

INDUSTRIAL PROPERTY FOR LEASE / SALE

NEWLY RENOVATED INDUSTRIAL WAREHOUSE

104 E 2nd St | Wendell, NC 27591

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COMMERCIAL REAL ESTATE

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PROPERTY SUMMARY

104 E 2nd St, Wendell, NC 27591

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PROPERTY DESCRIPTION

Position your business in the heart of rapidly growing Wendell with this newly renovated commercial space offering a blend of functionality and character. Located just minutes from US-64/I-87, this property provides convenient access to Raleigh and the broader Triangle market while benefiting from Wendell's strong population growth and business-friendly environment. Major renovations just wrapped up in 2026.

OFFERING SUMMARY

Lease Rate:	\$6 SF/yr (NNN)
Sale Guidance:	Inquire for Pricing
Number of Units:	1
Available SF:	52,925 SF

PROPERTY HIGHLIGHTS

- Newly renovated interior and exterior
- Ample access points with 2 drive-in doors
- 14' ceiling height at eaves and 16' height at peak
- Quick access to US-64 / I-87 corridor

2026 RENOVATIONS

- Replaced all siding
- Full office renovation
- New drive in doors
- Gravel parking lot
- New roof on office
- Interior warehouse renovations underway

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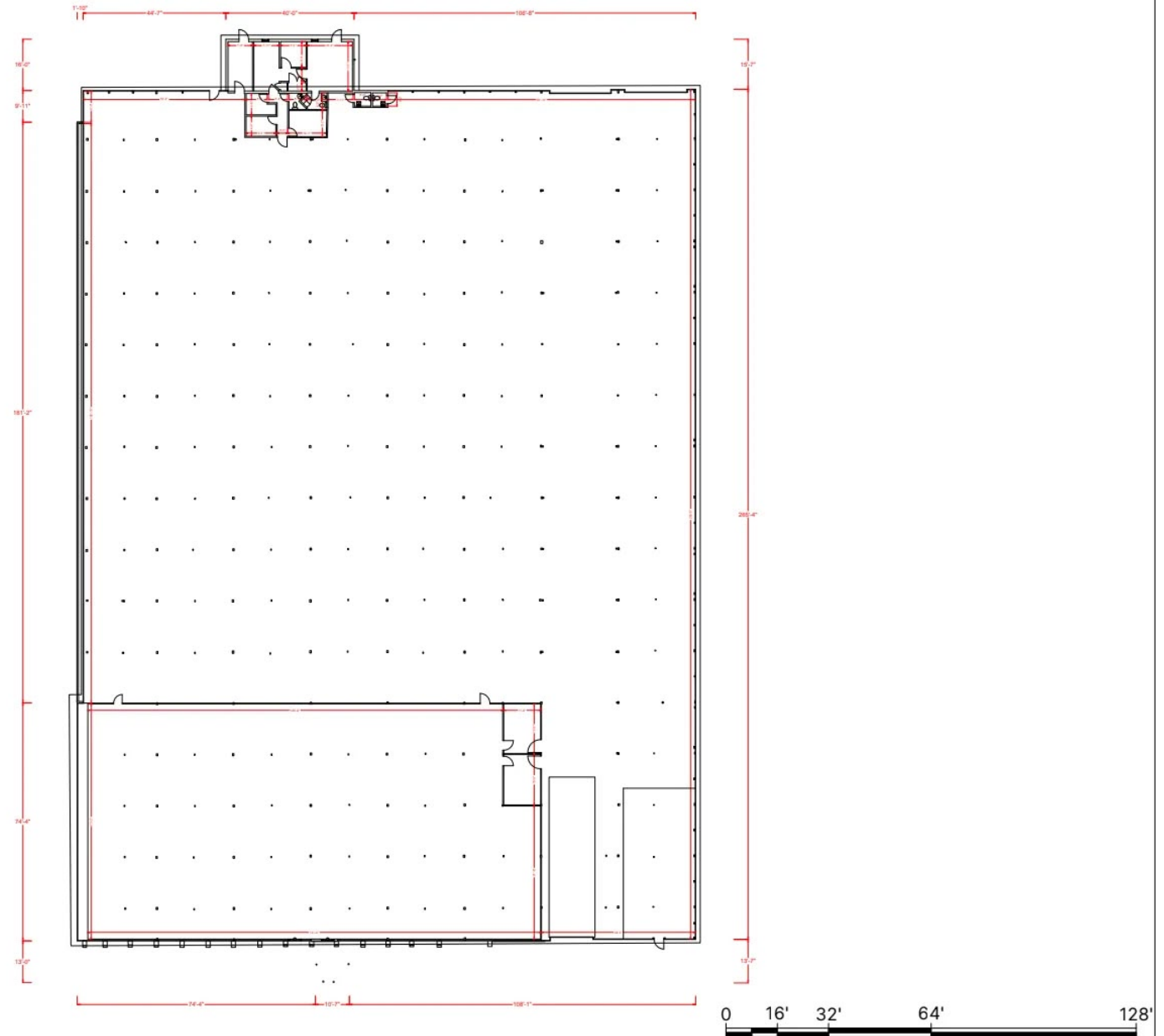
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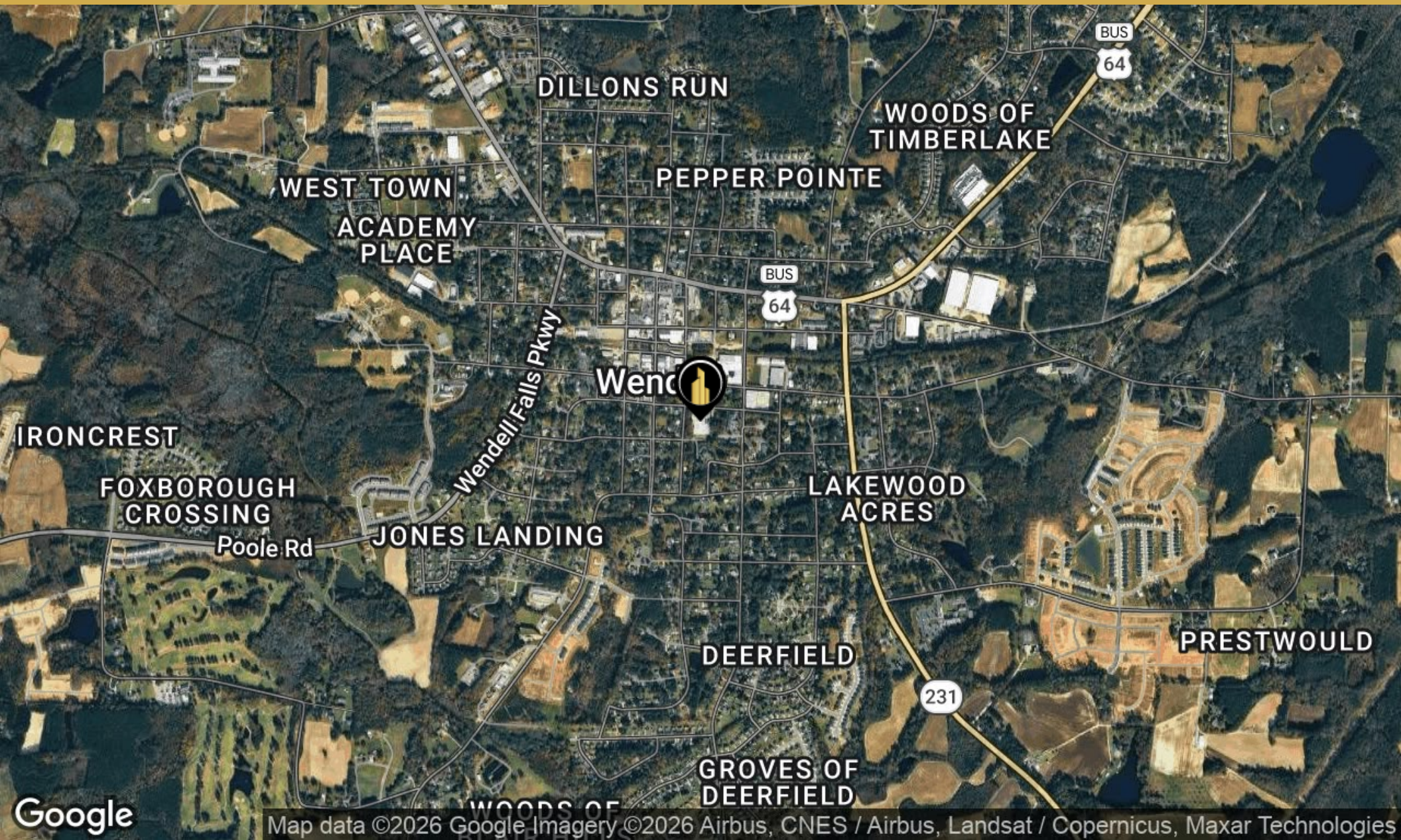
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MAP

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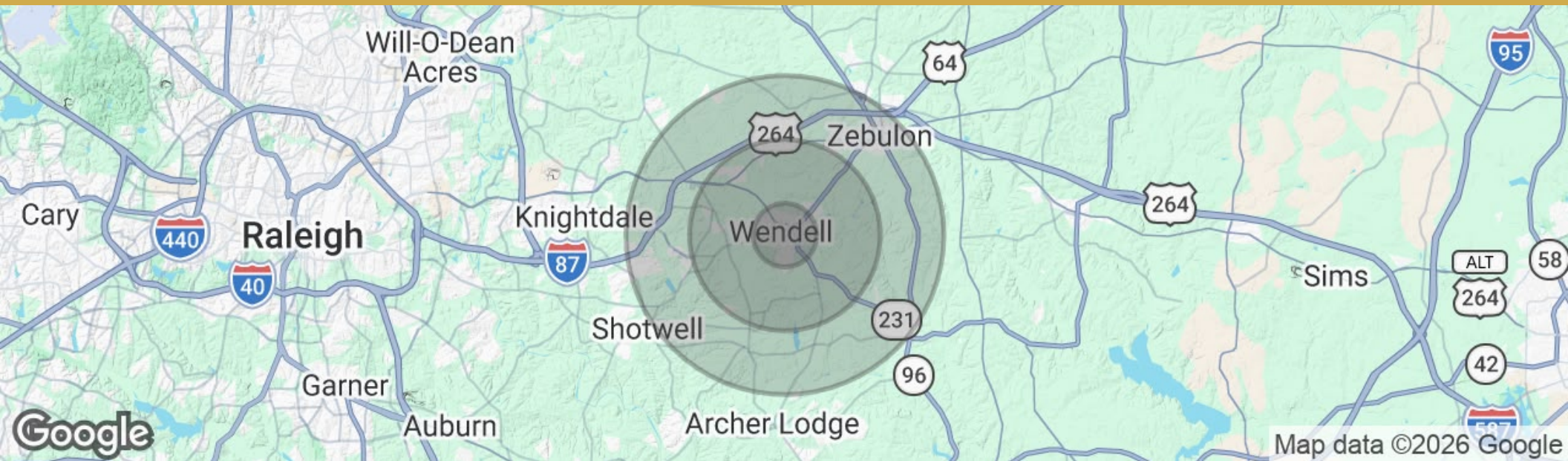
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DEMOGRAPHICS

104 E 2nd St, Wendell, NC 27591

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,105	16,435	37,359
Average Age	40.2	38.3	37.9
Average Age (Male)	34.6	35.2	35.6
Average Age (Female)	43.8	40.4	38.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	773	6,056	13,534
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$92,447	\$93,619	\$93,222
Average House Value	\$289,671	\$285,248	\$286,132

2023 American Community Survey (ACS)

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WENDELL

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LOCATION DESCRIPTION

Wendell, North Carolina is experiencing a surge in commercial development driven by rapid population growth and its proximity to Raleigh and major highways like I-87. Large mixed-use projects, such as Wendell Falls and the Wendell Commerce Center, are bringing millions of square feet of retail, industrial, and business space to the area. New developments include grocery-anchored shopping centers, warehouses, and business parks that aim to create local jobs and reduce the need for residents to commute elsewhere. Overall, this wave of commercial expansion is transforming Wendell from a small town into a fast-growing economic hub within the greater Triangle region.

Wendell offers a strategic advantage for industrial tenants looking to balance accessibility with a less congested, cost-effective environment. The area's expanding infrastructure and steady influx of new residents are fueling demand for nearby services, distribution, and light manufacturing. Businesses can take advantage of flexible space options while benefiting from a supportive, pro-growth local community. This is an opportunity to secure a presence in a market that is still early in its growth curve but gaining momentum quickly.



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CityPlat Brokerage, LLC in compliance with all applicable fair housing and equal opportunity laws.

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