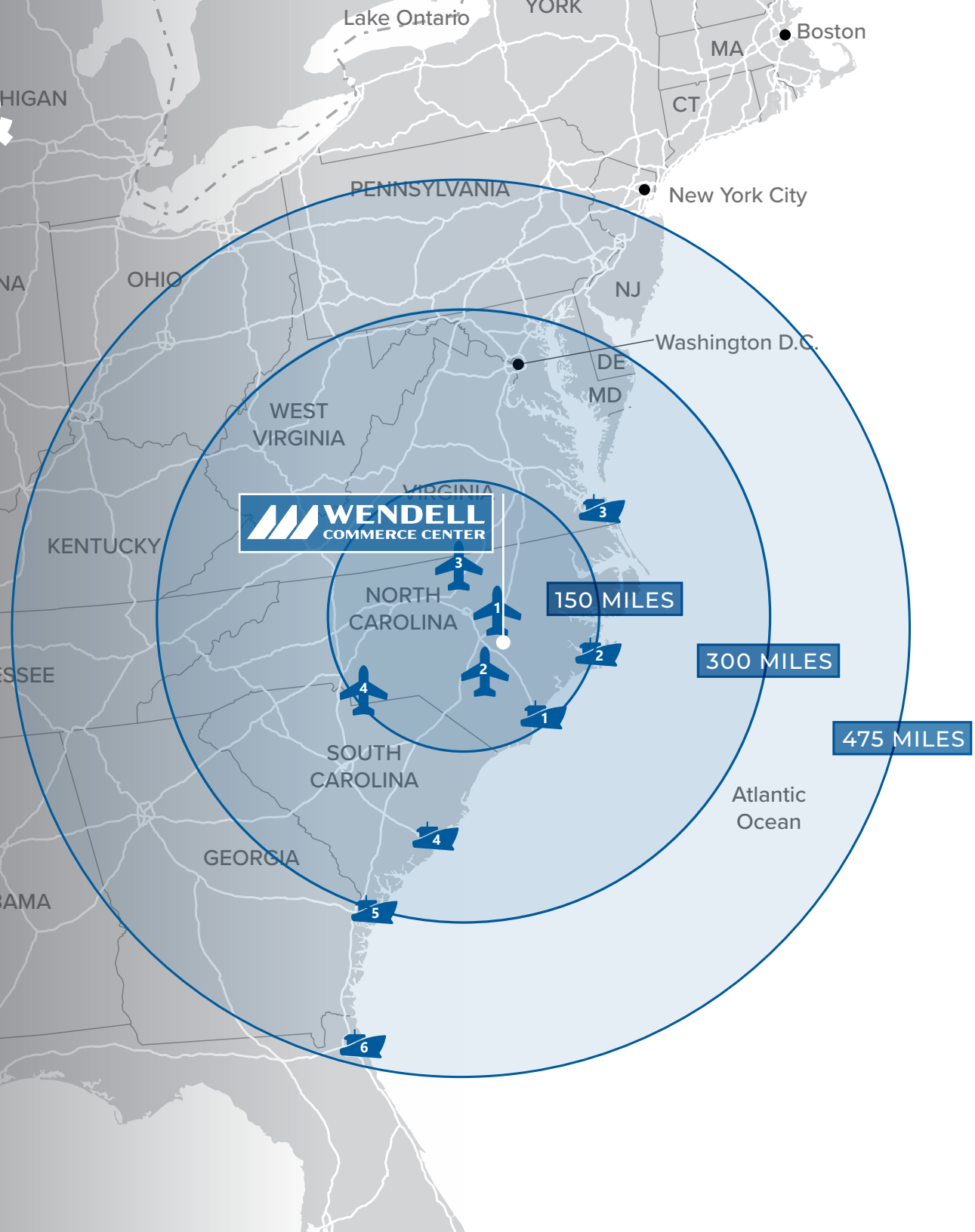
AIRPORTS

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





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