



CORNERSTONE

AT WALNUT CREEK BUSINESS PARK
3091 BUSINESS PARK DRIVE
RALEIGH, NC



WIGEON
CAPITAL

NAITRI PROPERTIES

LEASING CONTACTS

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DEVELOPMENT ASSOCIATE

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FOR LEASE | CLASS A INDUSTRIAL | ±80,000 SF | LIFE SCIENCE CAPABLE

SITE PLAN OVERLAY

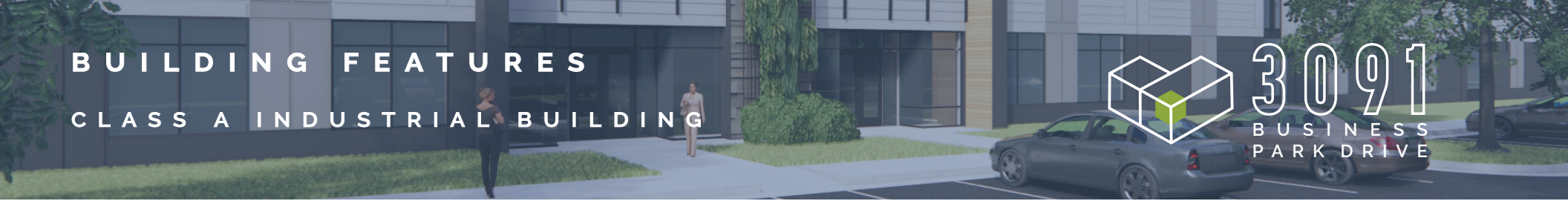
CLASS A INDUSTRIAL BUILDING

± 80,000 SF TOTAL



BUILDING FEATURES

CLASS A INDUSTRIAL BUILDING



PROPERTY NAME	Cornerstone
INDUSTRIAL PARK NAME	Walnut Creek Business Park
ADDRESS	3091 Business Park Drive
CITY	Raleigh
STATE	North Carolina
COUNTY	Wake
TAX PARCEL ID	1723782584
DATE AVAILABLE	Q3 2025
ZIP CODE	27610
LEASE RATE	Contact Broker
ZONING	IH - Heavy Industrial
SPACE DIMENSIONS	180' x 445'
TOTAL SF	±80,100 SF
AVAILABLE SF	±80,100 SF
TYPICAL COLUMN SPACING	50' w X 50' d
FLOOR/SLAB THICKNESS	6" Slab
EXTERIOR WALL MATERIAL	Concrete
ROOFING MATERIAL	Rubber Membrane
PAVED PARKING	±84 spaces

TRAILER PARKING	Available
NO. OF ACRES	8.15 acres
TRUCK COURT DEPTH	150'
CLEAR HEIGHT	32'
LIGHTING	LED
POWER	3 Phase, 2,000 amps 277/480v
HEATING	Available
SPRINKLER SYSTEM/TYPE	ESFR
LOADING DOCKS	21 Dock Doors (9' x 10') 2 Dock Doors (12' x 14') Ramp capability
NATURAL GAS SERVICE PROVIDER	Dominion
POWER	Duke Energy
WATER AND SEWER	City of Raleigh
TELECOM PROVIDER	Spectrum/AT&T

PARK FEATURES WALNUT CREEK

- Prime Interstate Access
- Well-Established Industrial Park

EXTERIOR RENDERINGS
CLASS A INDUSTRIAL BUILDING

 3091
BUSINESS
PARK DRIVE



LOCAL AERIAL

3091
BUSINESS
PARK DRIVE



Owens & Minor

Alside

Integrated Logistics

Scana

Dillon Supply Company

J&K CABINETRY NC

Horizon Forest Products

Public Storage



MORRISETTE PACKAGING

RH Barringer Distributing Company

64 264

Baker Distributing Company

NC Rural Economic Development

SRS Building Products



Ajinomoto USA

Wake County Commons

Social Security Administration

POOLE ROAD



TRIANGLE REGION

+ Located in Walnut Creek Business Park, this site is positioned in a premier location, with convenient access to the Triangle region by way of I-440, I-40 and I-87.

INTERSTATES

	(Future) Interstate 540	3.8 Miles
	(Existing) Interstate 540	4.1 Miles
	Interstate 40	2.6 Miles
	US Route 70	7.3 Miles
	Interstate 440	1.1 Miles

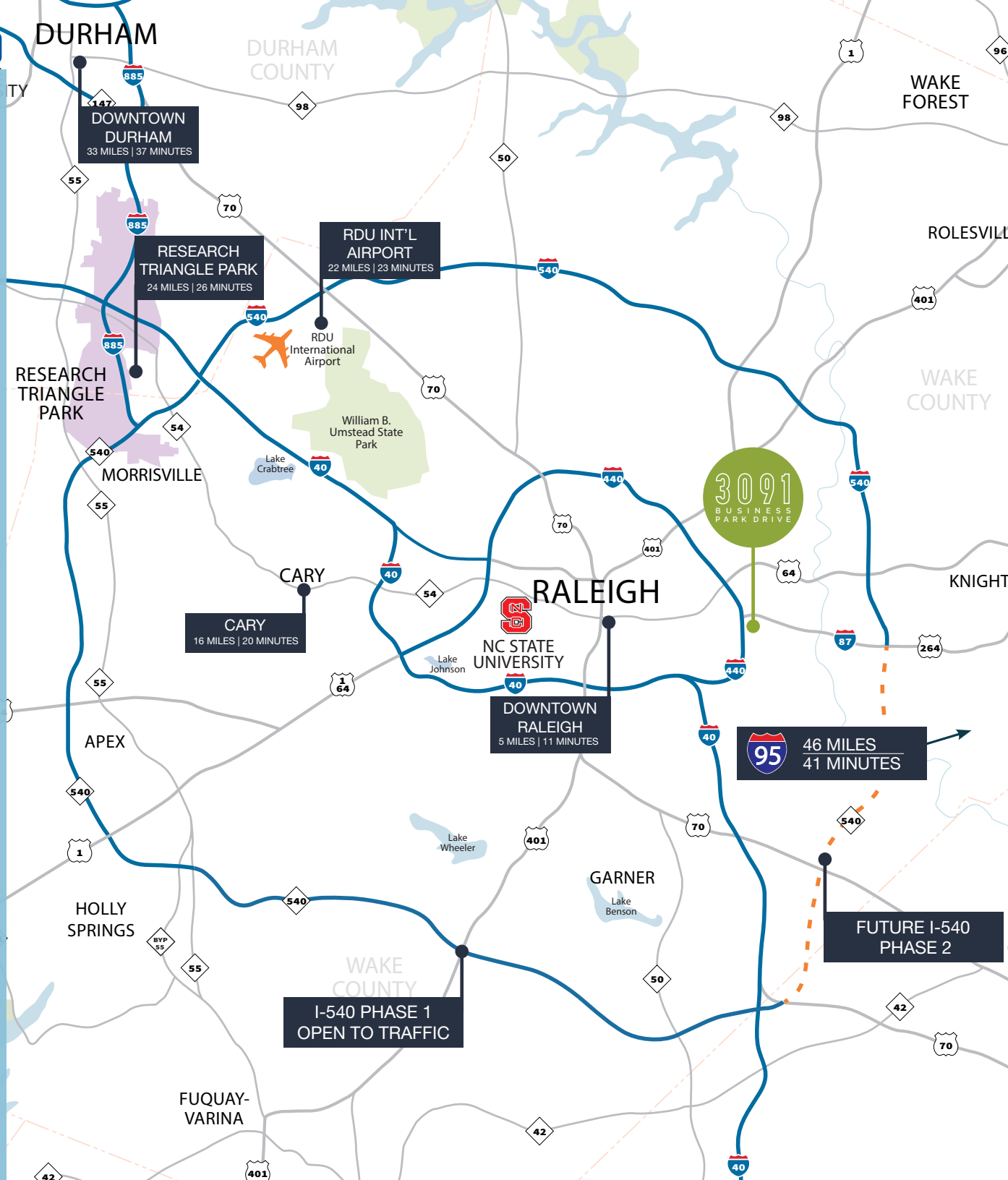
AIRPORTS

Raleigh Durham International	22.0 Miles
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FUTURE I-540

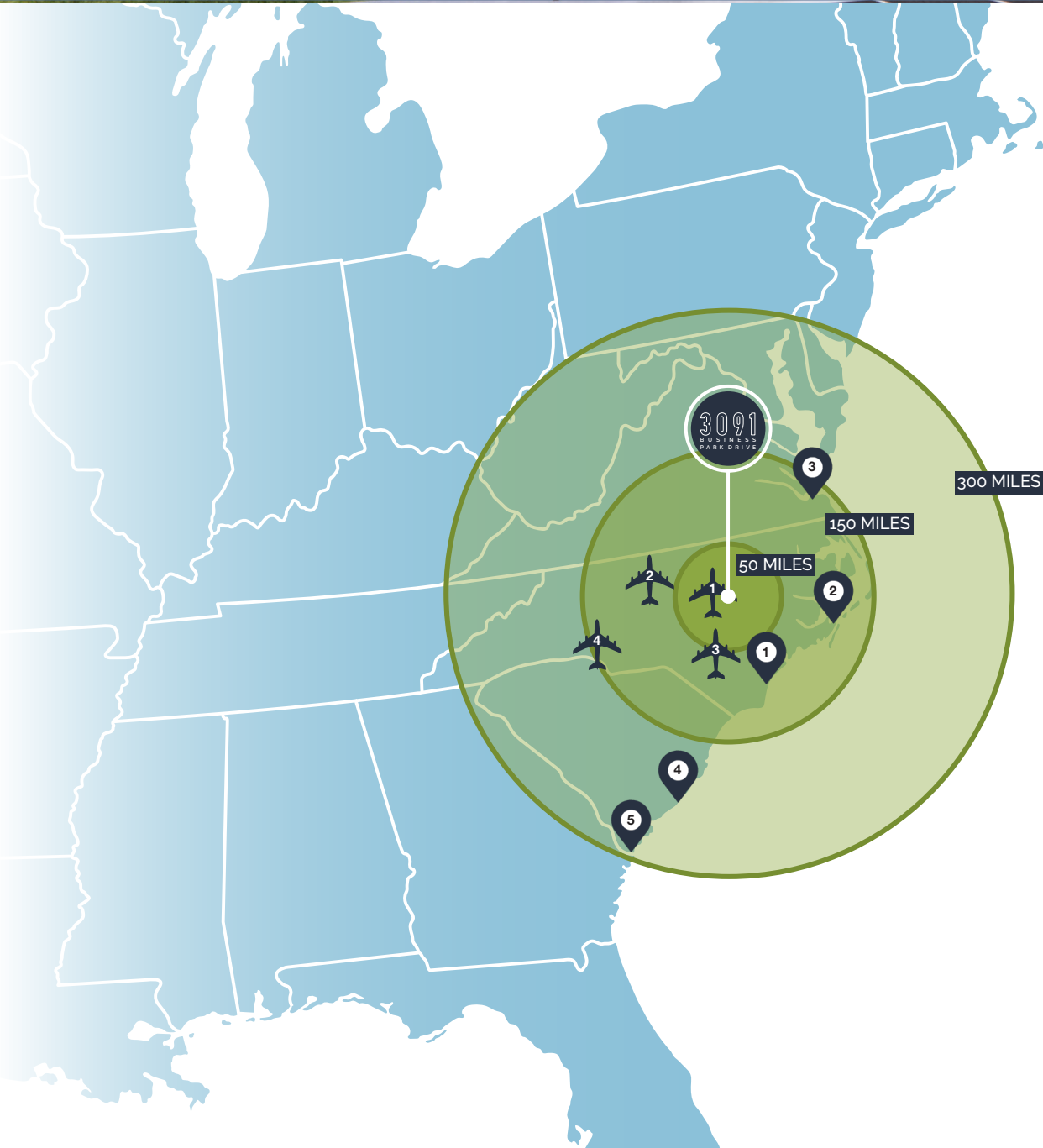
Phase 1	Open to traffic
Phase 2 construction begins	Anticipated Spring of 2025

Future I-540 information provided by NCDOT website



LOCATION & ACCESS

AIRPORTS AND SEAPORTS



AIRPORTS

1	Raleigh-Durham International	20.3 miles
2	Piedmont Triad International	97.4 miles
3	Fayetteville Regional	69.7 miles
4	Charlotte Douglas International	178 miles

SEAPORTS

1	Wilmington, NC	127 miles
2	Morehead City, NC	148 miles
3	Norfolk, VA	173 miles
4	Charleston, SC	261 miles
5	Savannah, GA	321 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

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