

FOR SALE

951 Wendell Blvd
Wendell, NC 27611



Listing Agent:

Paulina Bohorquez

919-985-9416

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License: 222259

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Land Size: 45.85 Acres
Property Size: 138,653 Sq. Ft.
Year Built: 1978

SALE PRICE
\$15,000,000

PROPERTY SUMMARY

Premium Industrial Investment Opportunity – 106,000 SF

This industrial property offers institutional investors a rare combination of immediate income and significant value-add potential in one of the nation's most dynamic markets.

Property Highlights: Features versatile, high-quality space suitable for manufacturing, research and development, data centers, or call center operations. With 35,000 SF owner-occupied and an existing tenant occupying 12,784 SF, the property delivers immediate cash flow from day one.

Income Stability: Upon closing, the current owner can execute a 3-year leaseback for their 35,000 SF of occupied space, providing investors with contractual income and a creditworthy anchor tenant from the outset.

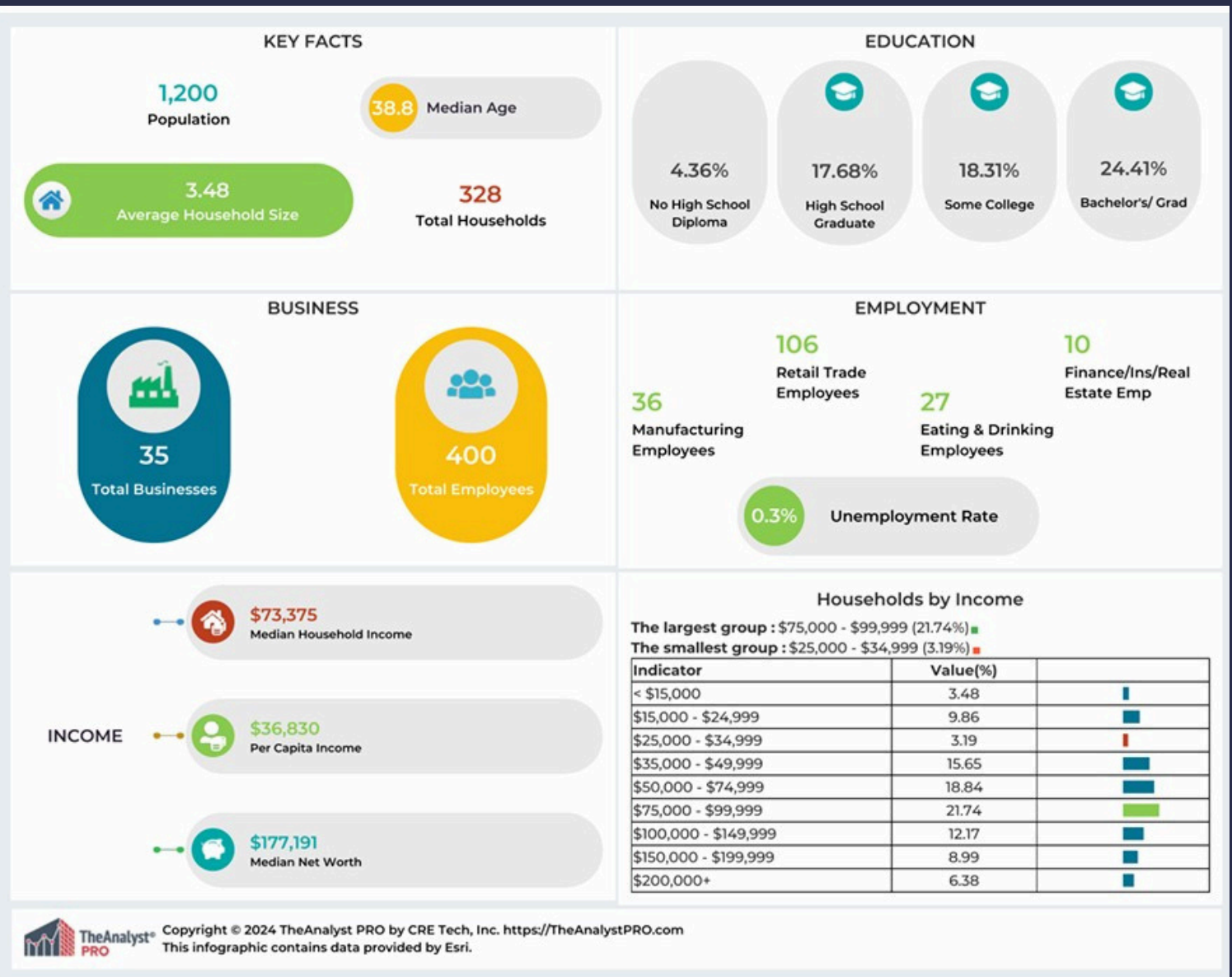
Value-Add Opportunity: Approximately 58,216 SF of premium industrial space remains available for lease and is actively marketed, presenting substantial upside potential for investors to enhance NOI and property value through strategic leasing.

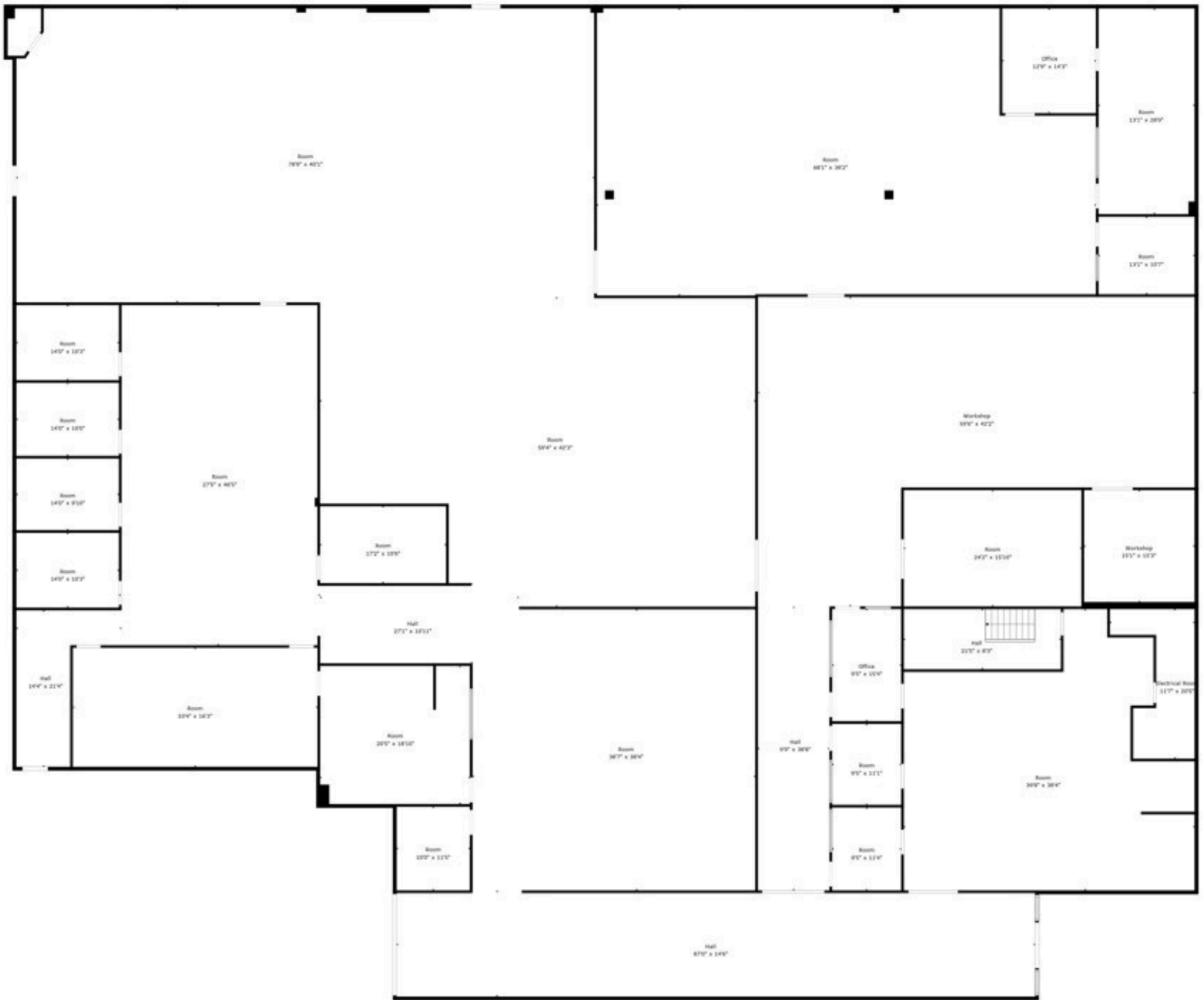
Strategic Location: The property benefits from exceptional connectivity to major transportation corridors, providing tenants with superior logistics advantages and easy commute access for their workforce.



KEY FEATURES

- **Redevelopment** - Great opportunity for an industrial park
- **Immediate Cash Flow** - 47,784 SF occupied with owner committing to 3-year lease at closing, ensuring day-one income stability.
- **Value-Add Upside** - 58,216 SF available for lease, providing significant NOI growth potential.
- **Prime Wendell Location** - Minutes from US-64 and I-540 with direct access to Raleigh, RDU Airport, and major Triangle employment centers.
- **Versatile 106,000 SF Asset** - Flexible space ideal for manufacturing, R&D, data centers, or call center operations in a high-growth market.

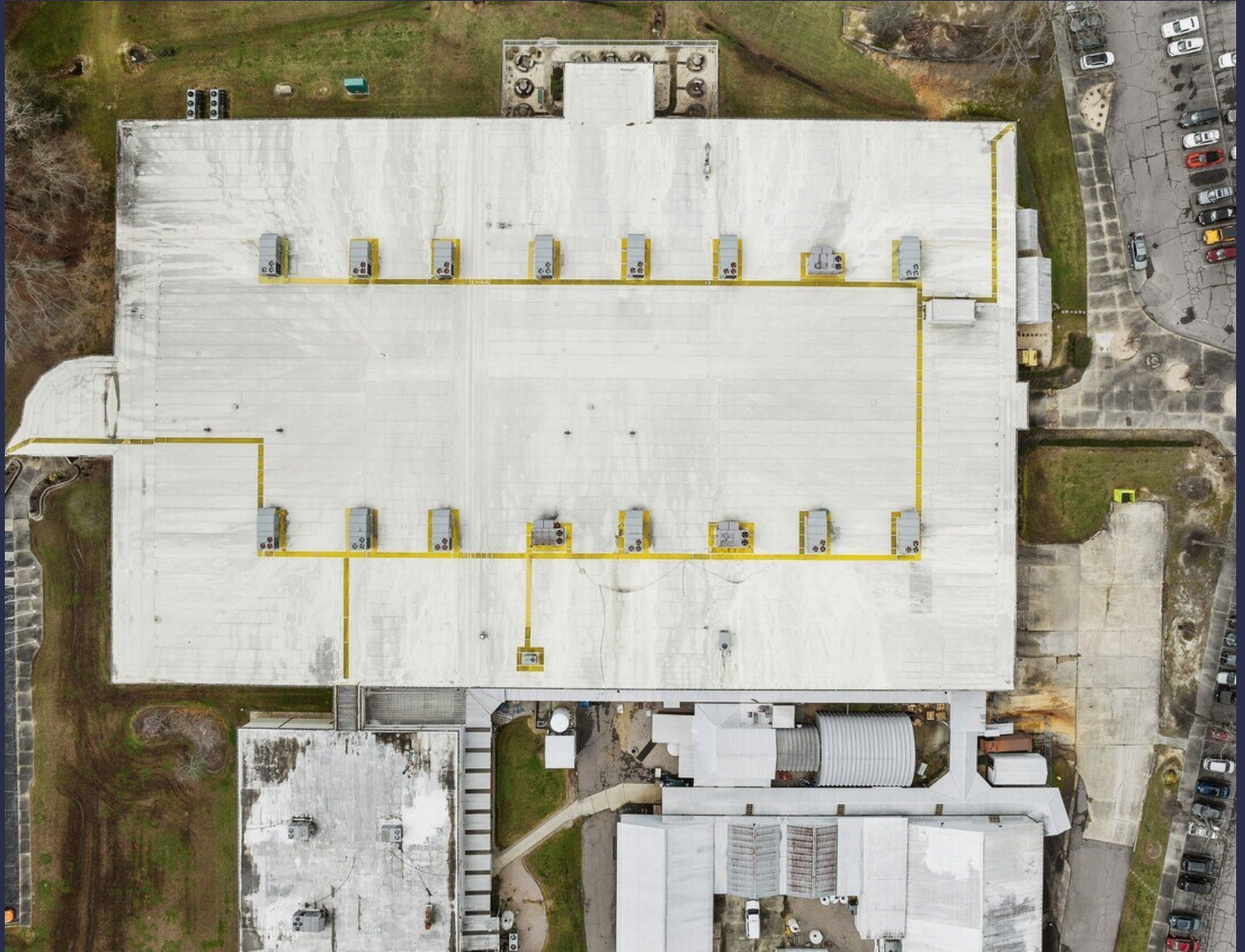




Estimated areas

GLA FLOOR 1: 20051 sq. ft, excluded 0 sq. ft
 Total GLA 20051 sq. ft, total scanned area 20051 sq. ft

Lighthouse Visuals Is Not a Licensed Appraiser. Measurements Are Supplemental Only!



Elite
COMMERCIAL GROUP

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