



WENDELL COMMERCE CENTER

BUILDING 2A

WENDELL COMMERCE BOULEVARD
WENDELL, NC

±451,200 SF AVAILABLE
DELIVERING FEB 2027

NEW CLASS A INDUSTRIAL PARK

1.8 MILLION SQUARE FEET PLANNED


Summit
Real Estate Group

FOUNDRY
COMMERCIAL

«RALEIGH



WAKE TECH EAST CAMPUS

INTERSTATE 87
I-87 EXIT 11

64 US 64 WENDELL BOULEVARD

FUTURE
ZAXBY'S

FUTURE
Wawa

BUILDING 1A
Fully Leased

BUILDING 1B
Fully Leased

270 CAR PARKS

BUILDING 1C
260,000 SF AVAILABLE

37 TRAILER PARKS 37 TRAILER PARKS

TO I-95 »

PHASE 2A
±28.9 ACRES

PHASE 3
±42.9 ACRES

204 CAR PARKS

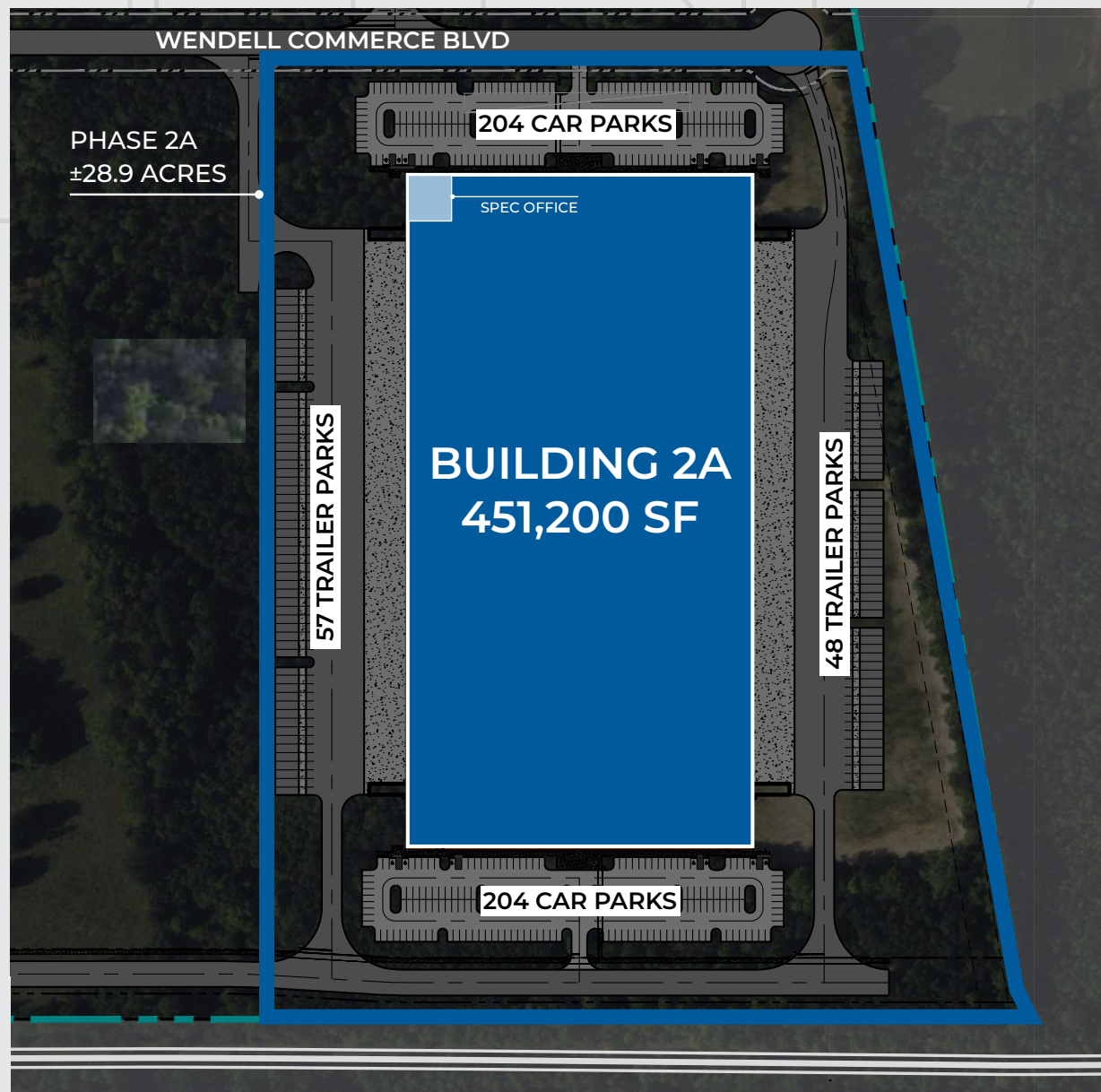
57 TRAILER PARKS

BUILDING 2A
451,200 SF

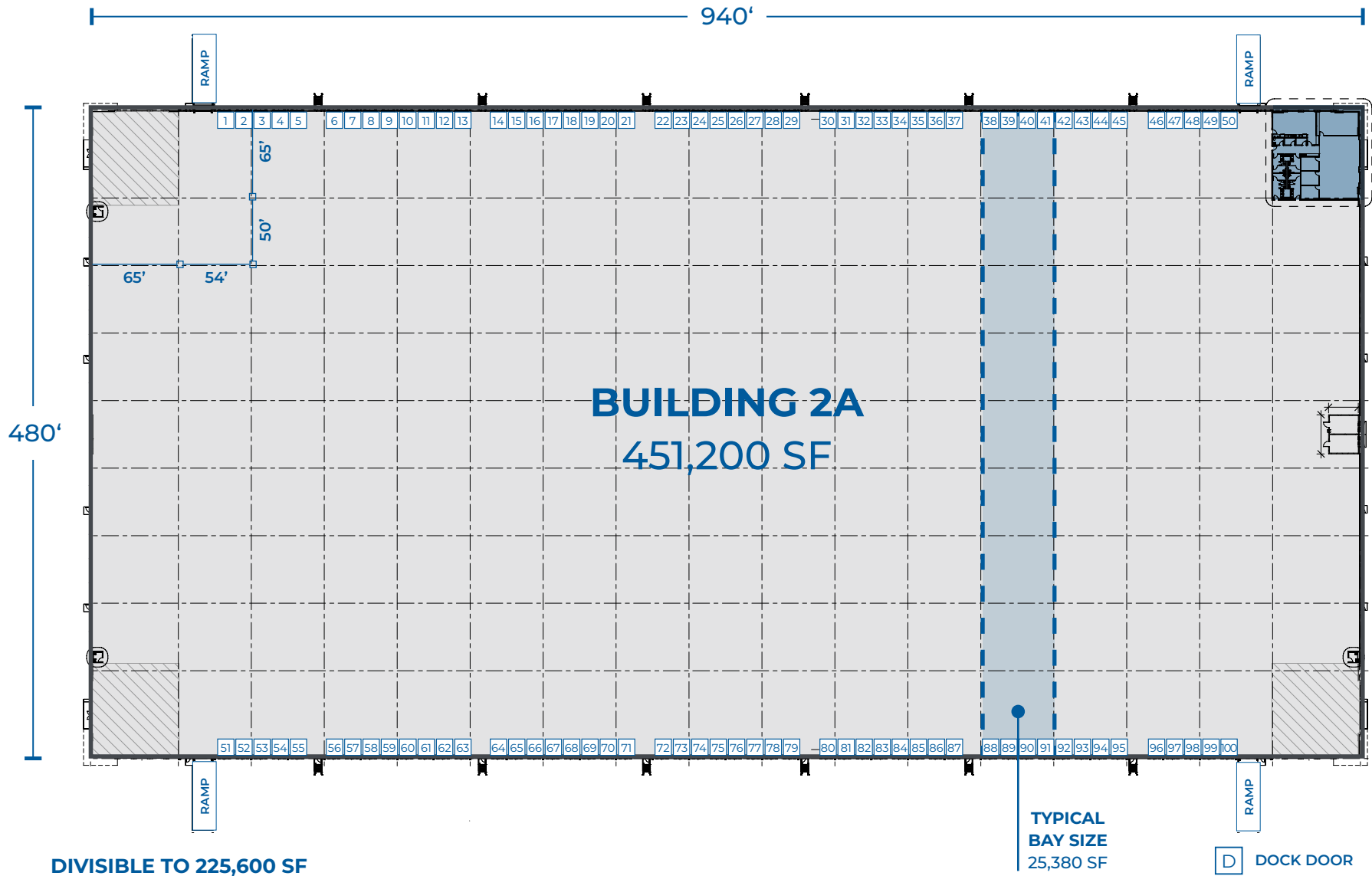
148 TRAILER PARKS

204 CAR PARKS

RAILROAD



FLOOR PLAN



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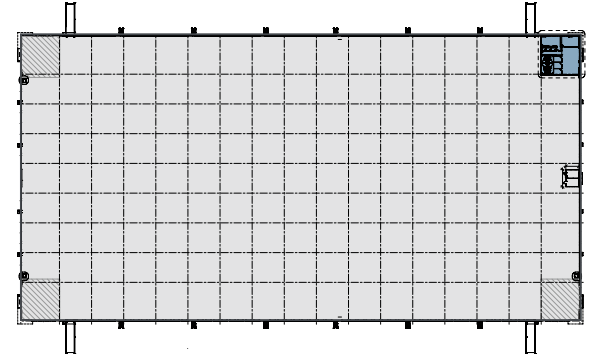
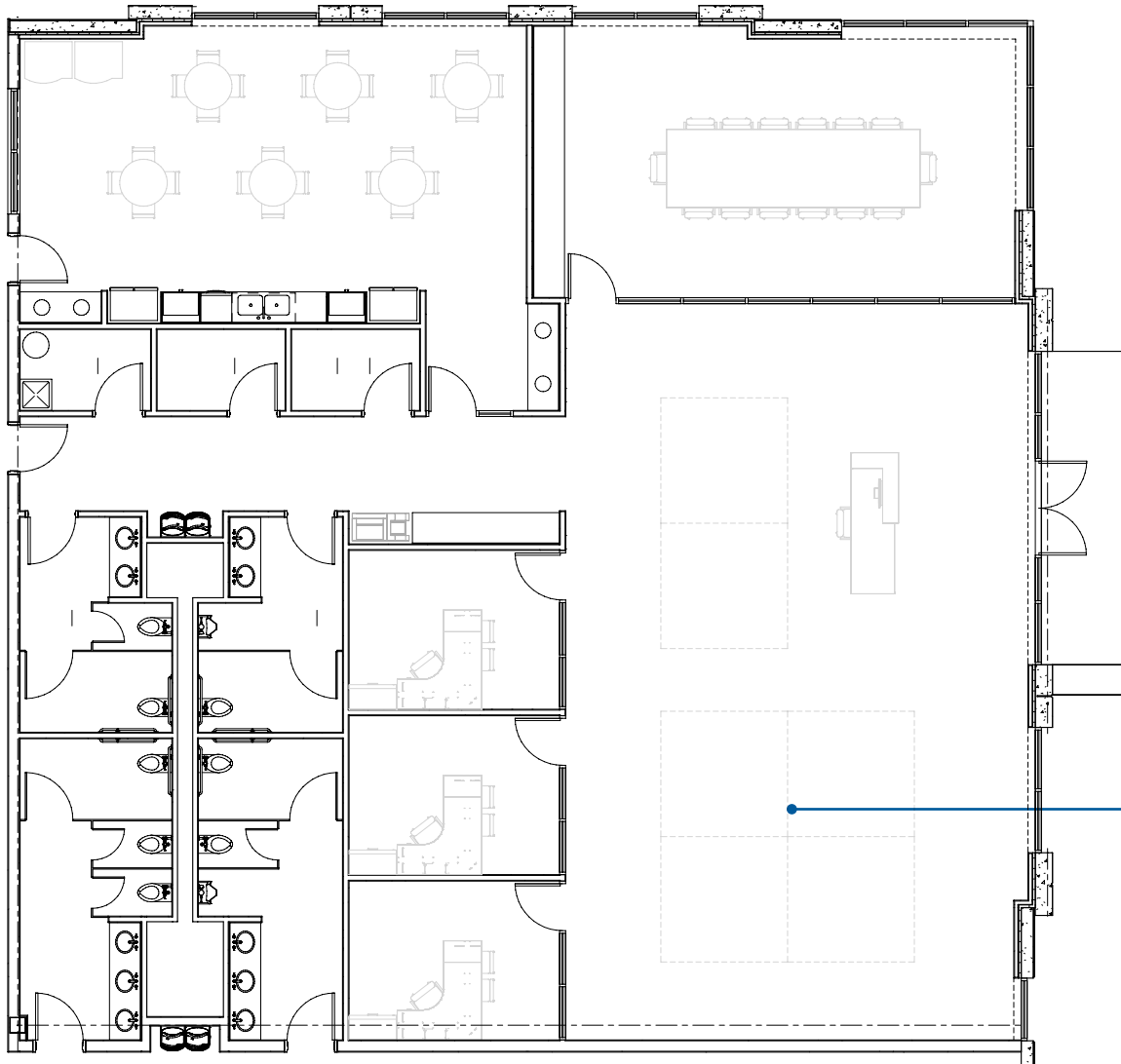
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FLOOR PLAN SPEC OFFICE



OFFICE
4,225 SF

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BUILDING 2A FEATURES

BUILDING NAME	Wendell Commerce Center Building 2A
ADDRESS	Wendell Commerce Boulevard Wendell, NC
COUNTY	Wake
DATE AVAILABLE	February 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 ±4,225 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

VPG

64

WENDELL BOULEVARD

64

TO I-95

WENDELL
COMMERCE CENTER

WENDELL-KNIGHTDALE
AIRPORT



87

KNIGHTDALE-EAGLE ROCK ROAD

EAGLE ROCK ROAD

MARKS CREEK ROAD

RALEIGH

DOWNTOWN WENDELL



WakeMed

MAJOR AREA EMPLOYERS

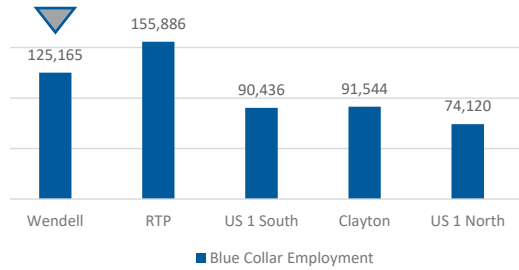


MARTIN POND ROAD

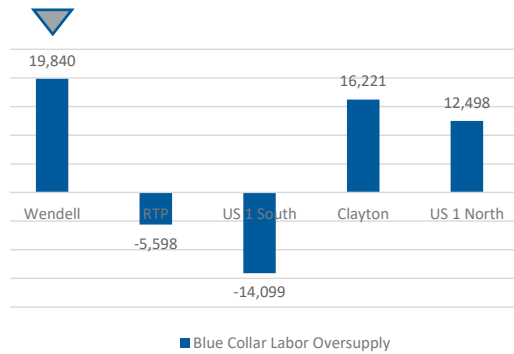
WENDELL FALLS PARKWAY

FAVORABLE LABOR SUPPLY

TOTAL EMPLOYMENT

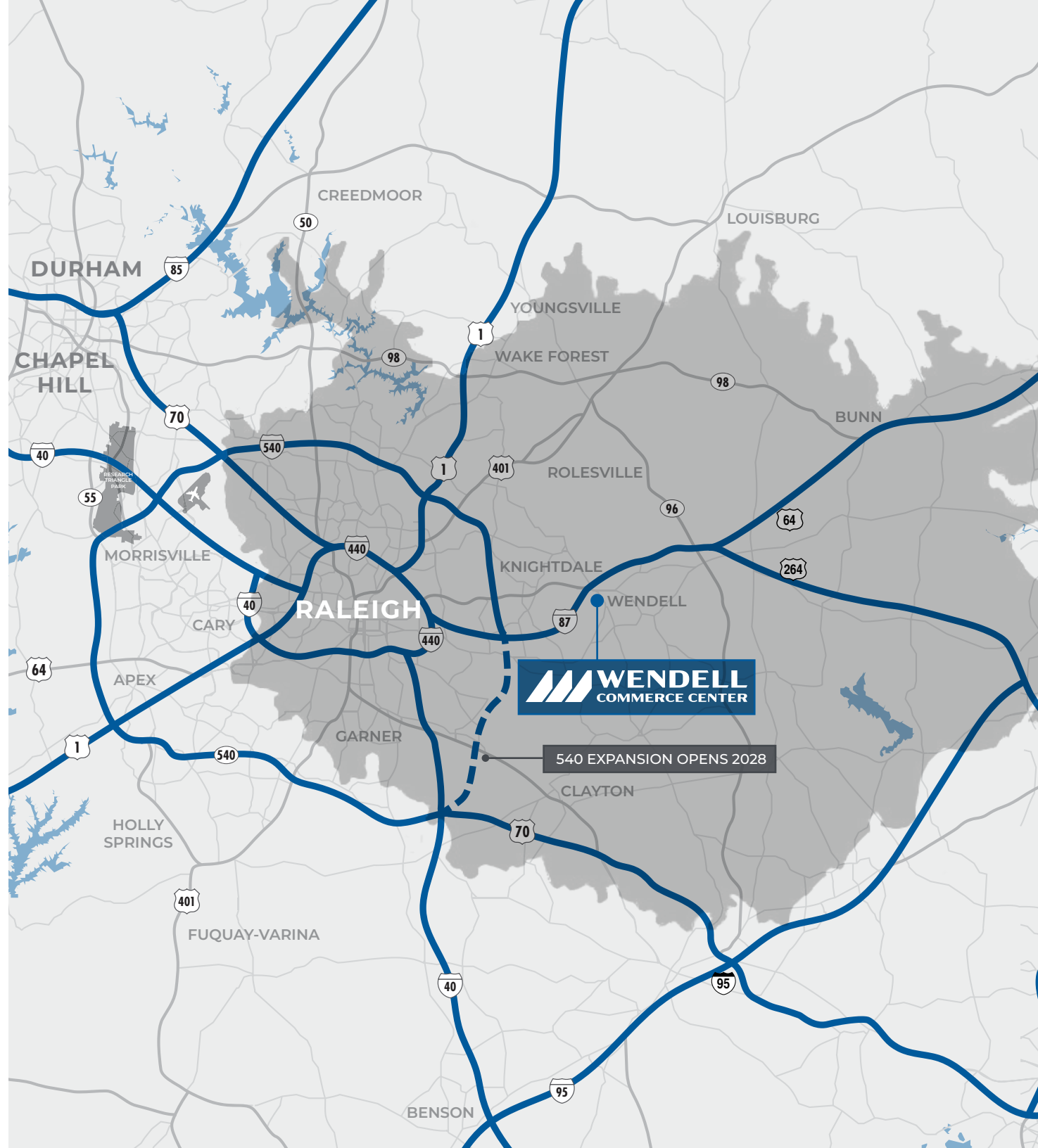


BLUE COLLAR LABOR OVERSUPPLY



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



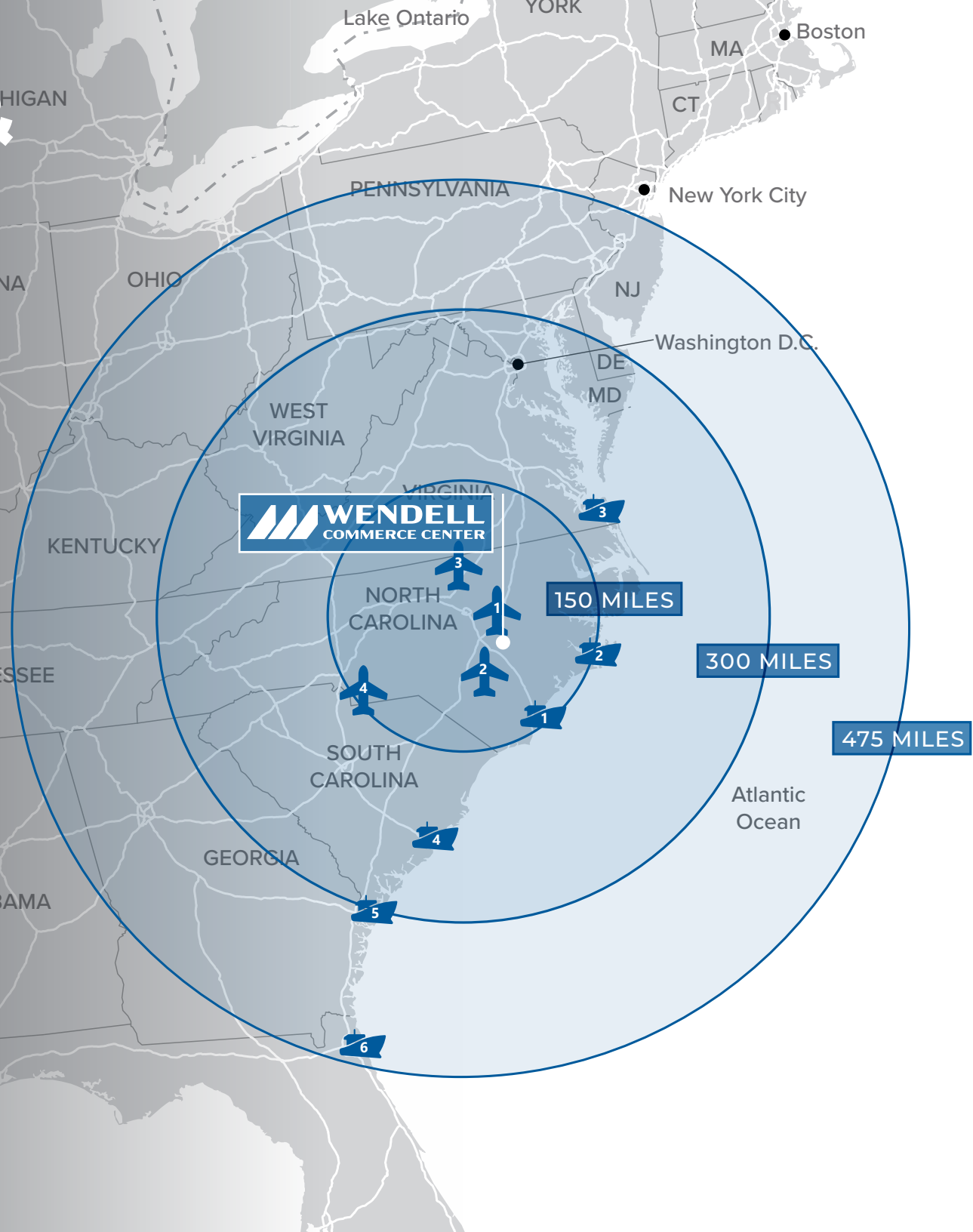
AIRPORTS

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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