



WENDELL COMMERCE CENTER

BUILDING 1B

132,720 SF

ESTIMATED DELIVERY | APRIL/MAY 2026



NEW CLASS A INDUSTRIAL PARK

1.8 MILLION SQUARE FEET PLANNED

Summit
Real Estate Group

FOUNDRY
COMMERCIAL

◀ RALEIGH



WAKE TECH EAST CAMPUS

64 US 64 WENDELL BOULEVARD * FUTURE *

TO I-95 ▶▶



* FUTURE *

64 US 64 WENDELL BOULEVARD



I-87 EXIT 11

WENDELL COMMERCE BLVD

WENDELL VALLEY BLVD

ARROWROCK RD

WENDELL COMMERCE BLVD

87

INTERSTATE 87

RAILROAD

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

DETENTION
POND

44 TRAILER SPACES

36 TRAILER SPACES

110 VEHICULAR SPACES

103 VEHICULAR SPACES

46 TRAILER SPACES

227 VEHICULAR SPACES

41 TRAILER SPACES

41 TRAILER SPACES

148 VEHICULAR SPACES

78 TRAILER SPACES

84 TRAILER SPACES

114 VEHICULAR PARKING SPACES

185 VEHICULAR SPACES

35 TRAILER SPACES

35 TRAILER SPACES

111 VEHICULAR SPACES

212 VEHICULAR SPACES

TRUCK COURT

120'

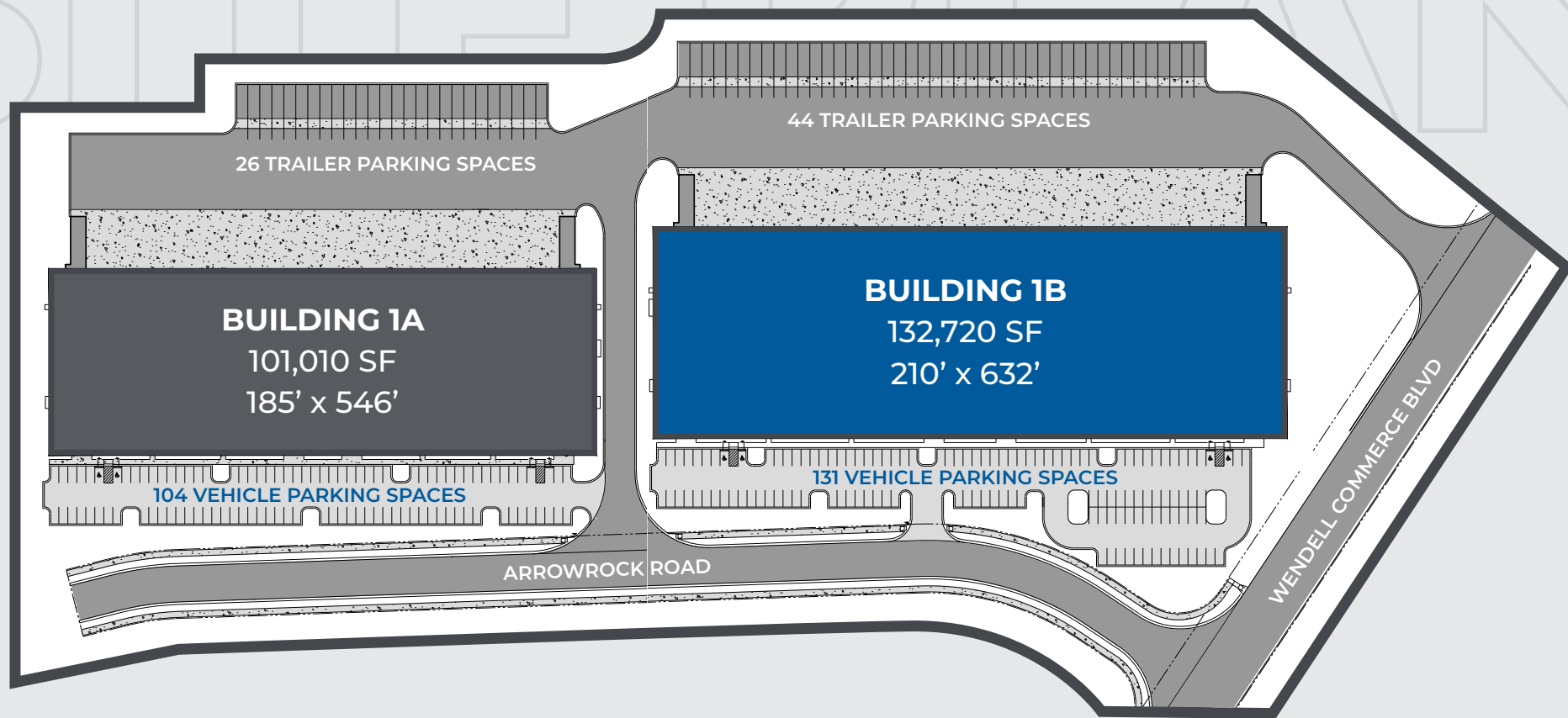
185'

185'

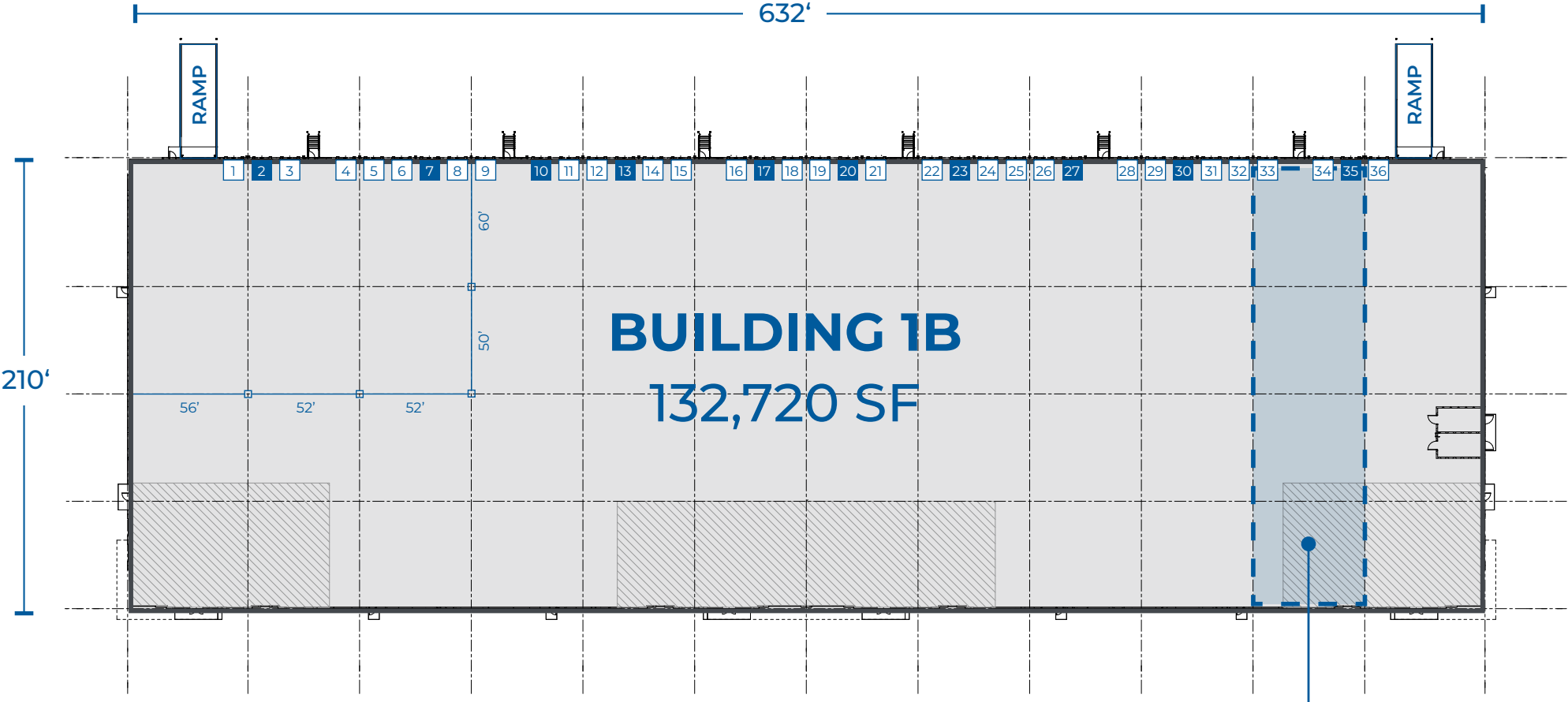
185'

185'

SITE PLAN



ESTIMATED DELIVERY | APRIL/MAY 2026



DIVISIBLE TO 44,520 SF

**BAY SIZE
10,920 SF**

- D** DOCK DOOR
- L** DOCK DOOR WITH LEVELER

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BUILDING 1B FEATURES

BUILDING NAME	Wendell Commerce Center Building 1B
ADDRESS	Arrowrock Road Wendell, NC
COUNTY	Wake
DATE AVAILABLE	April/May 2026
LEASE RATE	Call for details
TICAM	Estimate \$2.00
NC PIN	1774058949 (portion)
ZONING	PUD-22-01
NUMBER OF ACRES	10.71
BUILDING DIMENSIONS	1,000' x 260'
PARK TOTAL SF	±1,800,000
AVAILABLE SF	±132,720 (Divisible to ±45,000 SF)
BAY SIZE	±10,920 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 50' with 60' speed bay
SPRINKLER SYSTEM/TYPE	ESFR with K-17 sprinkler heads
LOADING DOCK	35 (9' x 10') dock-high doors, 10 with dock levelers 2 (14' x 16') ramps with motorized roll-up doors
PAVED AUTO PARKING	131 spaces
TRAILER PARKING	44 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

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FedEx

KIOTI

264

SIEMENS

WAKE TECH

VPG

64

WENDELL BOULEVARD

64

TO I-95

EAGLE ROCK ROAD

KNIGHTDALE-EAGLE ROCK ROAD

87

MARKS CREEK ROAD

MARTIN POND ROAD

WENDELL FALLS PARKWAY

WENDELL
COMMERCE CENTER

WENDELL-KNIGHTDALE
AIRPORT



DOWNTOWN WENDELL



WakeMed

MAJOR AREA EMPLOYERS

FedEx

KIOTI

SIEMENS

VPG

WakeMed

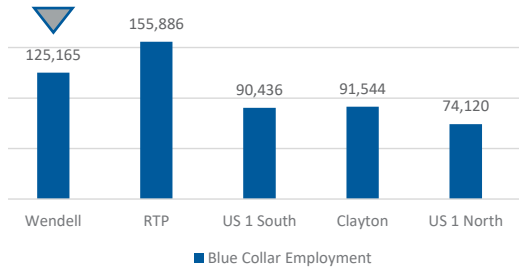
WENDELL FALLS

Publix

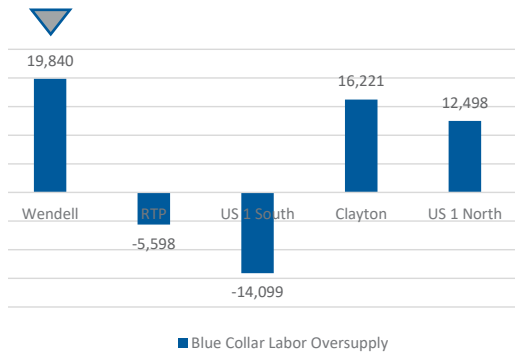


FAVORABLE LABOR SUPPLY

TOTAL EMPLOYMENT

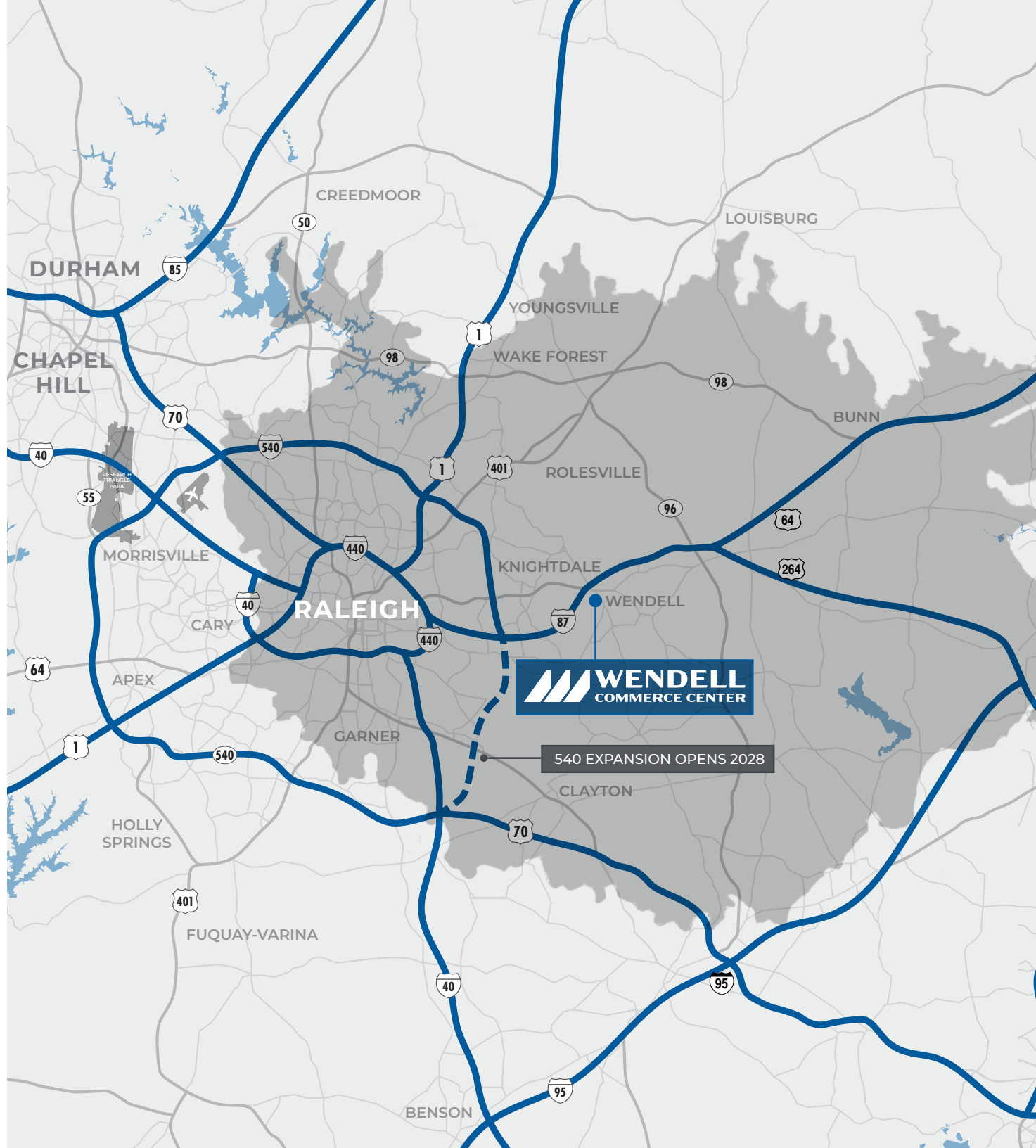


BLUE COLLAR LABOR OVERSUPPLY



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



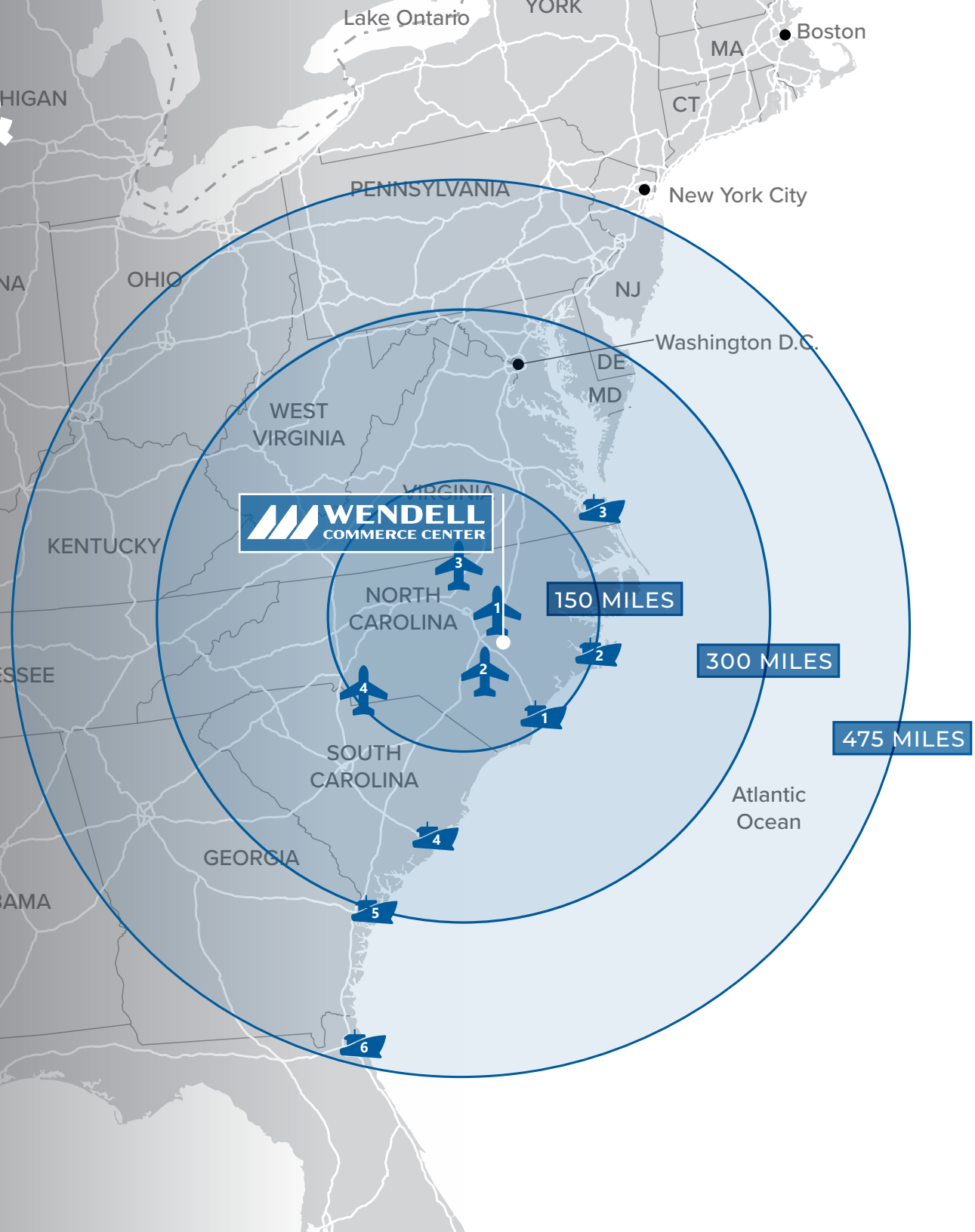
AIRPORTS

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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