



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



WAKE TECH EAST CAMPUS

RALEIGH

TO I-95 >>

A blue and white diamond-shaped sign with the text "INTERSTATE 85" and a blue diagonal stripe.

87

A road sign for Interstate 87, featuring the text "INTERSTATE 87" in white on a blue background, with a white arrow pointing to the right.

BUILDING 4A

BUILDING 1A

BUILDING 1B

* FUTURE *



BUILDING 1C

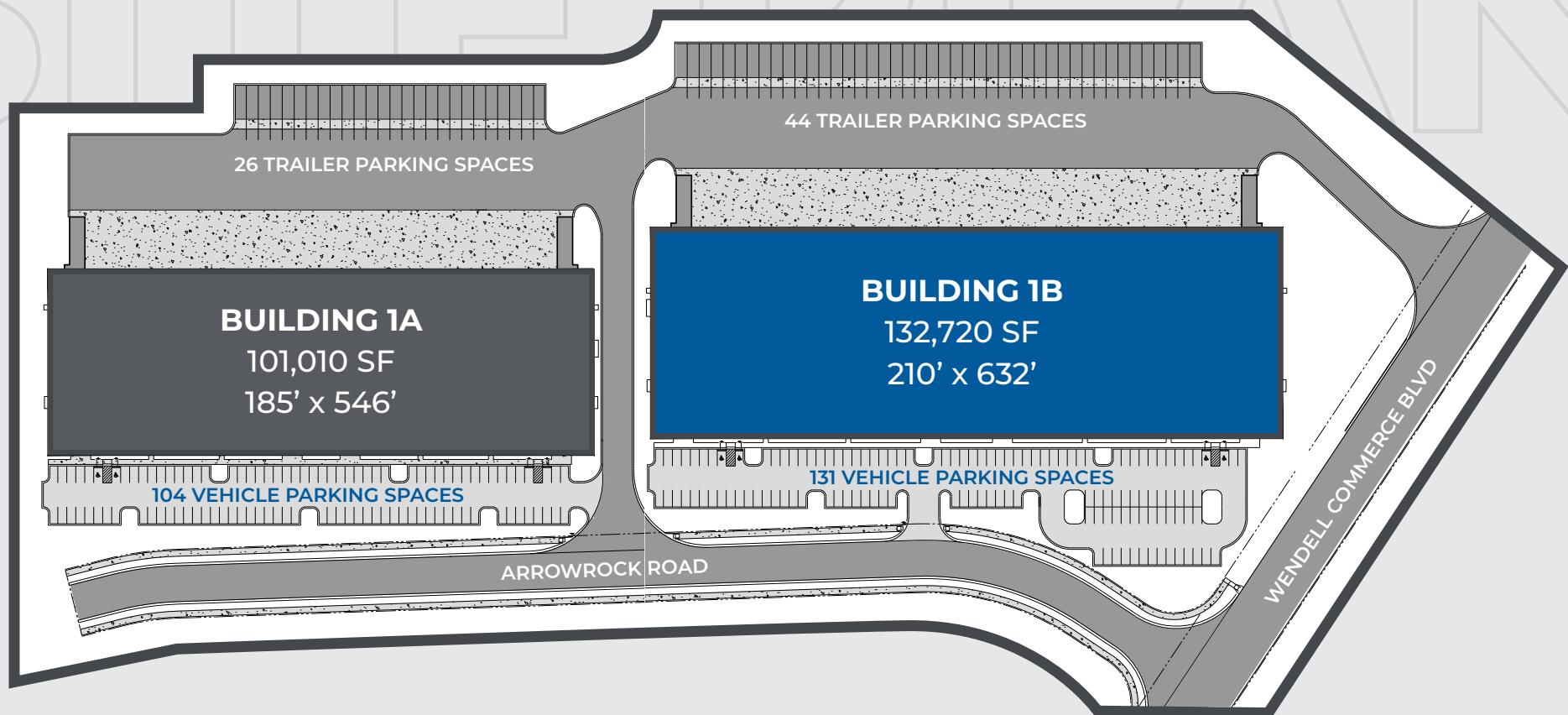
BUILDING 30

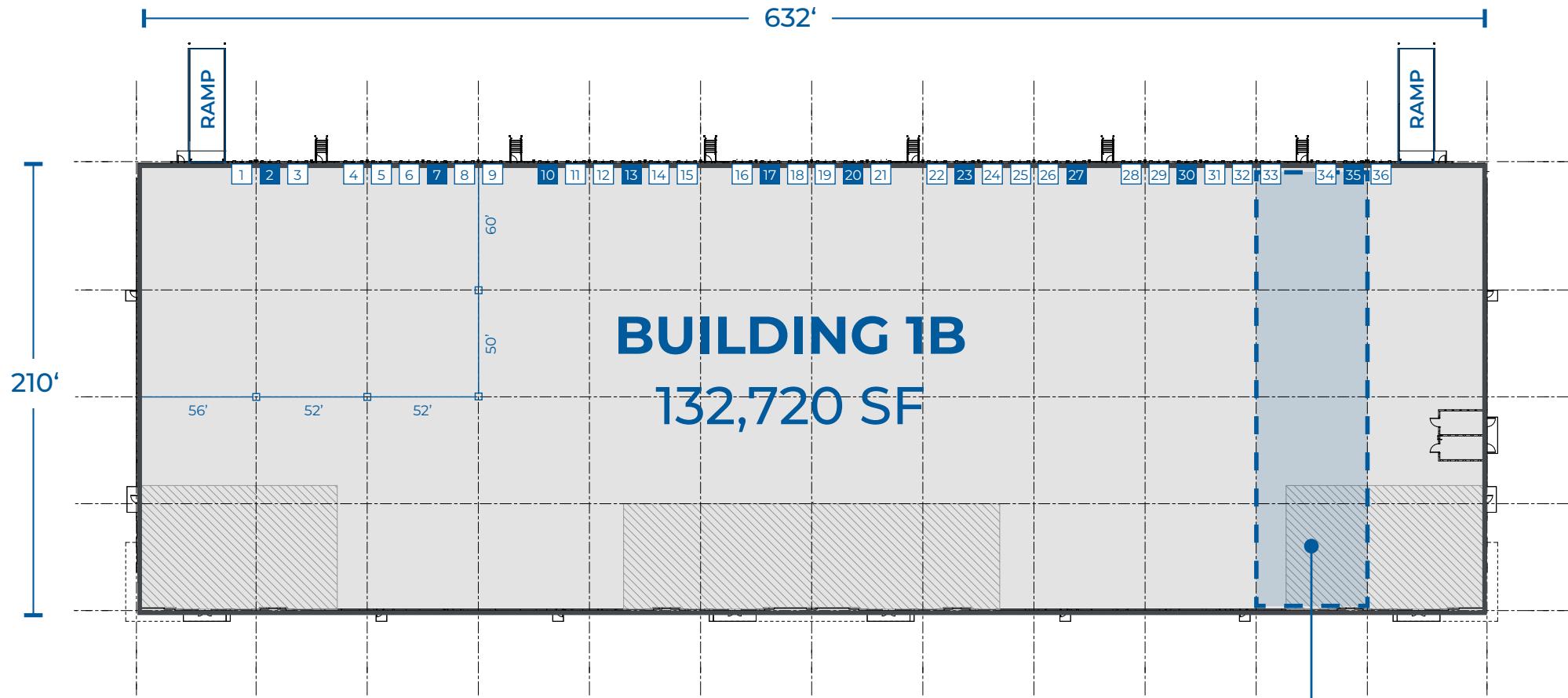
BUILDING 3B

BUILDING 3A

BUILDING 2A







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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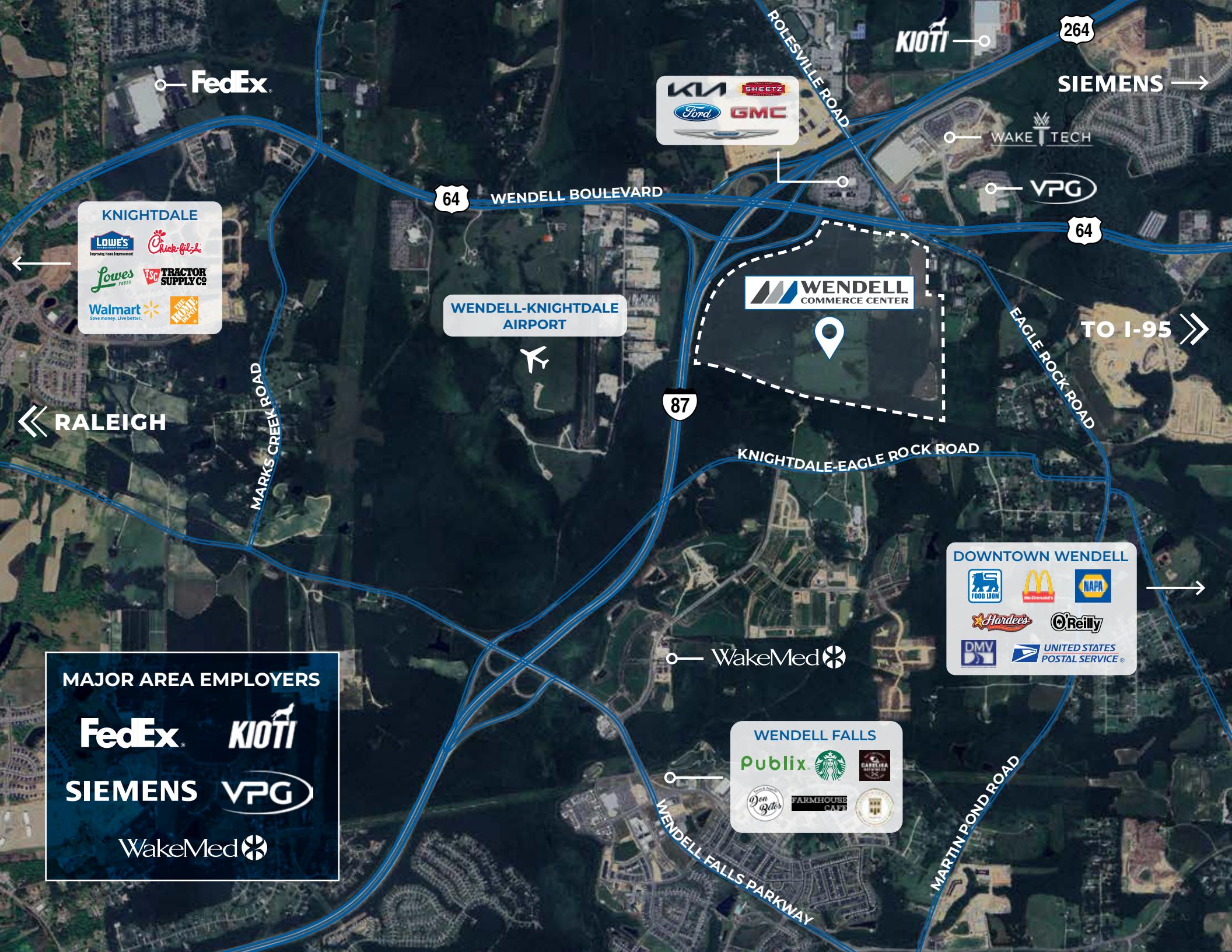
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FedEx

KIOTTI

264

SIEMENS

KNIGHTDALE



WENDELL BOULEVARD

WENDELL-KNIGHTDALE
AIRPORT

64



ROLESVILLE ROAD

WAKE TECH

VPG

64

TO I-95

WENDELL
COMMERCE CENTER

87

KNIGHTDALE-EAGLE ROCK ROAD

RALEIGH

MARKS CREEK ROAD



MAJOR AREA EMPLOYERS

FedEx

KIOTTI

SIEMENS

VPG

WakeMed

KIOTTI

264

SIEMENS

WAKE TECH

VPG

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TO I-95

DOWNTOWN WENDELL



WakeMed

WENDELL FALLS

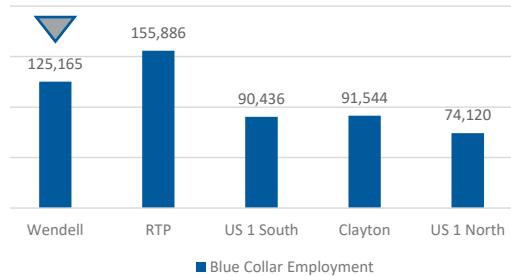


WENDELL FALLS PARKWAY

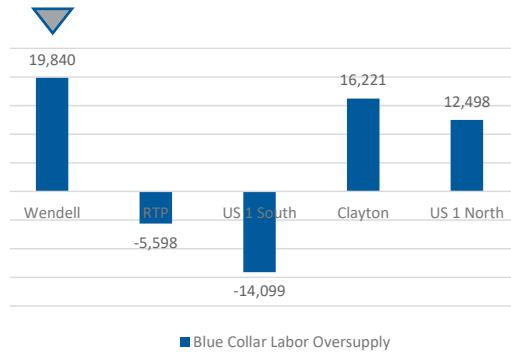
MARTIN POND ROAD

FAVORABLE LABOR SUPPLY

TOTAL EMPLOYMENT

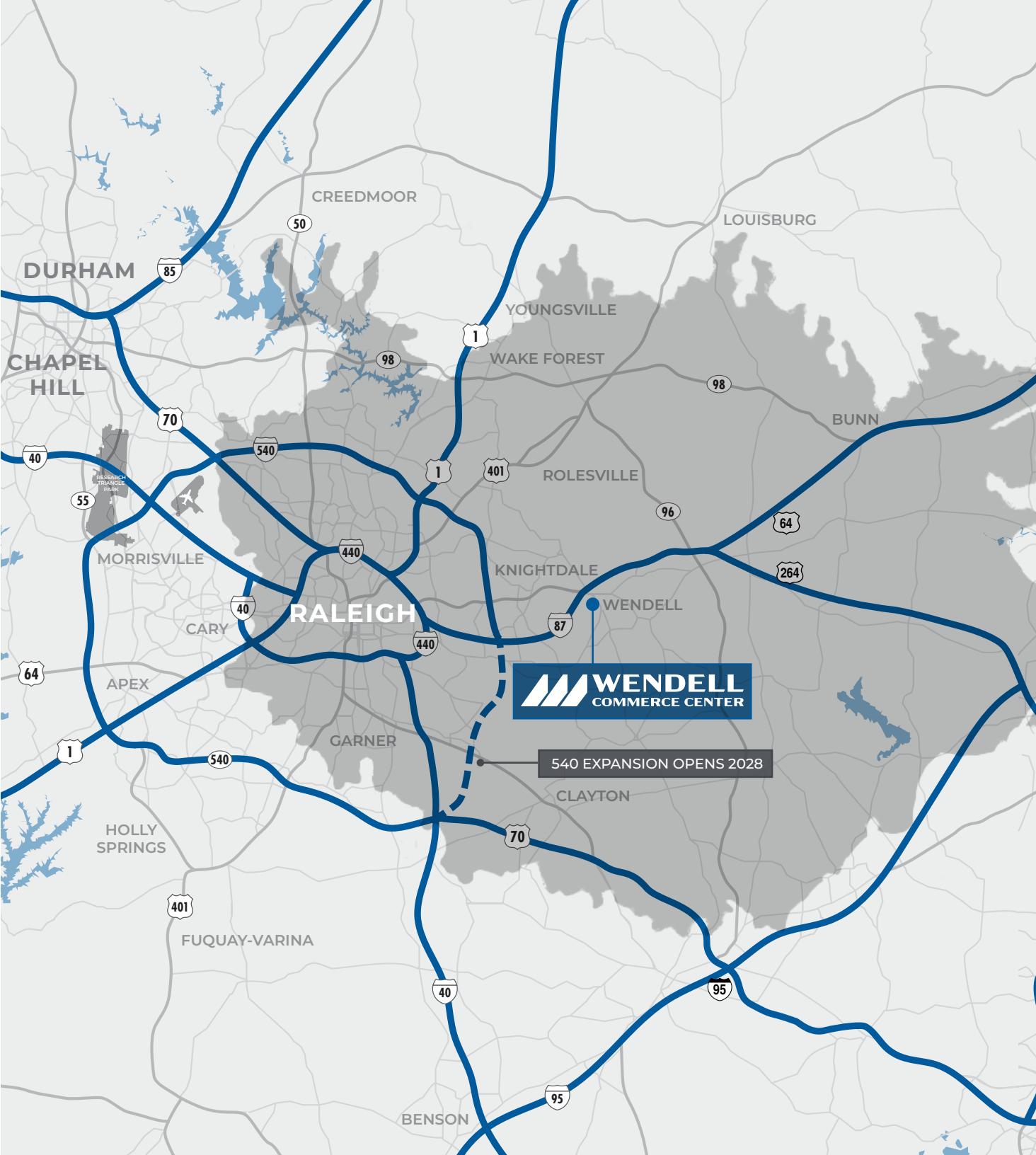


BLUE COLLAR LABOR OVERTSUPPLY



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





LOCATION & ACCESS



AIRPORTS

	ILLINOIS	
1	Raleigh-Durham International	33 miles
2	Fayetteville Regional	80 miles
3	Piedmont Triad International	100 miles
4	Charlotte Douglas International	185 miles



SEAPORTS

	ARKANSAS	
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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