



WENDELL COMMERCE CENTER

BUILDING 2A

451,200 SF



NEW CLASS A INDUSTRIAL PARK

1.8 MILLION SQUARE FEET PLANNED

**Summit**
Real Estate Group

FOUNDRY
COMMERCIAL

* FUTURE *

64 US 64 WENDELL BOULEVARD

COMMERCIAL
OUTPARCEL

PHASE 1B
± 9.3 AC

MULTIFAMILY
OUTPARCEL

COMMERCIAL
OUTPARCEL

I-87 EXIT 11

BUILDING 1A
101,010 SF

BUILDING 1B
132,720 SF

BUILDING 1C
260,000 SF

BUILDING 2A
451,200 SF

FUTURE
PHASE

FUTURE
PHASE

DETENTION
POND

DETENTION
POND

87

INTERSTATE 87

RAILROAD

WENDELL VALLEY BLVD

WENDELL COMMERCE BLVD

WENDELL VALLEY BLVD

WENDELL COMMERCE BLVD

26 TRAILER SPACES

24 TRAILER SPACES

101 VEHICULAR SPACES

132 VEHICULAR SPACES

37 TRAILER SPACES

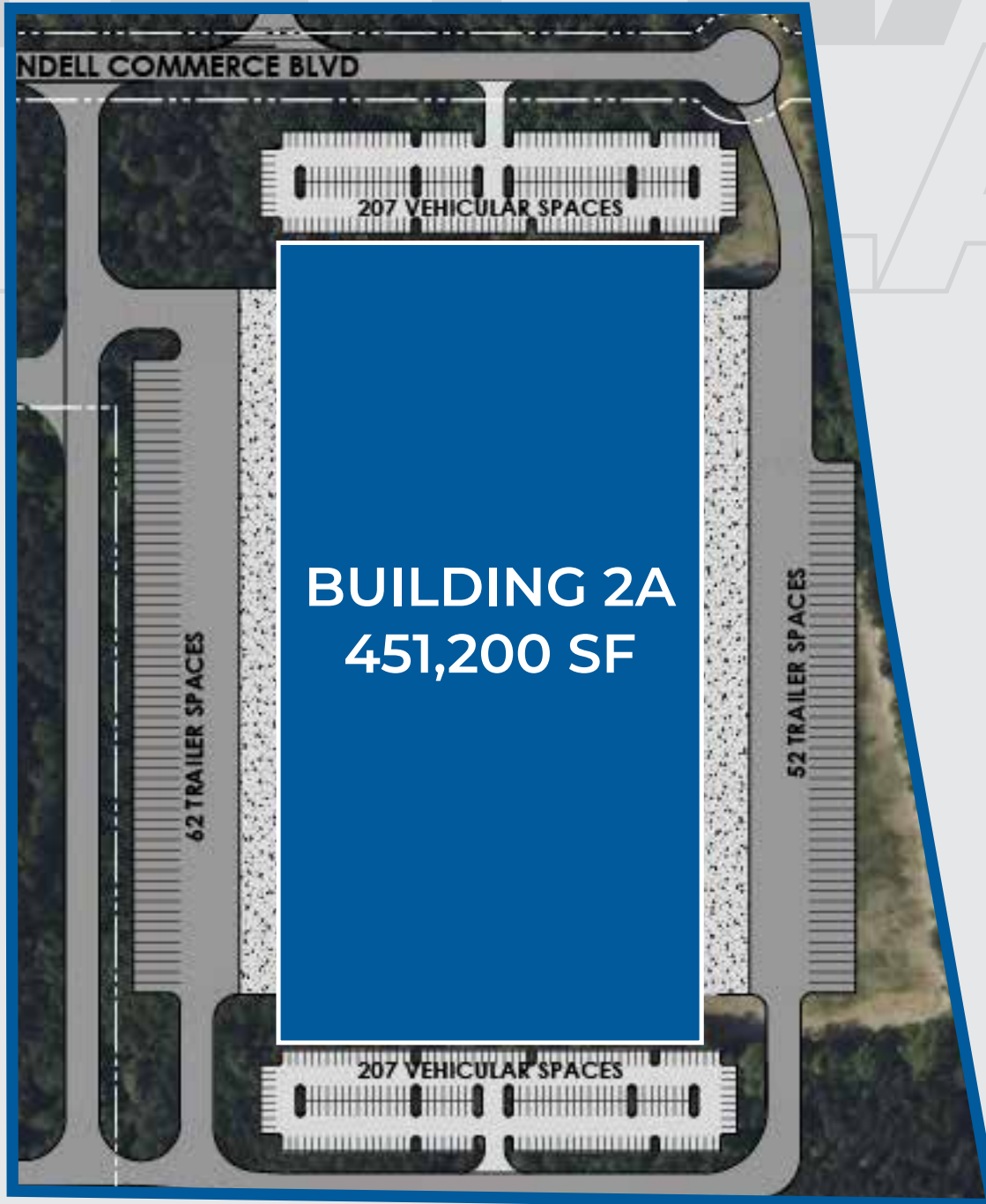
37 TRAILER SPACES

207 VEHICULAR SPACES

62 TRAILER SPACES

52 TRAILER SPACES

207 VEHICULAR SPACES



BUILDING 2A FEATURES

BUILDING NAME	Wendell Commerce Center Building 2A
ADDRESS	Wendell Commerce Center Boulevard Wendell, NC
COUNTY	Wake
LEASE RATE	Call for details
TICAM	Estimate \$2.00
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 ±5,000 spec office
EXTERIOR WALL MATERIAL	Concrete tilt wall construction
ROOFING MATERIAL	45 mil white TPO with R-15 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

SPRINKLER SYSTEM	ESFR with K-25 wet-pipe sprinkler heads
LOADING DOCK	120 (9' x 10') manual dock-high doors 4 (14' x 16') ramps with motorized roll-up doors
PAVED AUTO PARKING	414 spaces
TRAILER PARKING	114 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	
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

ALEXIS LAMBETH

(919) 270-9216

alexis.lambeth@foundrycommercial.com

JIM ALLAIRE

(919) 524.3593

jim.allaire@foundrycommercial.com

MARIA LOMBARDI, MSRE

(919) 899.5087

maria.lombardi@foundrycommercial.com



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

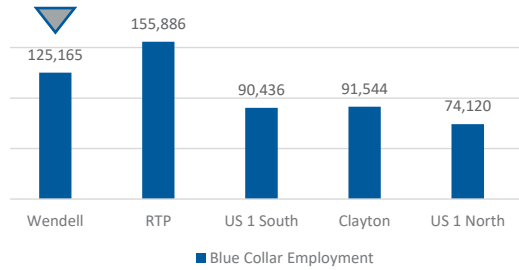


MARTIN POND ROAD

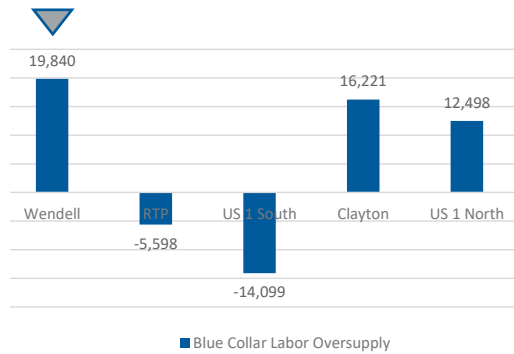
WENDELL FALLS PARKWAY

FAVORABLE LABOR SUPPLY

TOTAL EMPLOYMENT

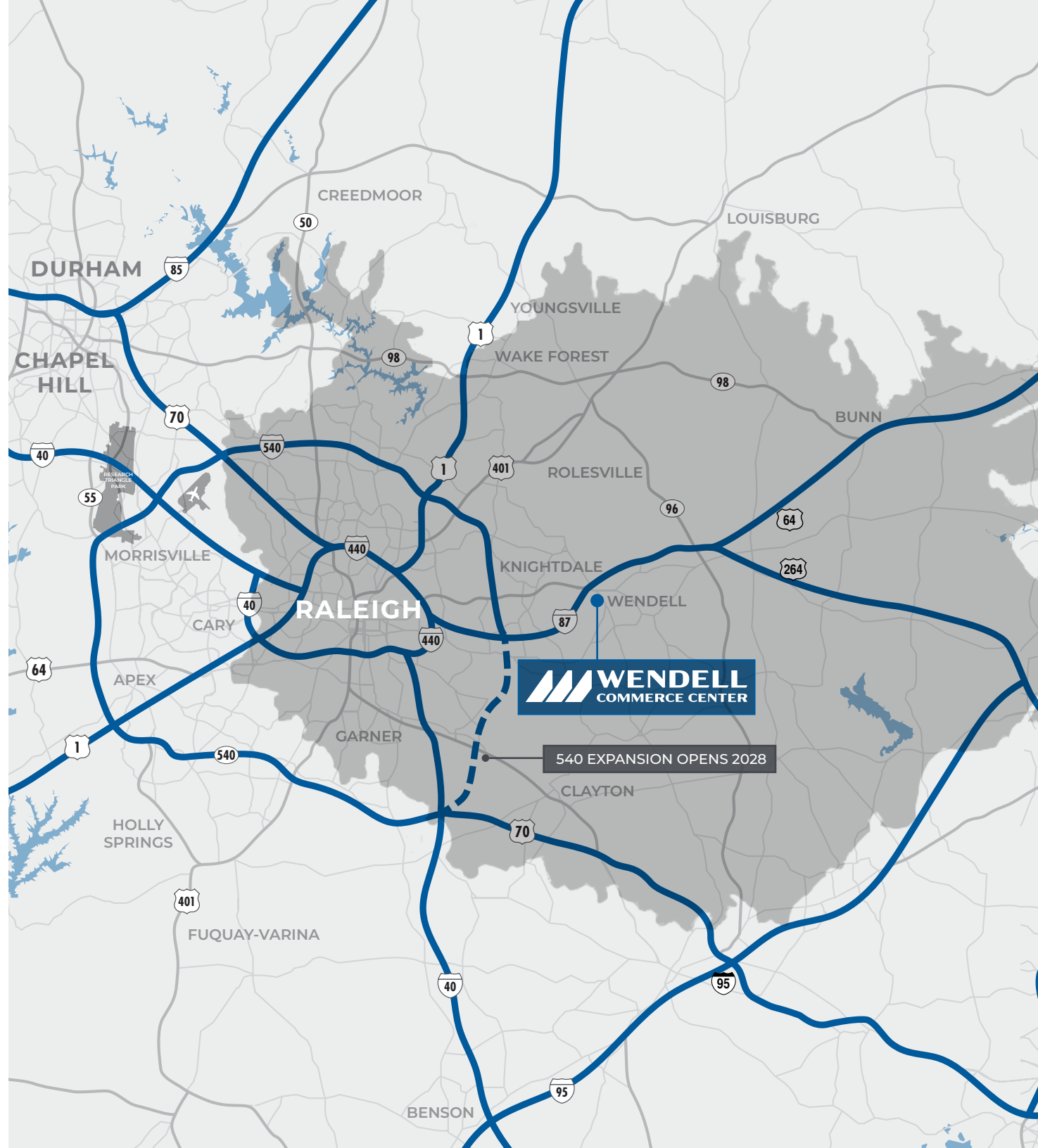


BLUE COLLAR LABOR OVERSUPPLY



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



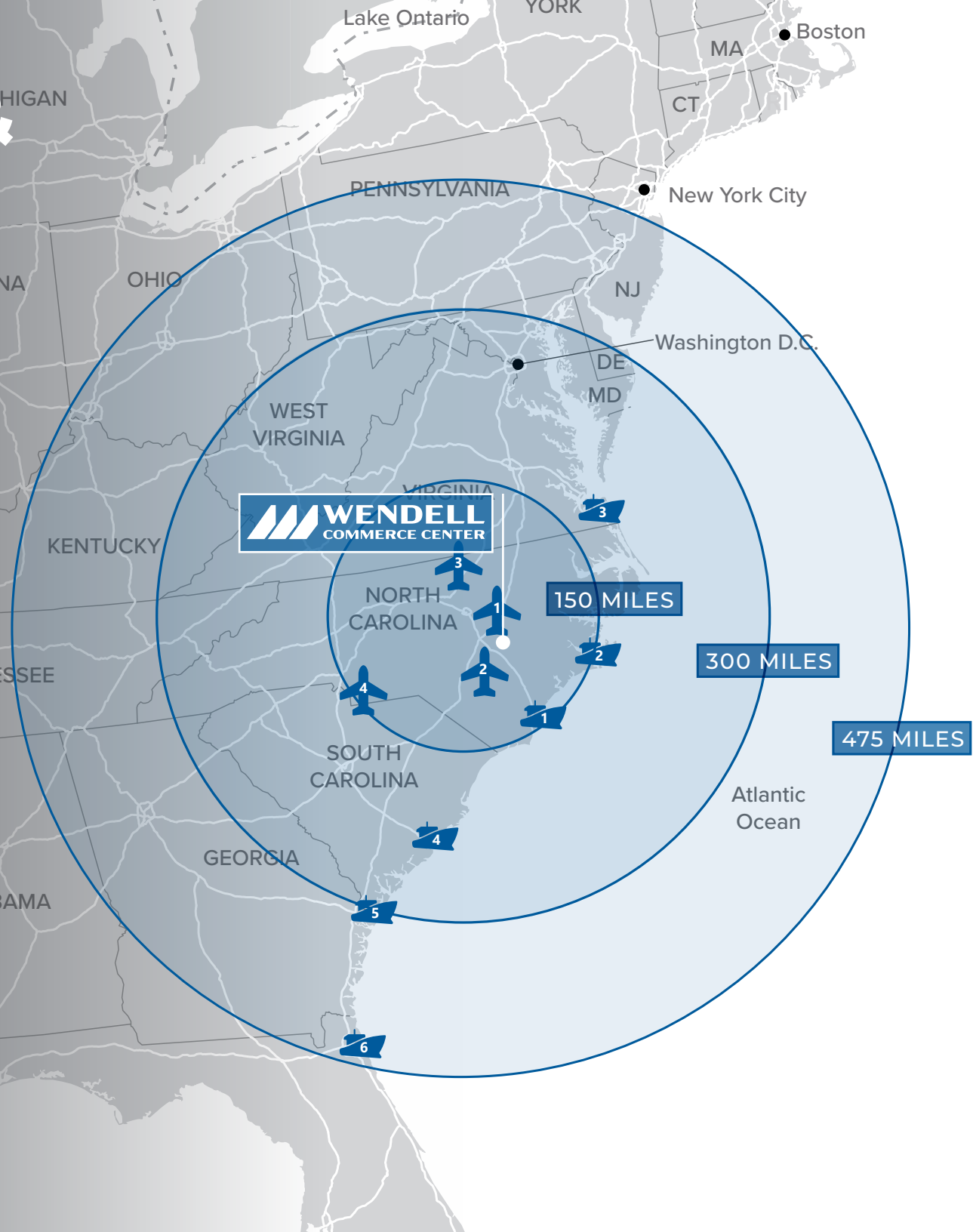
AIRPORTS

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





WENDELL

COMMERCE CENTER

ALEXIS LAMBETH

(919) 524-3593

alexis.lambeth@foundrycommercial.com

JIM ALLAIRE

(919) 270.9216

jim.allaire@foundrycommercial.com

MARIA LOMBARDI, MSRE

(919) 899.5087

maria.lombardi@foundrycommercial.com