



# WENDELL COMMERCE CENTER

## BUILDING 2A

WENDELL COMMERCE BOULEVARD  
WENDELL, NC

±451,200 SF AVAILABLE



**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 →

64 US 64 WENDELL BOULEVARD \* FUTURE \*



INTERSTATE 87 87

BUILDING 4A

BUILDING 1A FULLY LEASED

BUILDING 1B

BUILDING 1C

FUTURE PHASE

BUILDING 2A



RETENTION POND

RETENTION POND

STREET B

24 TRAILER SPACES

25 TRAILER SPACES

26 TRAILER SPACES

27 TRAILER SPACES

28 TRAILER SPACES

29 TRAILER SPACES

30 TRAILER SPACES

31 TRAILER SPACES

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100 TRAILER SPACES

\* FUTURE \*

64 US 64 WENDELL BOULEVARD



COMMERCIAL OUTPARCEL

RETAIL

COMMERCIAL OUTPARCEL

MULTIFAMILY OUTPARCEL

PHASE 1B  
±9.3 ACRES

I-87 EXIT 11

BUILDING 1B  
132,720 SF

PHASE 1A  
±10 ACRES

BUILDING 1A  
101,010 SF

FULLY LEASED

270 CAR PARKS

BUILDING 1C  
260,000 SF

PHASE 1C  
±17.8 ACRES

37 TRAILER PARKS

37 TRAILER PARKS

WENDELL COMMERCE BLVD

PHASE 2A  
±28.9 ACRES

204 CAR PARKS

BUILDING 2A  
451,200 SF

57 TRAILER PARKS

48 TRAILER PARKS

204 CAR PARKS

PHASE 3  
±42.9 ACRES

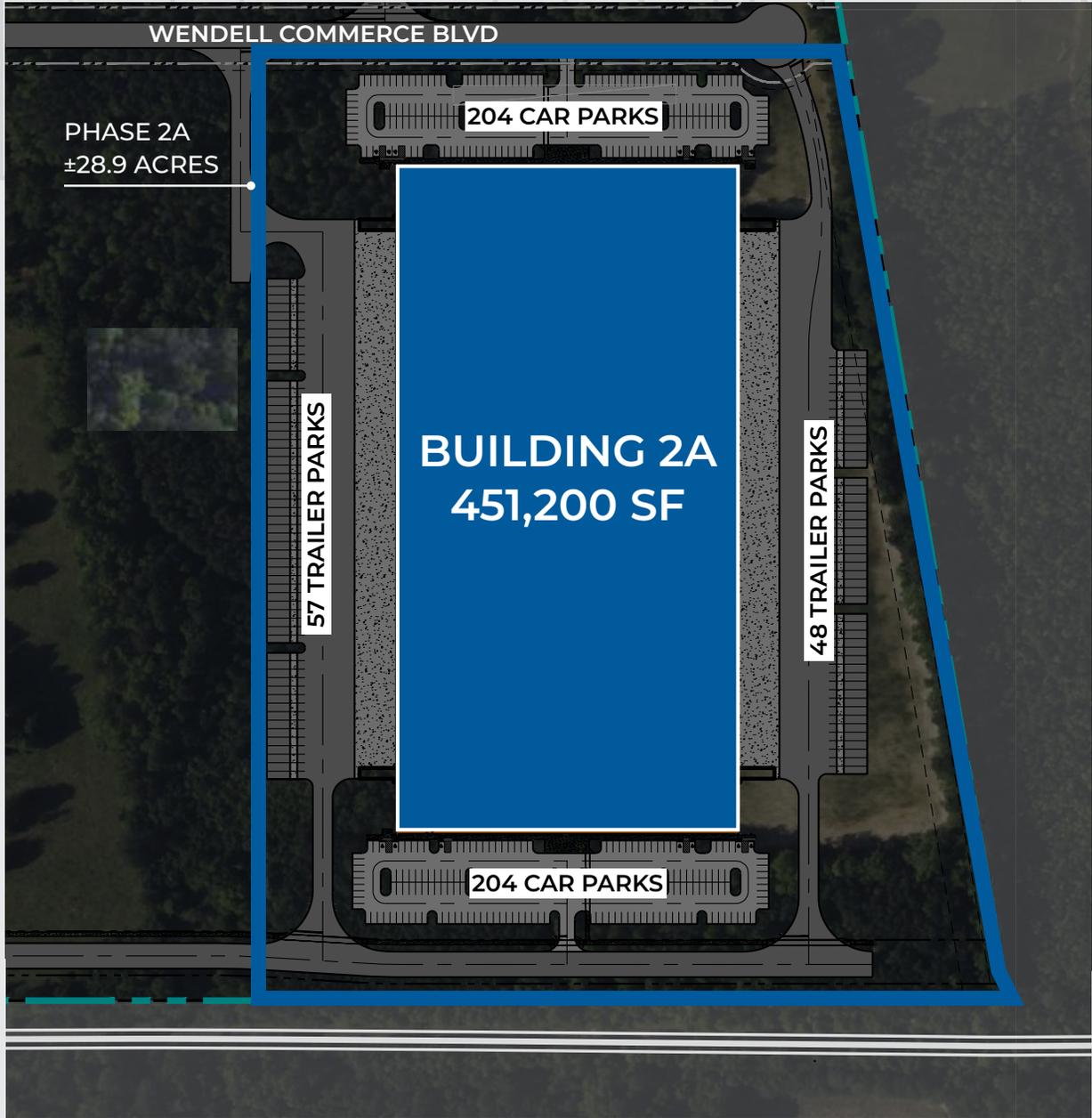
PHASE 4  
±26 ACRES

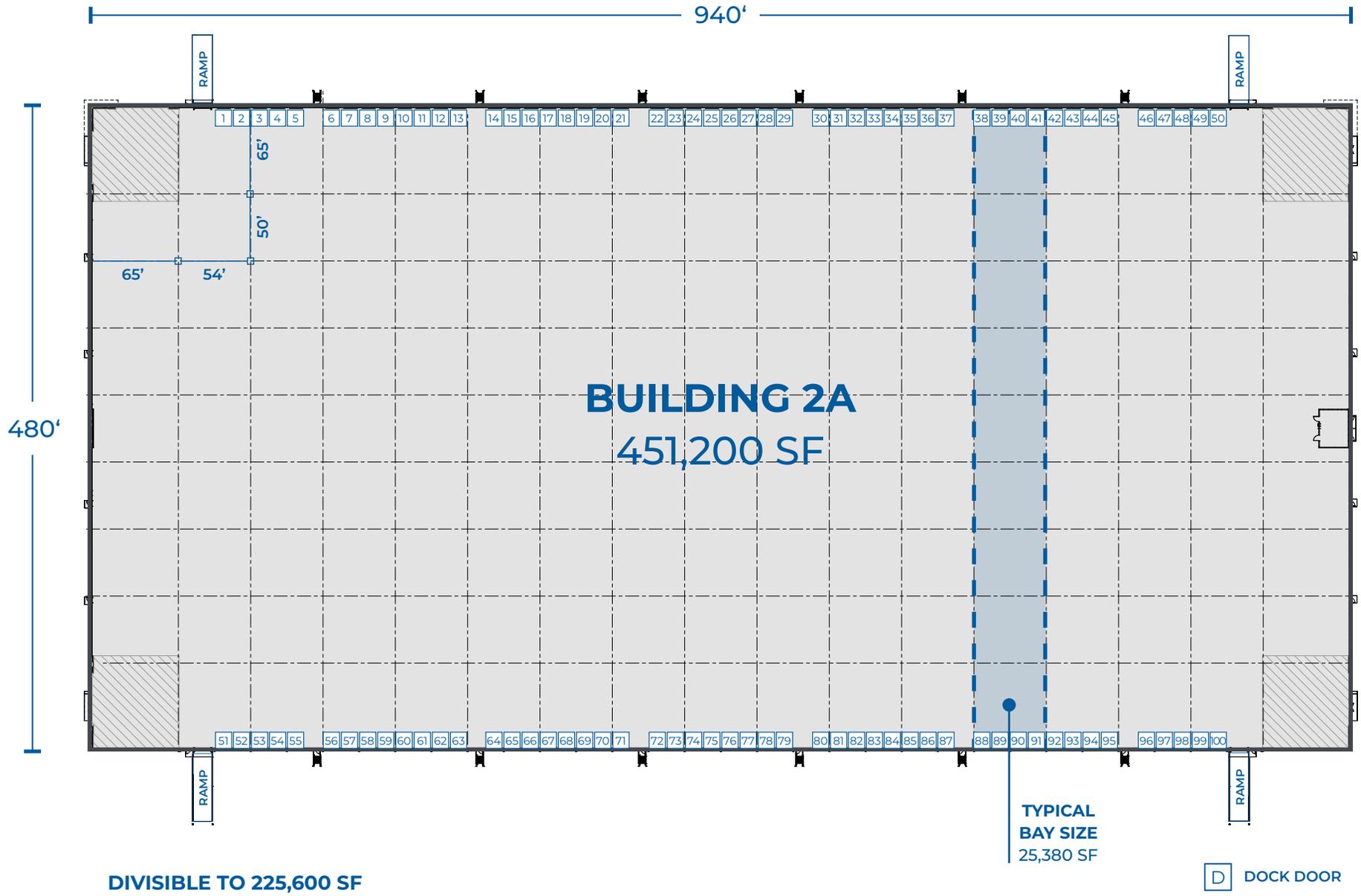
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INTERSTATE 87

RAILROAD

# SITE PLAN





**DIVISIBLE TO 225,600 SF**

**TYPICAL  
BAY SIZE  
25,380 SF**

**D DOCK DOOR**

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# BUILDING 2A FEATURES

BUILDING NAME	Wendell Commerce Center Building 2A
ADDRESS	Wendell Commerce Boulevard Wendell, NC
COUNTY	Wake
DATE AVAILABLE	Q1 2027
LEASE RATE	Call for details
NC PIN	1774058949 (portion)
ZONING	PUD-22-01
NUMBER OF ACRES	±11.85
BUILDING DIMENSIONS	480' x 940'
PARK TOTAL SF	±1,800,000
AVAILABLE SF	±451,200 divisible ±5,000 spec office to be built
TYPICAL BAY SIZE	±25,380 SF
EXTERIOR WALL MATERIAL	Concrete tilt wall construction
ROOFING MATERIAL	45 mil white TPO with R-30 poly-iso insulation
FLOOR THICKNESS	7" un-reinforced over 4" GAB with 10 mil vapor-barrier throughout
CEILING HEIGHT	40' clear, dual slope roof, cross-dock

COLUMN SPACING	54' x 50' with 65' speed bay
SPRINKLER SYSTEM	ESFR with K-25 wet-pipe sprinkler heads
LOADING DOCK	100 (9' x 10') manual dock-high doors 4 (14' x 16') ramps with motorized roll-up doors
PAVED AUTO PARKING	408 spaces
TRAILER PARKING	105 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 SERVICE	277/480 Volt 3-phase, 4-wire 4,000 Amp
ELECTRICAL PROVIDER	Duke Energy
NATURAL GAS PROVIDER	Dominion Energy
WATER & 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

KIA SHEETZ  
Ford GMC

VPG

64

WENDELL BOULEVARD

64

KNIGHTDALE

LOWE'S  
Improving Home Improvement

Chick-fil-A

Lowes FOODS

TSC TRACTOR SUPPLY CO.

Walmart  
Save money. Live better.

THE HOME DEPOT

WENDELL-KNIGHTDALE AIRPORT



WENDELL COMMERCE CENTER



TO I-95

RALEIGH

MARKS CREEK ROAD

87

KNIGHTDALE-EAGLE ROCK ROAD

EAGLE ROCK ROAD

DOWNTOWN WENDELL

FOOD LION

McDonald's

NAPA

Hardee's

O'Reilly

DMV

UNITED STATES POSTAL SERVICE

WakeMed

MAJOR AREA EMPLOYERS

FedEx

KIOTI

SIEMENS

VPG

WakeMed

WENDELL FALLS

Publix

Starbucks

Carolina Coffee

Don Ques

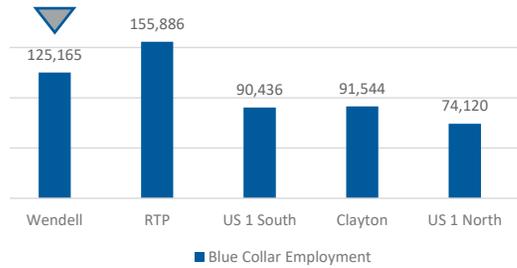
FARMHOUSE CAFE

WENDELL FALLS PARKWAY

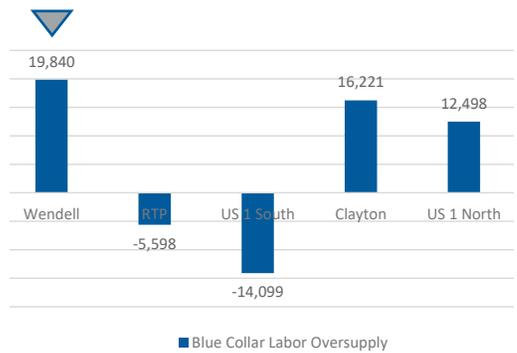
MARTIN POND ROAD

# 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

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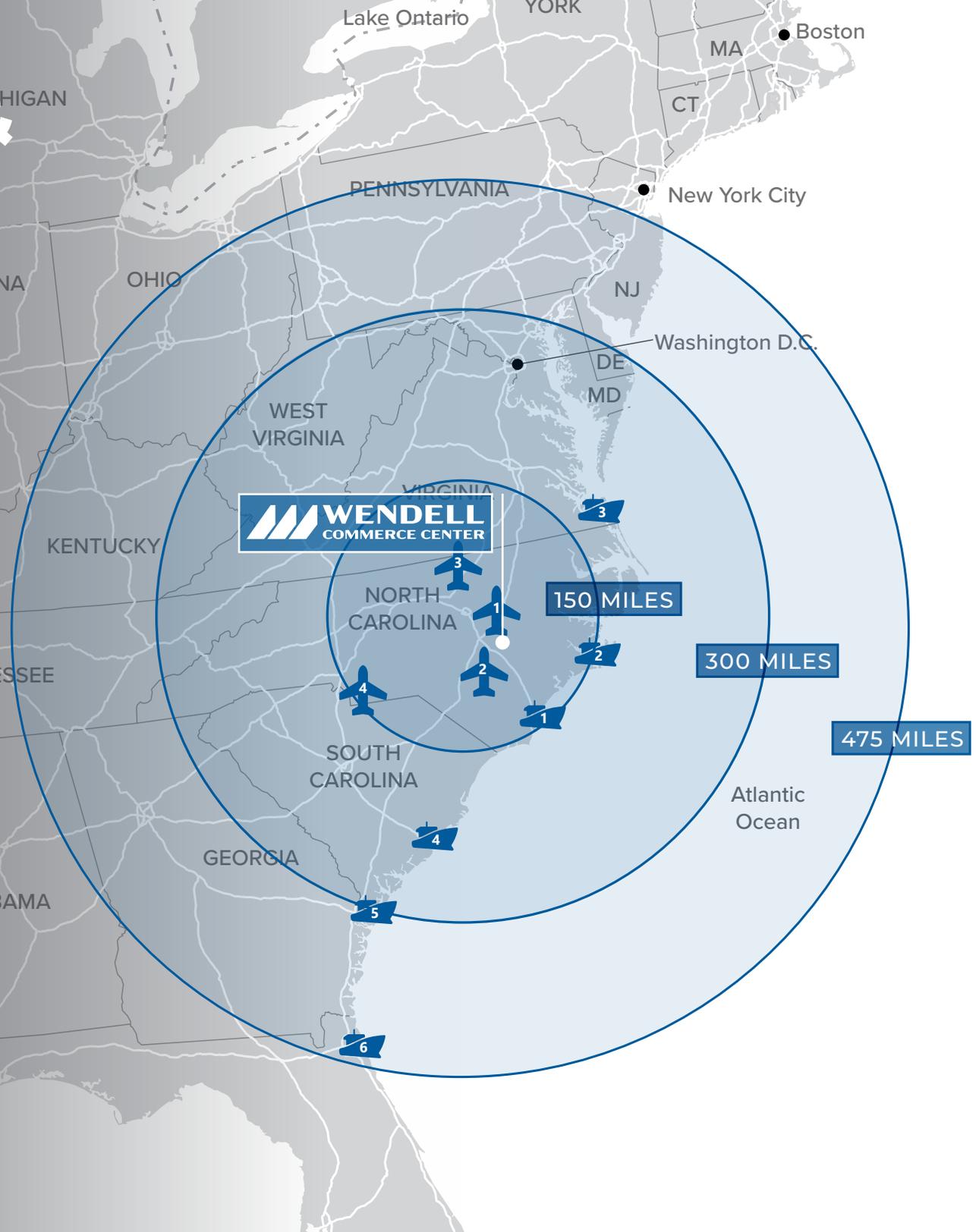
## AIRPORTS

- |   |                                 |           |
|---|---------------------------------|-----------|
| 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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