

**3 2 0 1 WATERFIELD DRIVE**

GARNER, NORTH CAROLINA AT

**GREENFIELD**  
BUSINESS PARK



NOW PRE-LEASING  
**26,000 SF**  
FLEX | WAREHOUSE

**WIGEON**  
CAPITAL

**NAITRI** PROPERTIES

LEASING CONTACT  
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jbarnes@triprop.com

## LOCATION

Greenfield Business Park  
Garner, NC  
Along Waterfield Drive, just south of S Greenfield  
Pkwy

## PRODUCT TYPE

Class A Flex

## CONSTRUCTION

Brick and Steel with storefront office glass

## SPECIFICATIONS

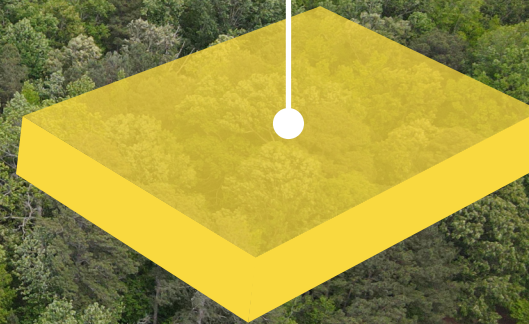
- ESFR Sprinkler System
- Outside Storage
- 22' Clear
- Parking: 55 Spaces
- 10 Dock High Loading Doors (9' x 10')
- Tractor Trailer Access
- 2" Water Line to building
- 3 Phase Power, 277/480V

## ZONING

MXD-1

## ACREAGE

5.34

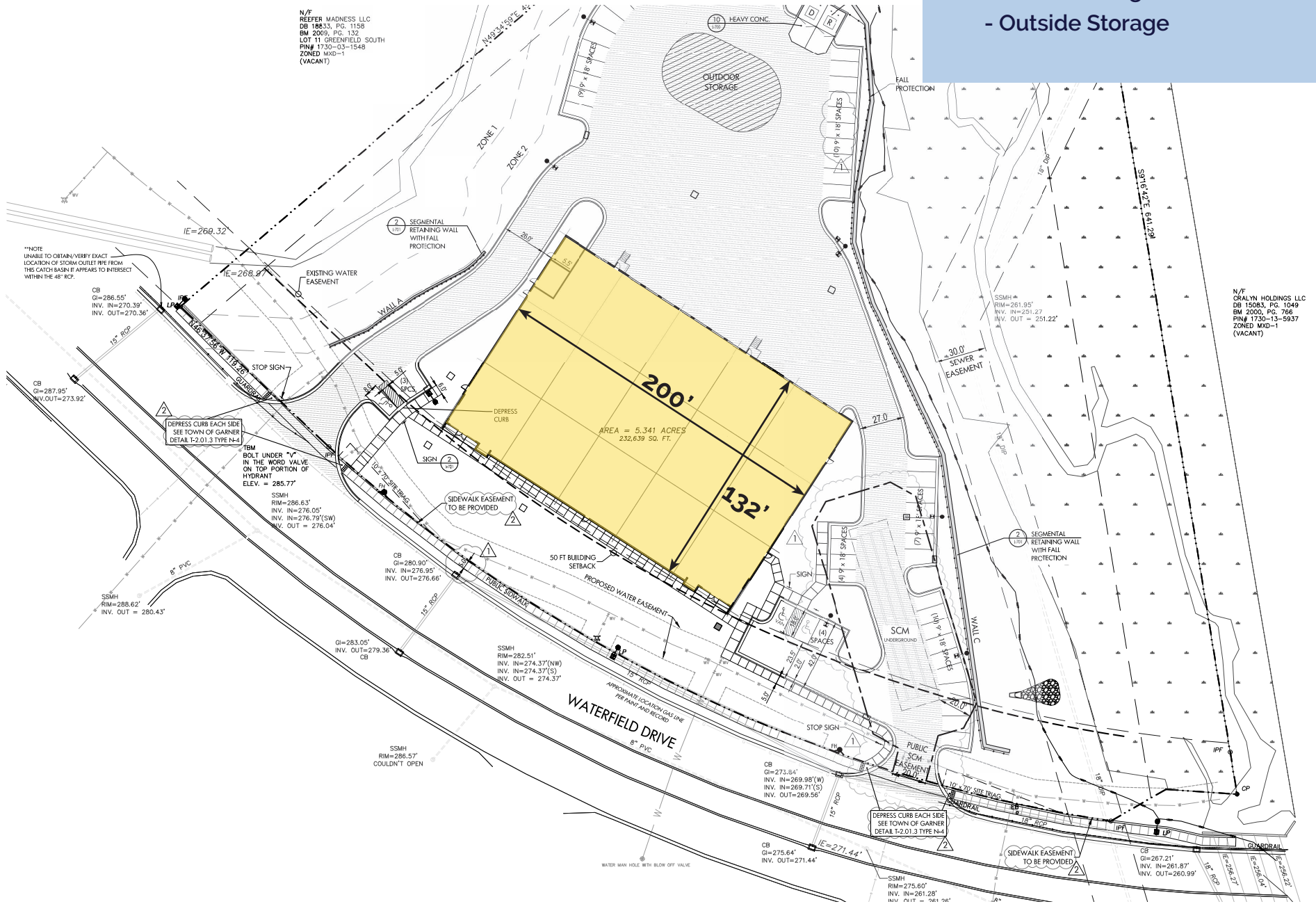


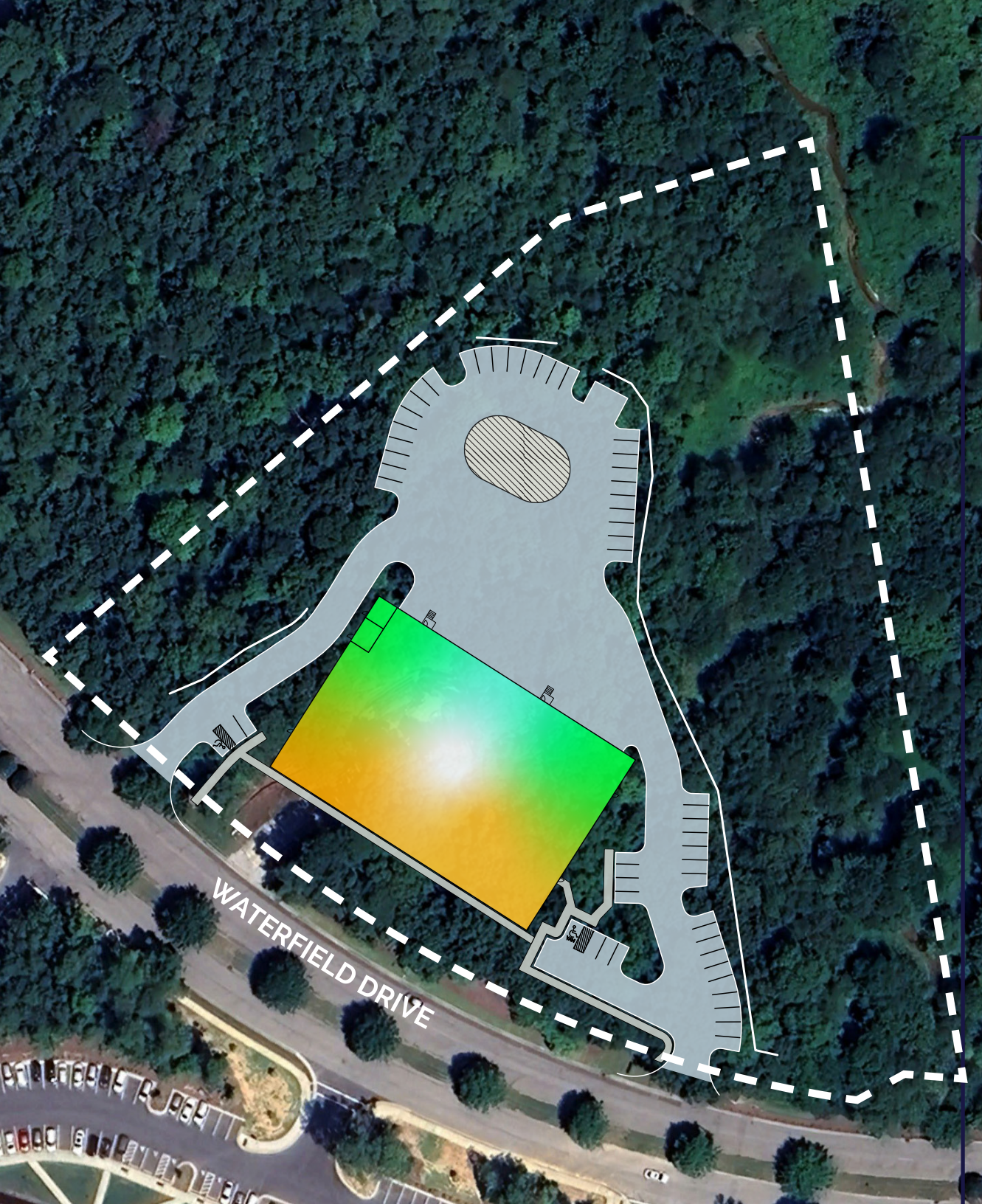
WATERFIELD DRIVE

# SITE PLAN

± 26,000 SF TOTAL

- 10 (9' x 10') Dock High Loading Doors
- 22' Clear Height
- Outside Storage





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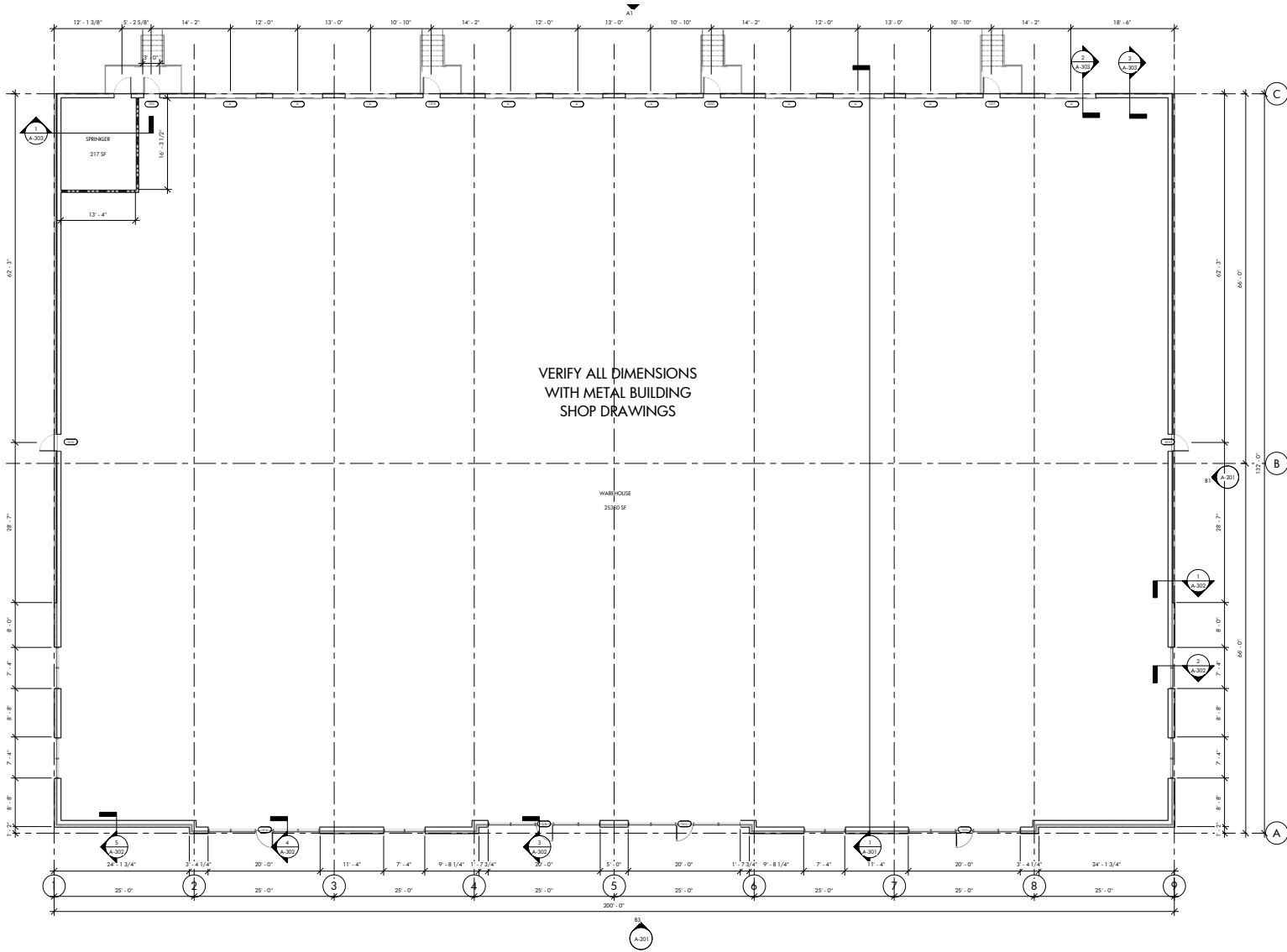
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# FLOOR PLAN

3201 WATERFIELD DRIVE

± 26,000 SF

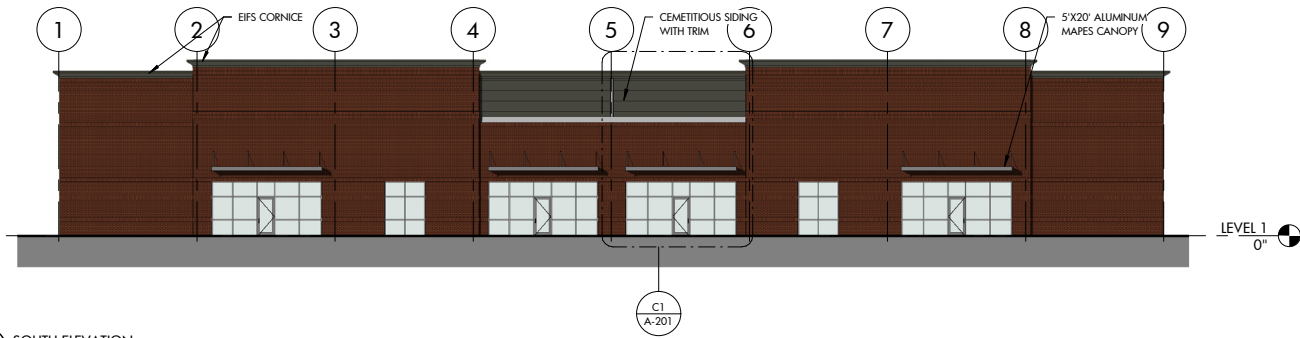
- 10 (9' x 10') Dock High Loading Doors
- 22' Ceiling Height



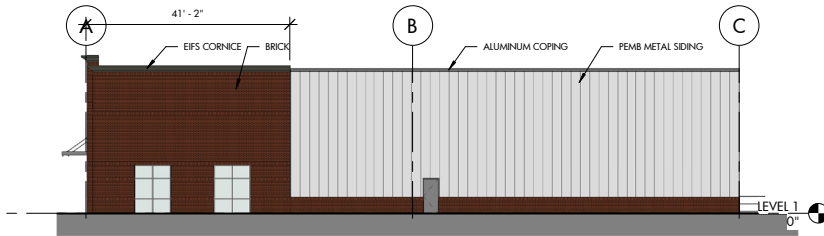
# BUILDING ELEVATIONS

3201 WATERFIELD DRIVE

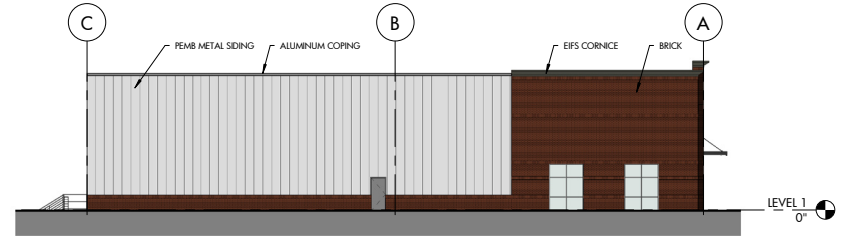
± 26,000 SF



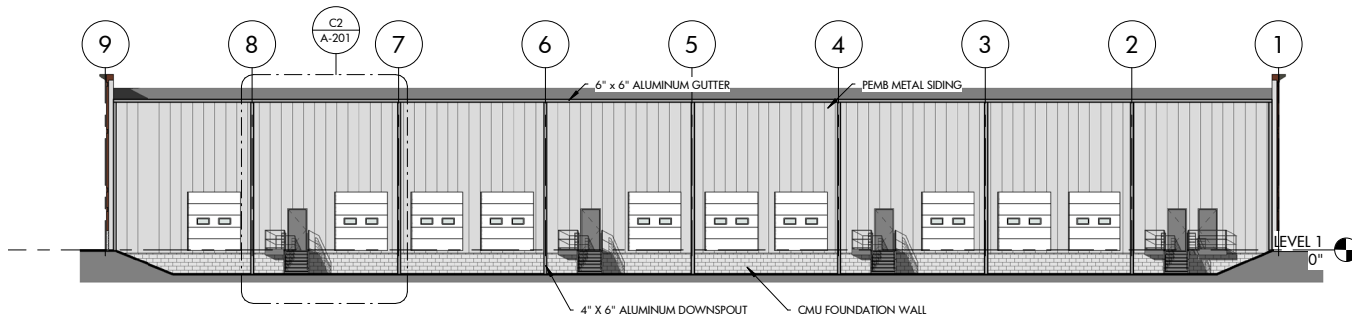
B3 SOUTH ELEVATION  
A-201 1/16" = 1'-0"



B1 EAST ELEVATION  
A-201 1/16" = 1'-0"



A3 WEST ELEVATION  
A-201 1/16" = 1'-0"



A1 NORTH ELEVATION  
A-201 1/16" = 1'-0"

# TRIANGLE REGION

+ Greenfield Business Park is positioned in a premier location with convenient access to the Triangle region by way of I-540

## INTERSTATES

(Future) Interstate 540	2.1 Miles
(Existing) Interstate 540	13.6 Miles
Interstate 40	2.9 Miles
US Route 70	11 Miles
Interstate 440	9.1 Miles

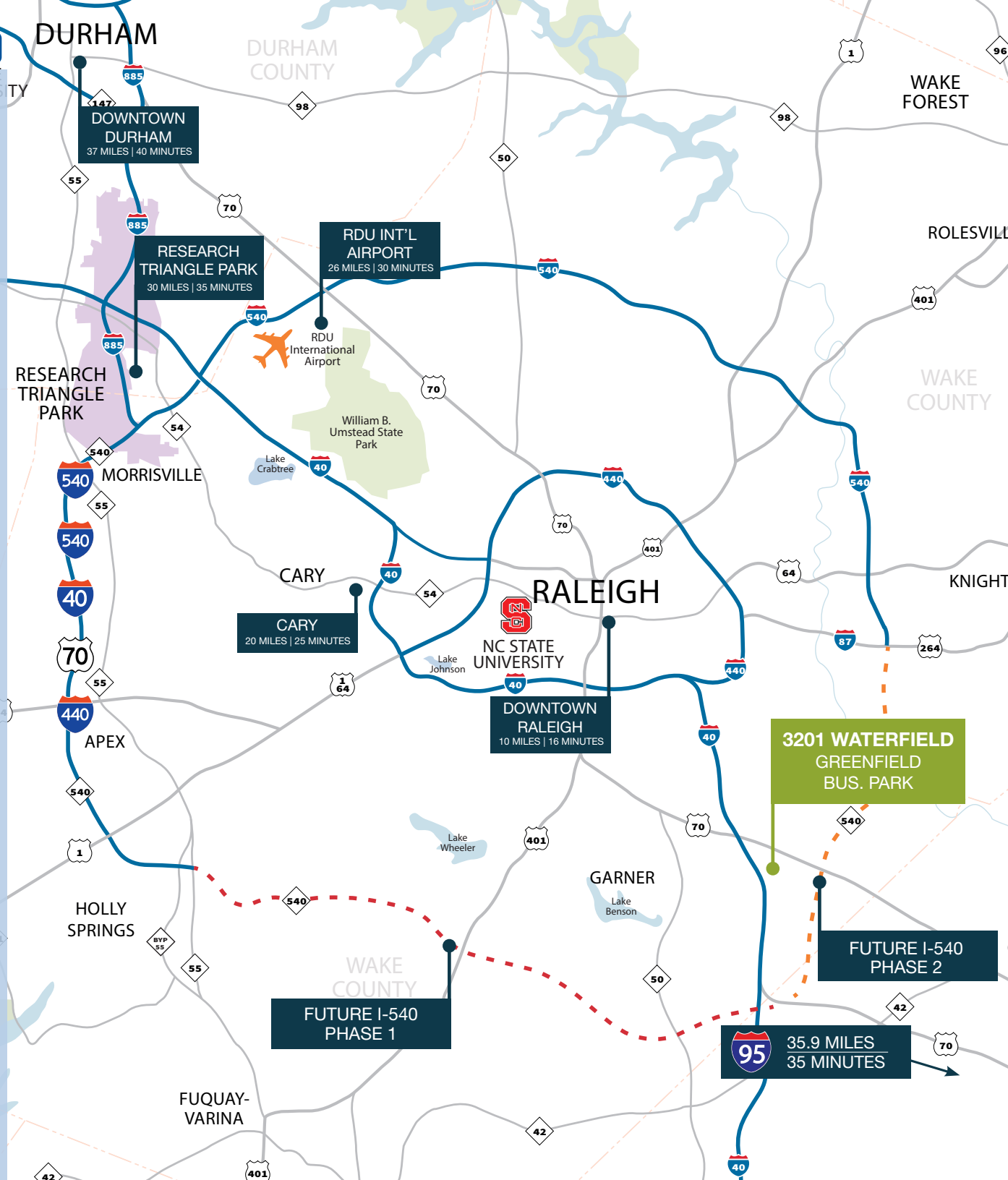
## AIRPORTS

Raleigh Durham International	25.1 Miles
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## FUTURE I-540

Phase 1 opens to traffic	Anticipated opening Fall of 2024
Phase 2 construction begins	Anticipated Spring of 2024

\*\*Future I-540 information provided by NCDOT website\*\*



## RESTAURANTS, RETAIL AND RESIDENTIAL

- Abberly Place Apartments
- Cabela's
- Carolina Ale House
- Sheetz
- Starbucks
- The Reserve at White Oak Apartments
- White Oak Shopping Center

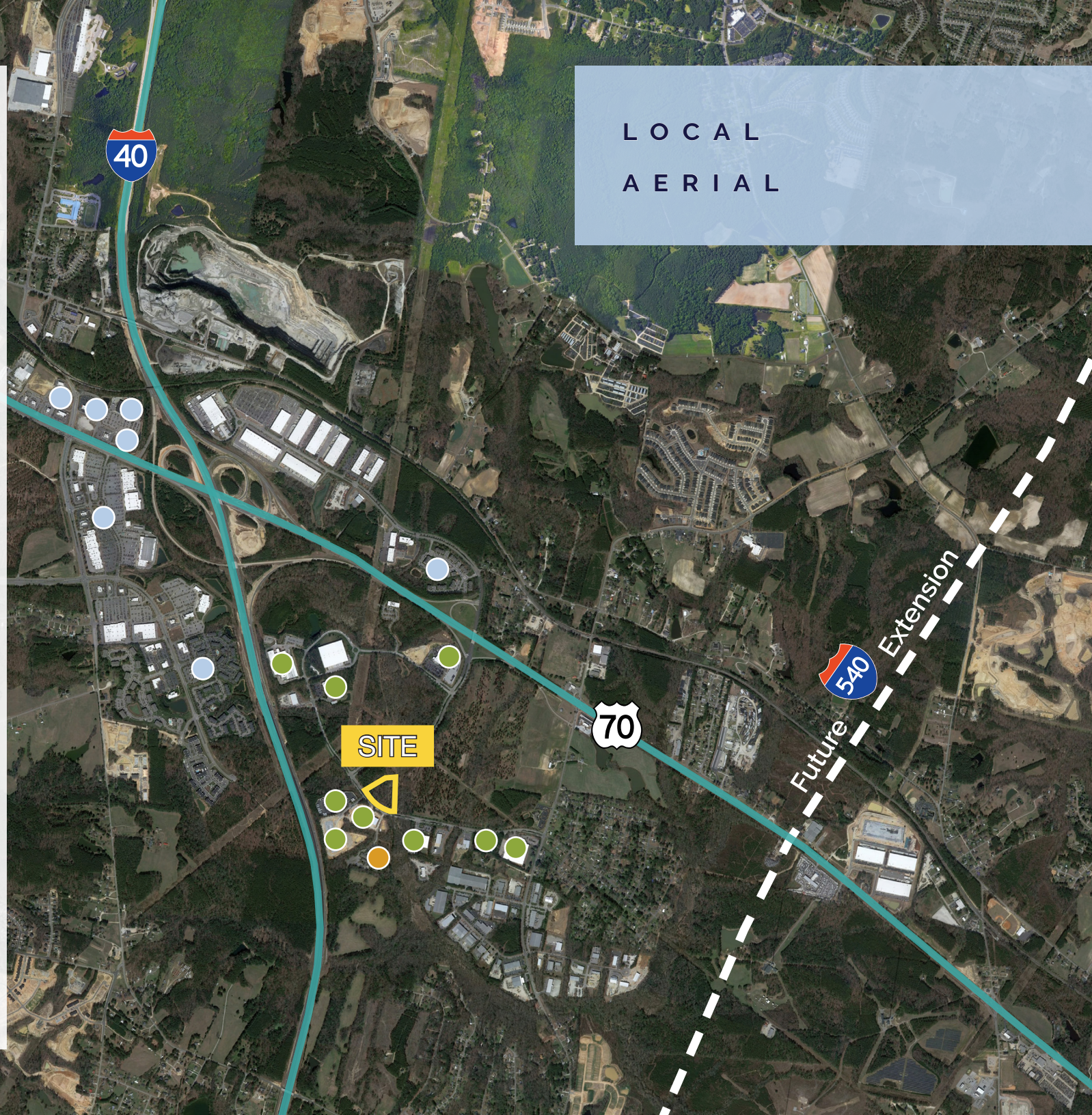
## MEDICAL

- Strategic Health
- Wake Med

## NEARBY BUSINESSES

- Capital Jeep
- Dominos Distribution
- Keystone Auto Parts
- Lansing Building Products
- Papa John's Distribution
- Penske
- Pergo
- Unisource
- Canteen

## LOCAL AERIAL





# 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.

VIEW ENTIRE PORTFOLIO  
[WIGEONCP.COM](http://WIGEONCP.COM)



*GREENFIELD 27*



*LAURENSFIELD COURT*



*7230 ACC BLVD*



*3300 WATERFIELD DR*

## Leasing Contact

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(919) 210 5471  
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