

FUQUAY COMMERCE CENTER

1175, 1201, 1255, & 1275 NC 42, FUQUAY-VARINA, NC 27526

UNDER CONSTRUCTION



LEASING CONTACTS

JIMMY BARNES, SIOR
(919) 210 5471
JBARNES@TRIPROP.COM

ED BROWN, SIOR, CCIM
(919) 345 5939
EBROWN@TRIPROP.COM

NAITRI PROPERTIES

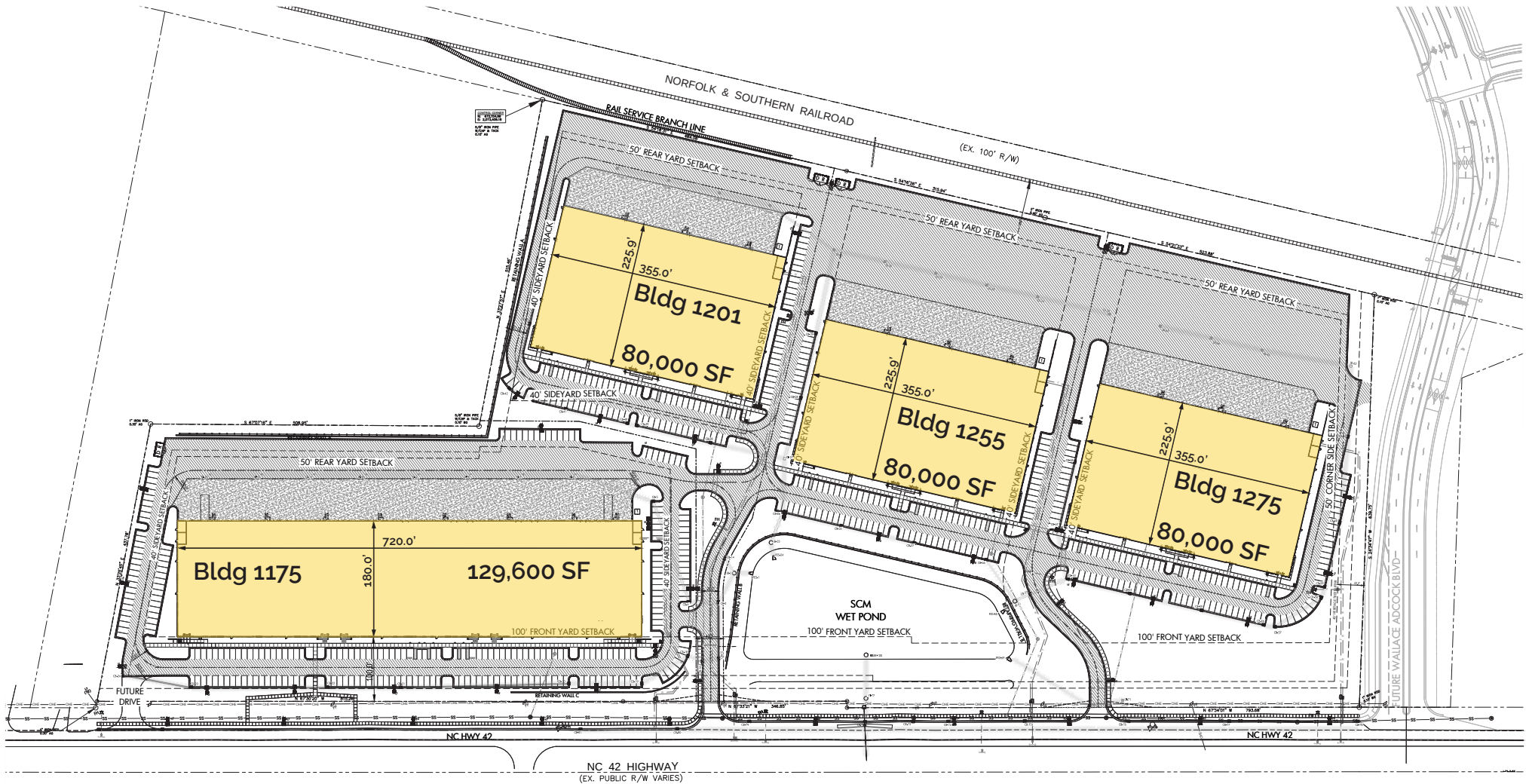
WIGEON 
CAPITAL

FOR LEASE | CLASS A INDUSTRIAL BUILDINGS | ±369,600 SF

SITE PLAN

CLASS A INDUSTRIAL PARK

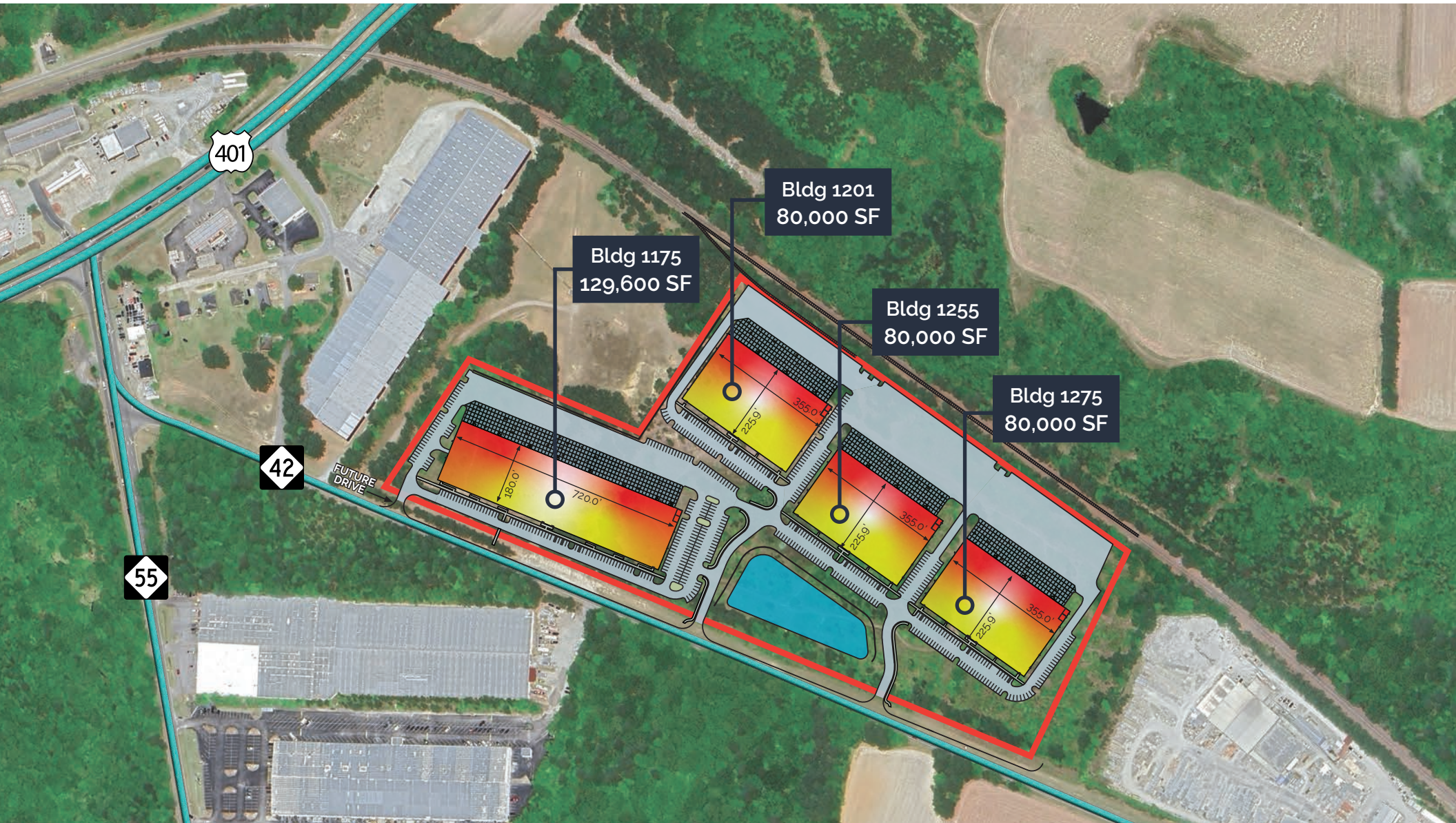
4 Buildings - ±80,000-129,600 SF



SITE PLAN OVERLAY

CLASS A INDUSTRIAL PARK

4 Buildings - ±80,000 - 129,600 SF



BUILDING FEATURES

CLASS A INDUSTRIAL PARK

INDUSTRIAL PARK NAME	Fuquay Commerce Center
ADDRESS	1175, 1201, 1255, & 1275 NC 42
CITY	Fuquay-Varina
STATE	North Carolina
COUNTY	Wake
TAX PARCEL ID	0677311691 & 0677319380
DATE AVAILABLE	Q2 2027
ZIP CODE	27526
LEASE RATE	Contact Broker
ZONING	HI - Heavy Industrial
TOTAL SF	±369,600 SF - 4 buildings
AVAILABLE SF	±80,000 - 369,600 SF - 4 buildings
TYPICAL COLUMN SPACING	50' X 50' with 60' speed bay
FLOOR/SLAB THICKNESS	6" Slab on 4" crushed stone
EXTERIOR WALL MATERIAL	Concrete tilt-wall construction
ROOFING MATERIAL	Rubber Membrane
PAVED PARKING	570 (1.5/1000)
TRAILER PARKING	Available

NO. OF ACRES	30.07
TRUCK COURT DEPTH	Building 1175: 126' wide service court Building 1201: 144' wide service court Building 1255: 222' wide service court Building 1275: 222' wide service court
CLEAR HEIGHT	32'
LIGHTING	LED
POWER	3 Phase, 2,000 amps 277/480v
HEATING	Space heaters in Warehouse and freeze protection only
SPRINKLER SYSTEM/TYPE	ESFR
LOADING DOCKS	Building 1175: 42 (9'x10') 2 (12'x14') Building 1201: 21 (9'x10') Building 1255: 21 (9'x10') Building 1275: 21 (9'x10')
NATURAL GAS SERVICE PROVIDER	Dominion/Enbridge
POWER	Duke Energy
WATER AND SEWER	City of Fuquay-Varina
TELECOM PROVIDER	Spectrum/AT&T/Brightspeed
WEBSITE LINK	https://www.fuquaycommercecenter.com

- Prime location off of Highway 55 and 42
- Future Industrial Park
- 5 miles to Interstate 540
- Located next to new Gold Leaf Shopping Center

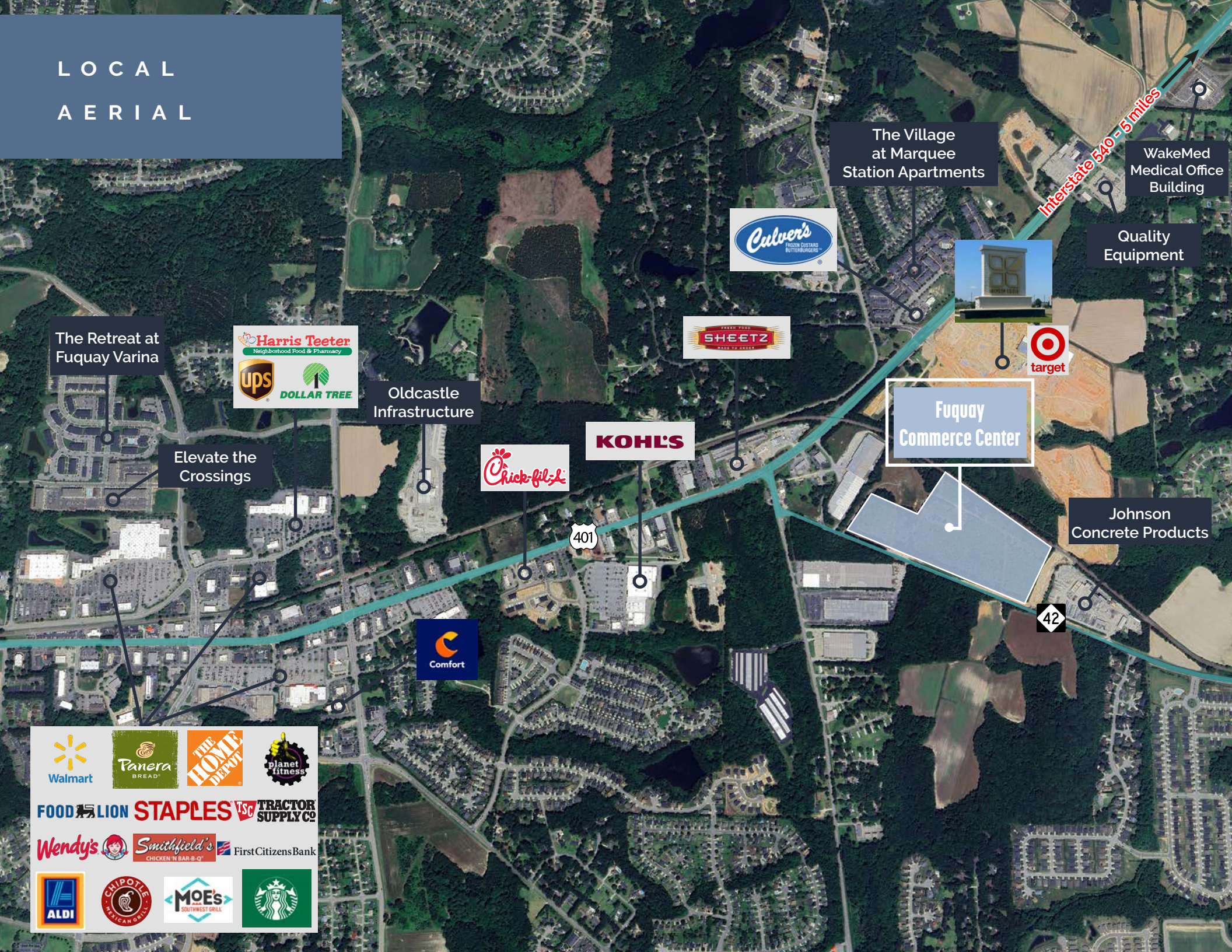


FOR PROPERTY WEBSITE
PLEASE CLICK OR SCAN





LOCAL AERIAL



The Retreat at
Fuquay Varina



Oldcastle
Infrastructure



KOHL'S



The Village
at Marquee
Station Apartments



Fuquay
Commerce Center

Johnson
Concrete Products

WakeMed
Medical Office
Building

Quality
Equipment

42

401



SURROUNDING AMENITIES

This site offers a wealth of amenities to eat, shop, work, and live within a 2-mile radius. Below is a list of comforts, excluding apartment complexes, that can be reached within a short 10-minute drive.

DINING

Applebee's Grille + Bar
Arby's
Assaggio's Pizzeri Ristorante
Biscuitville
Bojangles
Burger King
Chick-Fil-A
Chipotle Mexican Grill
Cleveland Draft House of Fuquay
Cookout
Culver's
Dairy Queen
Dan Sushi & Hibachi
Domino's Pizza
Dunkin'
El Lobo
Firehouse Subs
Hibachi & Company
King Chinese Buffet
Krispy Kreme
Little Caesars Pizza
McDonald's
Milano Pizza
Moe's Southwest Grill
Panera Bread

Smithfield's Chicken 'N BBQ
Starbucks
Taco Bell
Waffle House
Wendy's
WINGIN'IT Bar And Grille
Zaxby's
Zeera Indian Restaurant

SHOPPING/SERVICES

ALDI
AT&T Store
AutoZone Auto Parts
Bank of America
Big Lots
Cato Fashions
Circle K
Dollar Tree
Exxon
Fidelity Bank
First Citizens Bank
Food Lion
GameStop
Great Clips
Harris Teeter
Jiffy Lube
Khol's

Meineke Car Care
Murphy's Express
PetSmart
PNC Bank
Sally Beauty
Sheetz
Staples
State Employee's Credit Union
T.J. Maxx
The Home Depot
The UPS Store
Tractor Supply Co.
Truist
United States Postal Service
Verizon
Walgreens
Walmart Supercenter
Wells Fargo Bank
Zips Car Wash

MEDICAL

Advanced Spine & Pain Center
AFC Urgent Care Fuquay
UNC Family Medicine
Lane & Associates Family Dentistry
Fuquay Pharmacy

FastMed Urgent Care
WakeMed Primary Care

FITNESS/PARKS

ClubWorx
Gold's Gym
Planet Fitness
Rock Solid Fitness Warrior
Honeycutt Road Park
Willow Lakes Park

STAY

Comfort Inn & Suites
Hampton Inn & Suites
Quality Inn

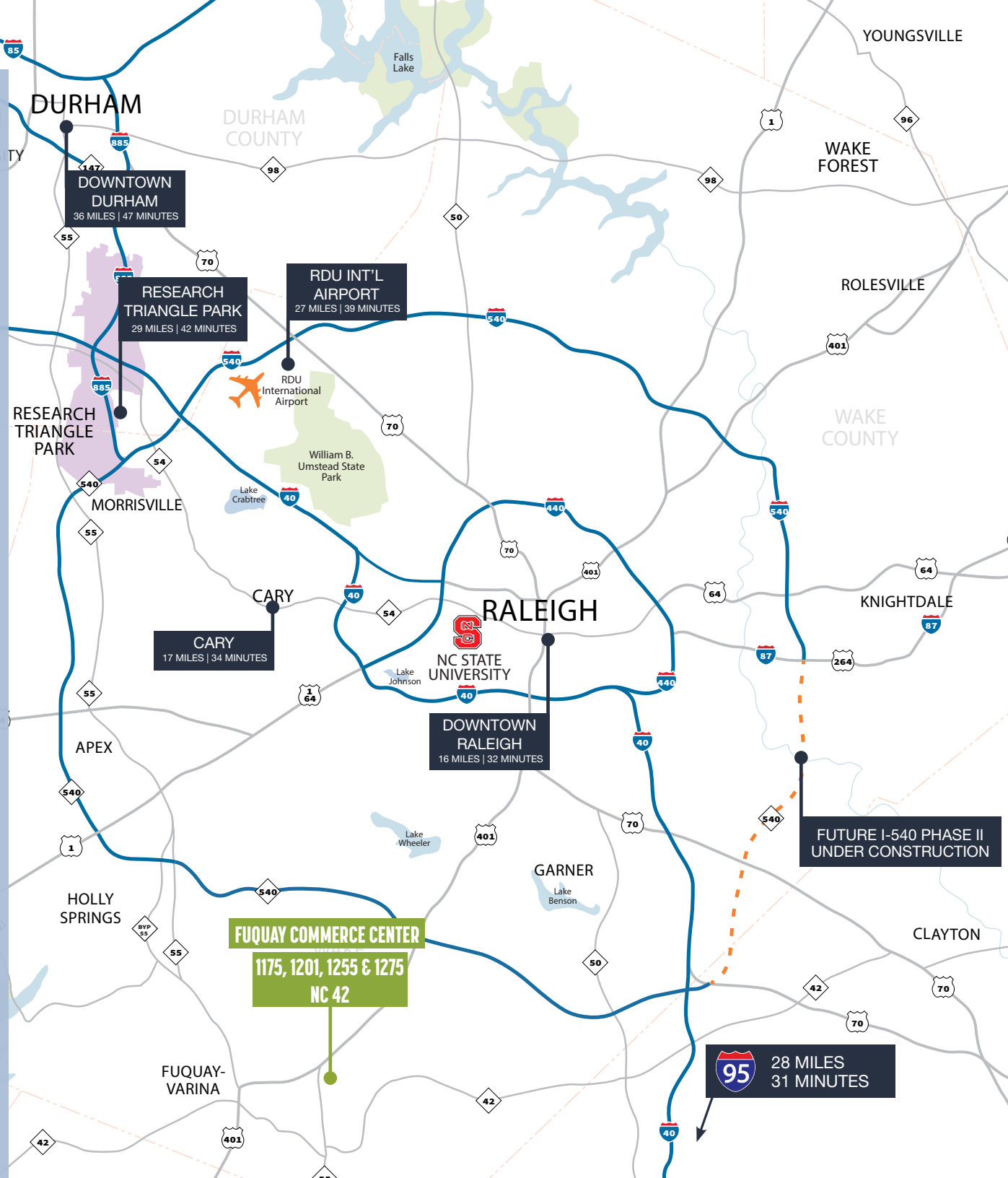
- + Located in Fuquay-Varina, this future industrial park is positioned in a premier location, with convenient access to the Triangle region by way of I-540, I-40 and US 401.

	(Future) Interstate 540	6.0 Miles
	(Existing) Interstate 540	10.4 Miles
	Interstate 40	11.7 Miles
	US Route 401	0.4 Miles
	Interstate 440	15.0 Miles

Raleigh Durham International 26.3 Miles

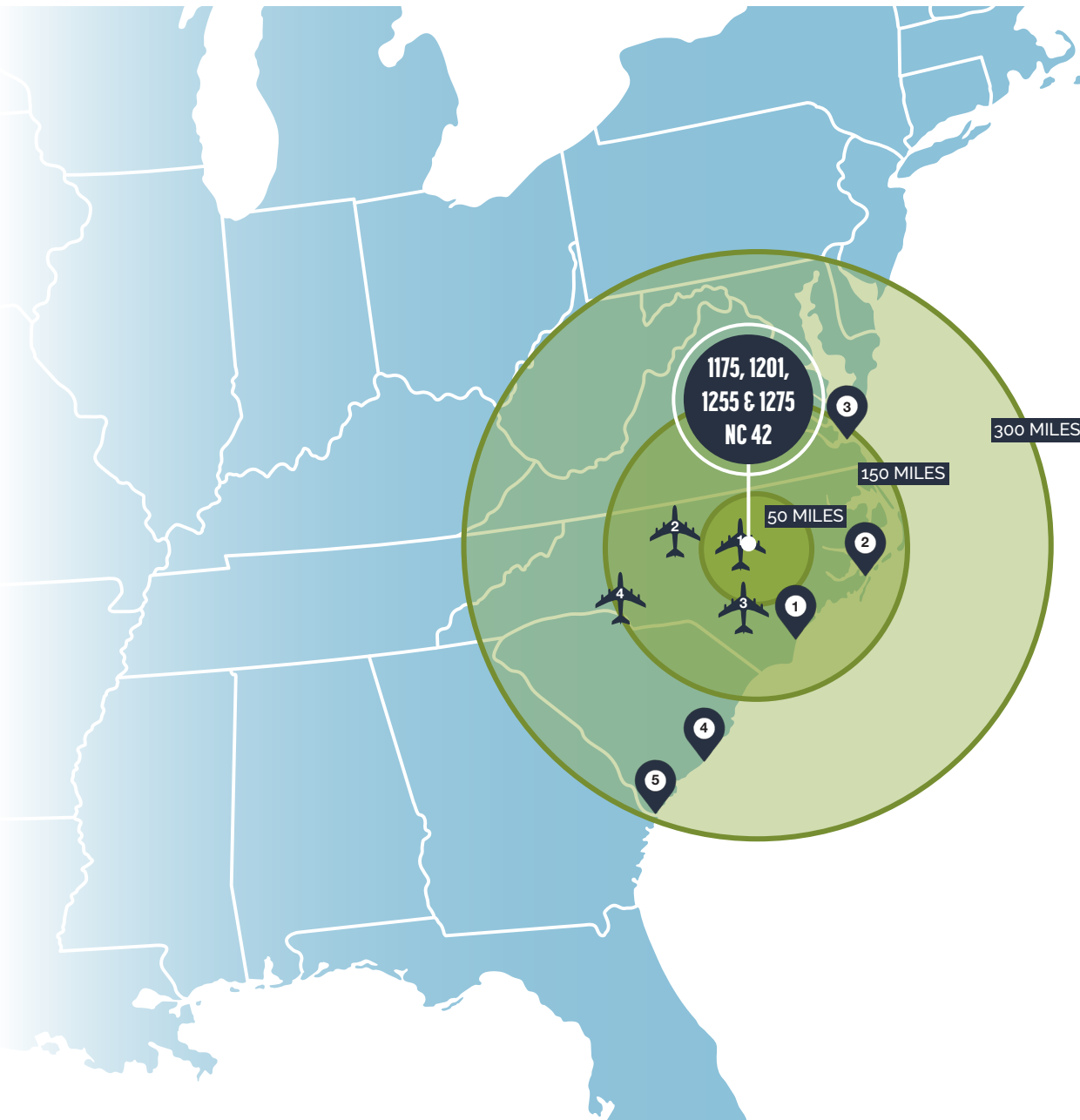
Phase II Under Construction

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



LOCATION & ACCESS

AIRPORTS AND SEAPORTS



AIRPORTS

- | | | |
|---|---------------------------------|------------|
| 1 | Raleigh-Durham International | 27.4 miles |
| 2 | Piedmont Triad International | 92.9 miles |
| 3 | Fayetteville Regional | 49.6 miles |
| 4 | Charlotte Douglas International | 168 miles |



SEAPORTS

- | | | |
|---|-------------------|-----------|
| 1 | Wilmington, NC | 121 miles |
| 2 | Morehead City, NC | 147 miles |
| 3 | Norfolk, VA | 198 miles |
| 4 | Charleston, SC | 270 miles |
| 5 | Savannah, GA | 315 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

FUQUAY COMMERCE CENTER

WIGEON 
CAPITAL

NAI  TRI PROPERTIES

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