



WENDELL COMMERCE CENTER

BUILDING 1C

260,000 SF



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 1-95 »

PHASE 2A
±28.9 ACRES

PHASE 3
±42.9 ACRES

204 CAR PARKS

57 TRAILER PARKS

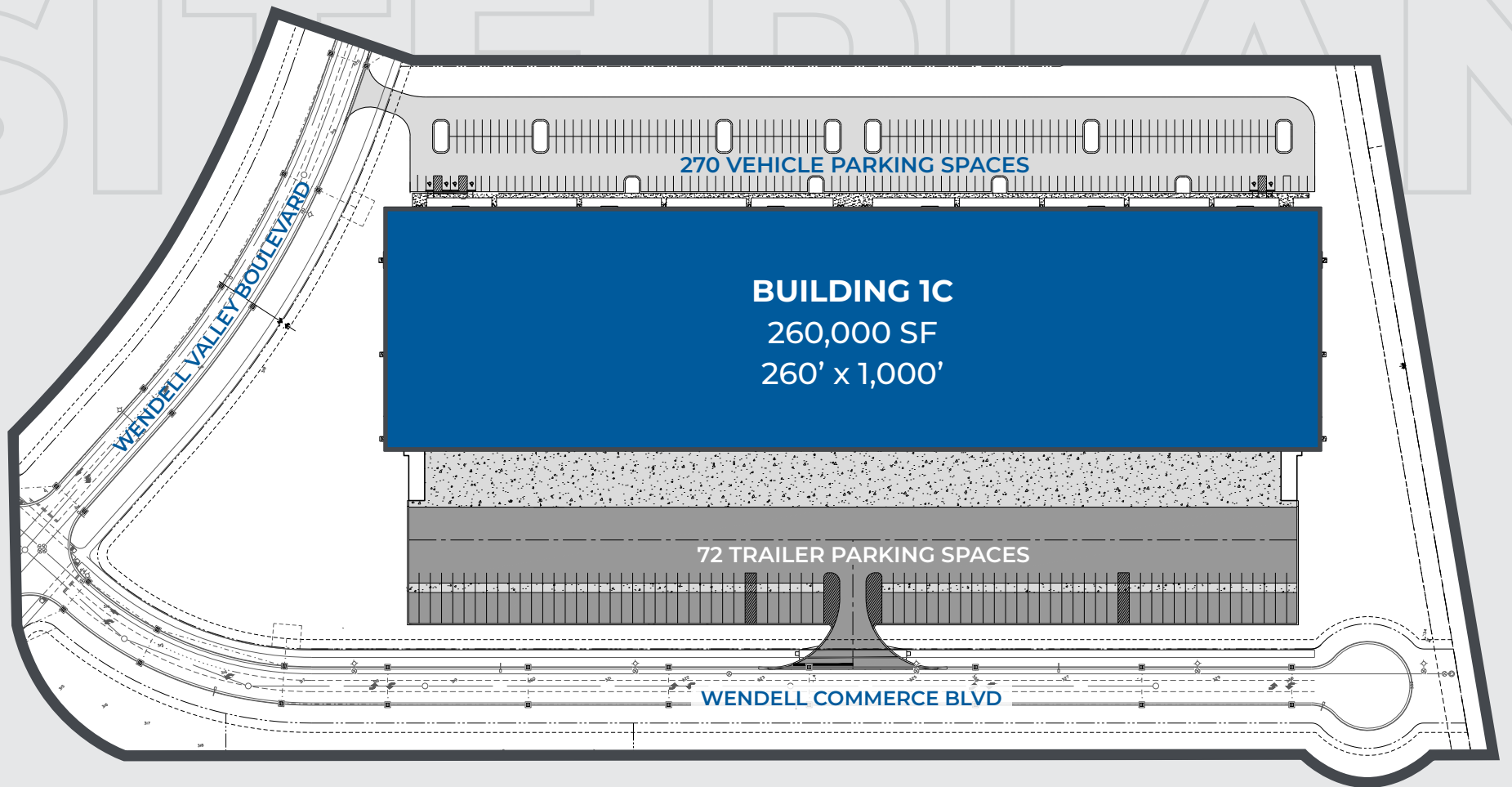
BUILDING 2A
451,200 SF Available

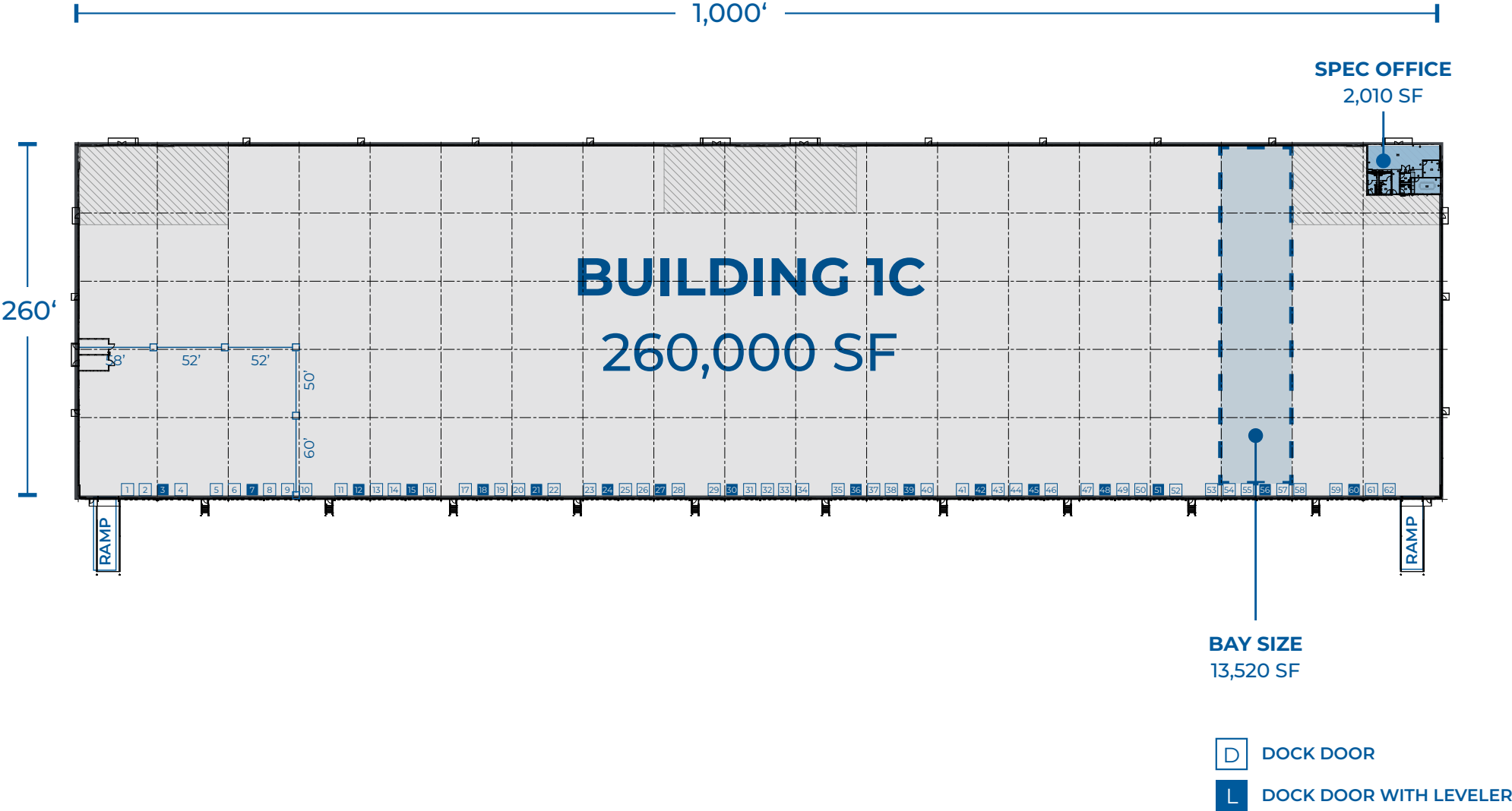
148 TRAILER PARKS

204 CAR PARKS

RAILROAD

SITE PLAN





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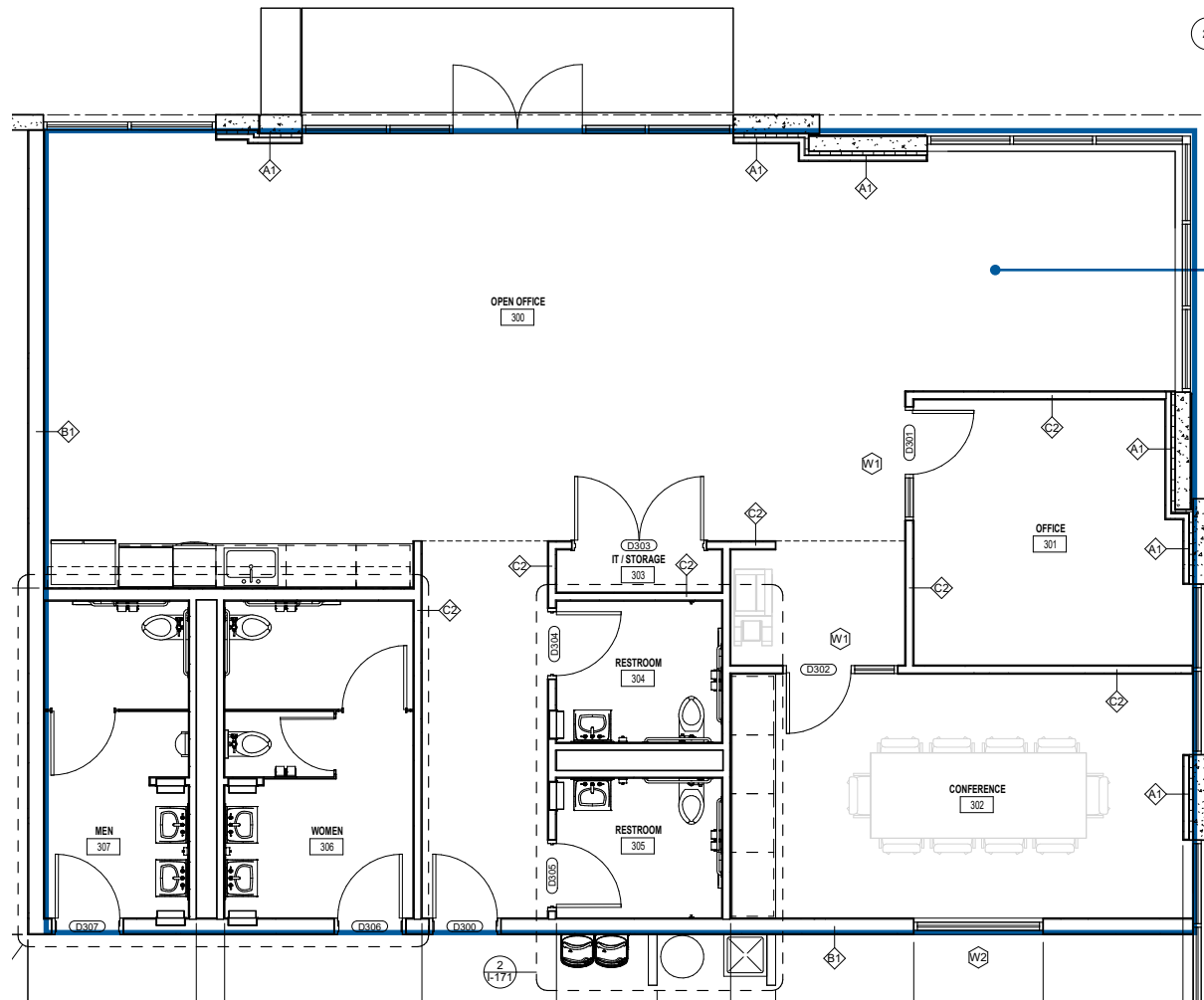
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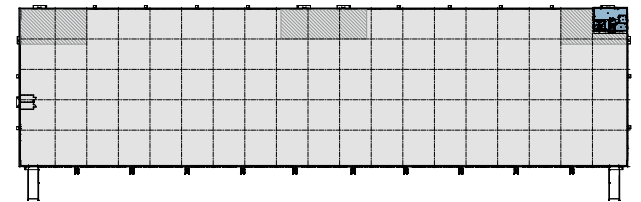
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FLOOR PLAN SPEC OFFICE



OFFICE
2,010 SF



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BUILDING 1C FEATURES

BUILDING NAME	Wendell Commerce Center Building 1C
ADDRESS	1630 Wendell Commerce Boulevard Wendell, NC
COUNTY	Wake
DATE AVAILABLE	Available now
LEASE RATE	Call for details
TICAM	Estimate \$2.32
NC PIN	1774058949 (portion)
ZONING	PUD-22-01
NUMBER OF ACRES	17.78
BUILDING DIMENSIONS	1,000' x 260'
PARK TOTAL SF	±1,800,000
AVAILABLE SF	±260,000 (Divisible)
OFFICE SF	±2,010
BAY SIZE	±13,520 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	62 (9' x 10') dock-high doors, 17 with dock levelers 2 (14' x 16') ramps with motorized roll-up doors
PAVED AUTO PARKING	270 spaces
TRAILER PARKING	72 trailer parks
TRUCK COURT DEPTH	184' (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

WENDELL
COMMERCE CENTER

WENDELL-KNIGHTDALE
AIRPORT



87

KNIGHTDALE-EAGLE ROCK ROAD

EAGLE ROCK ROAD

MARKS CREEK ROAD

RALEIGH

DOWNTOWN WENDELL



WakeMed

MAJOR AREA EMPLOYERS

FedEx

KIOTI

SIEMENS

VPG

WakeMed

WENDELL FALLS

WENDELL FALLS

Publix

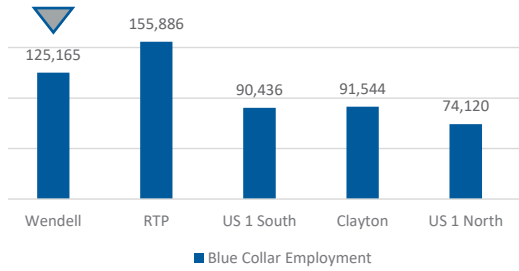


MARTIN POND ROAD

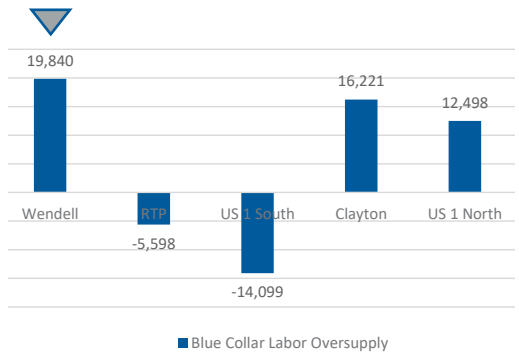
WENDELL FALLS PARKWAY

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



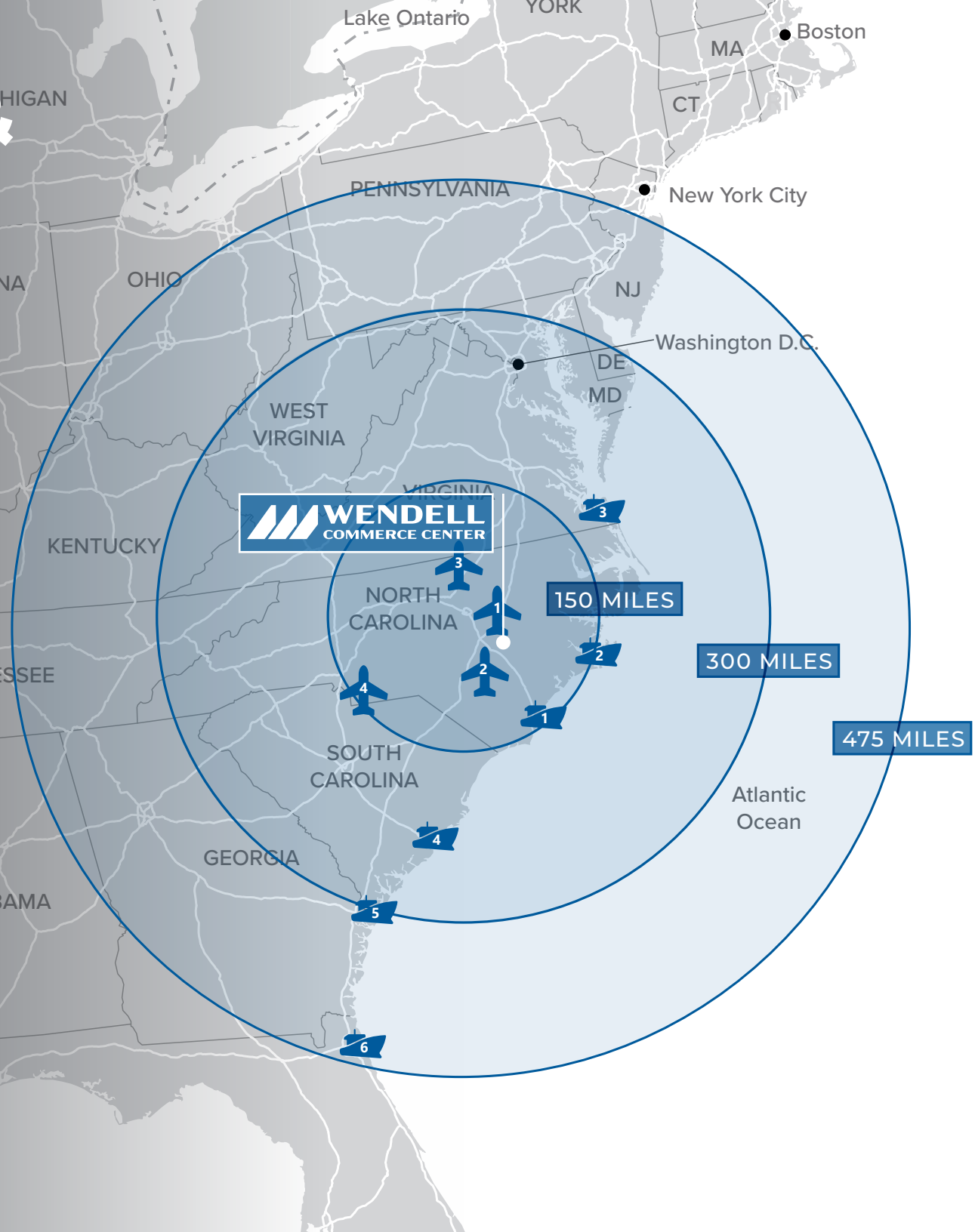
AIRPORTS

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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