



WENDELL COMMERCE CENTER

BUILDING 2A

451,200 SF

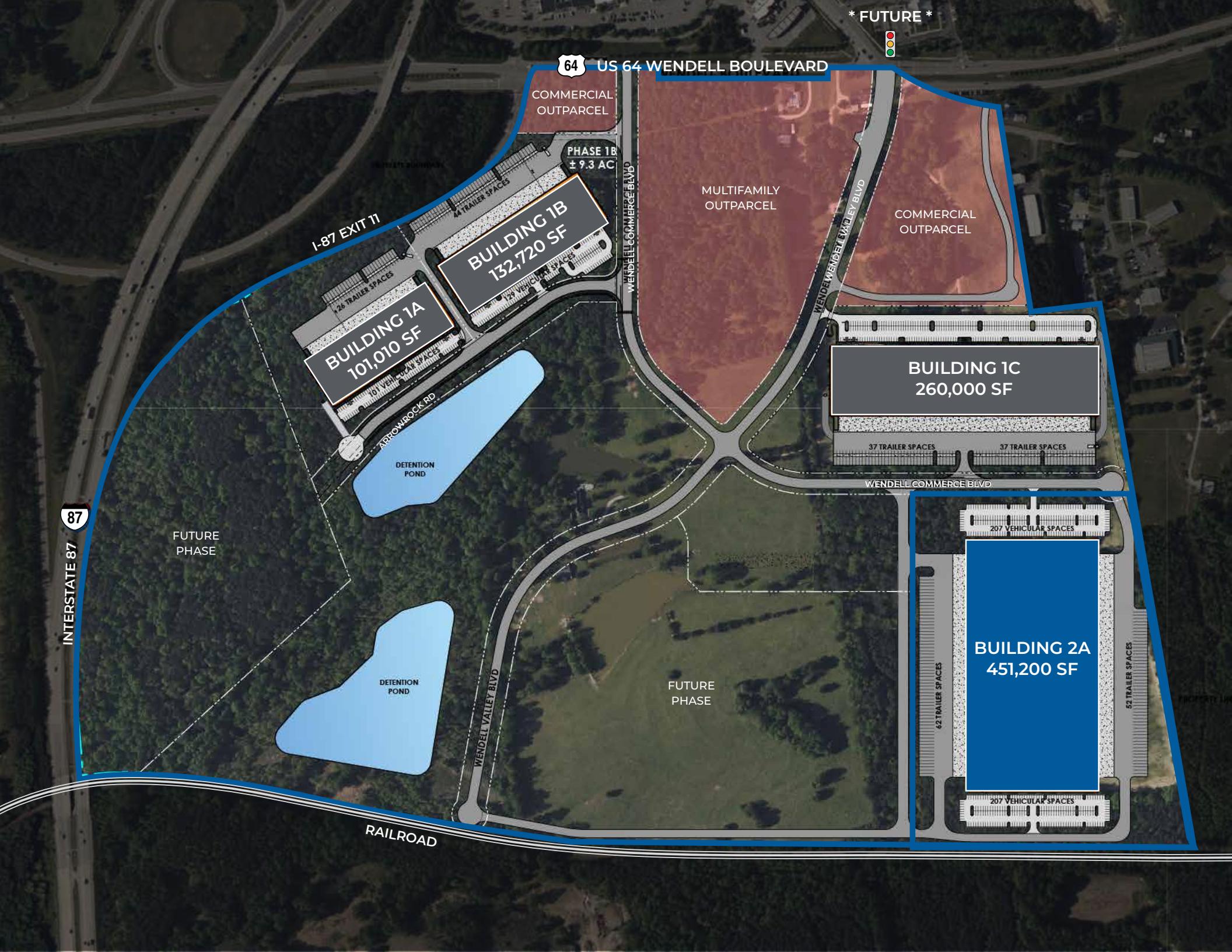


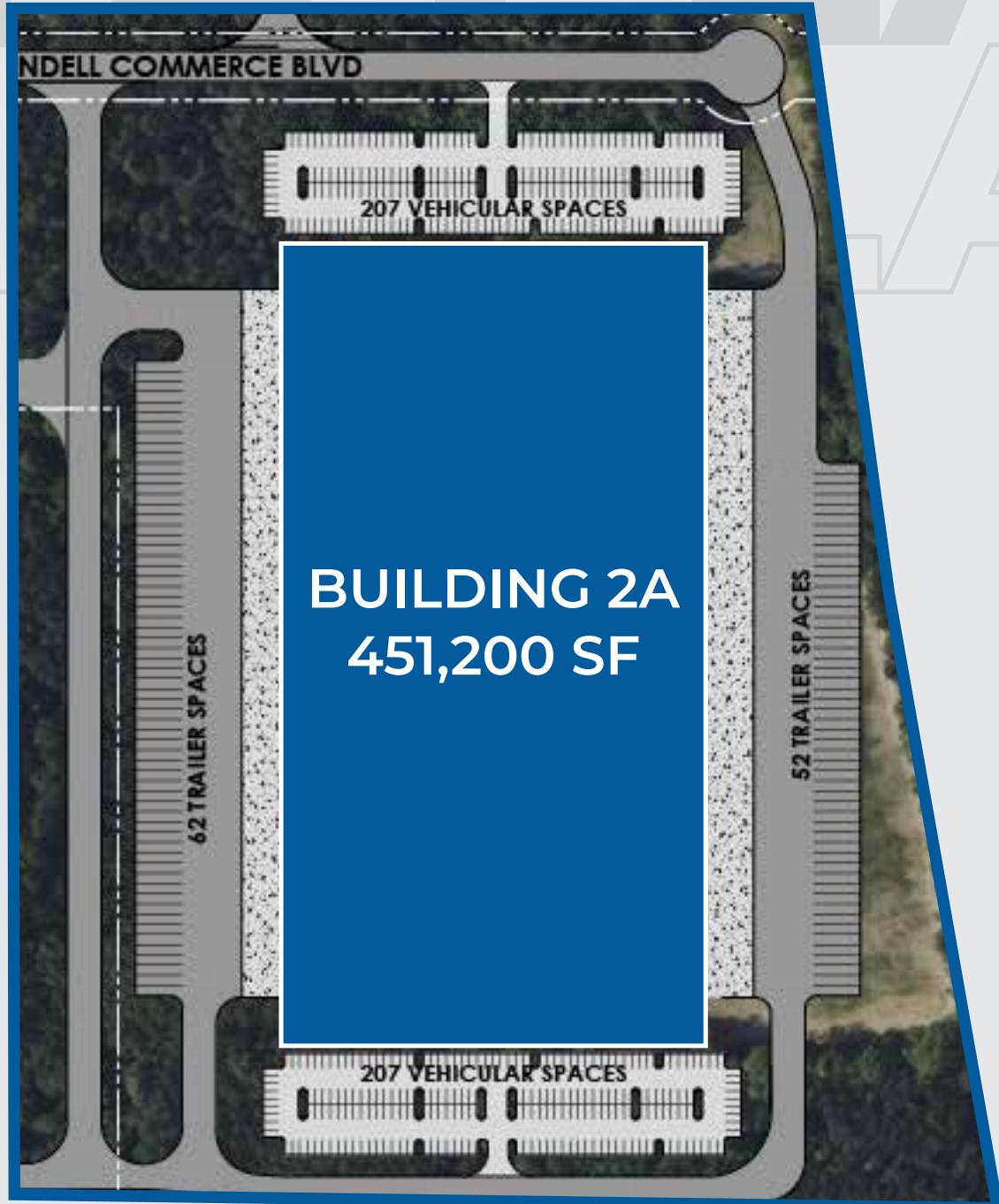
NEW CLASS A INDUSTRIAL PARK

1.8 MILLION SQUARE FEET PLANNED

Summit
Real Estate Group

FOUNDRY
COMMERCIAL





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

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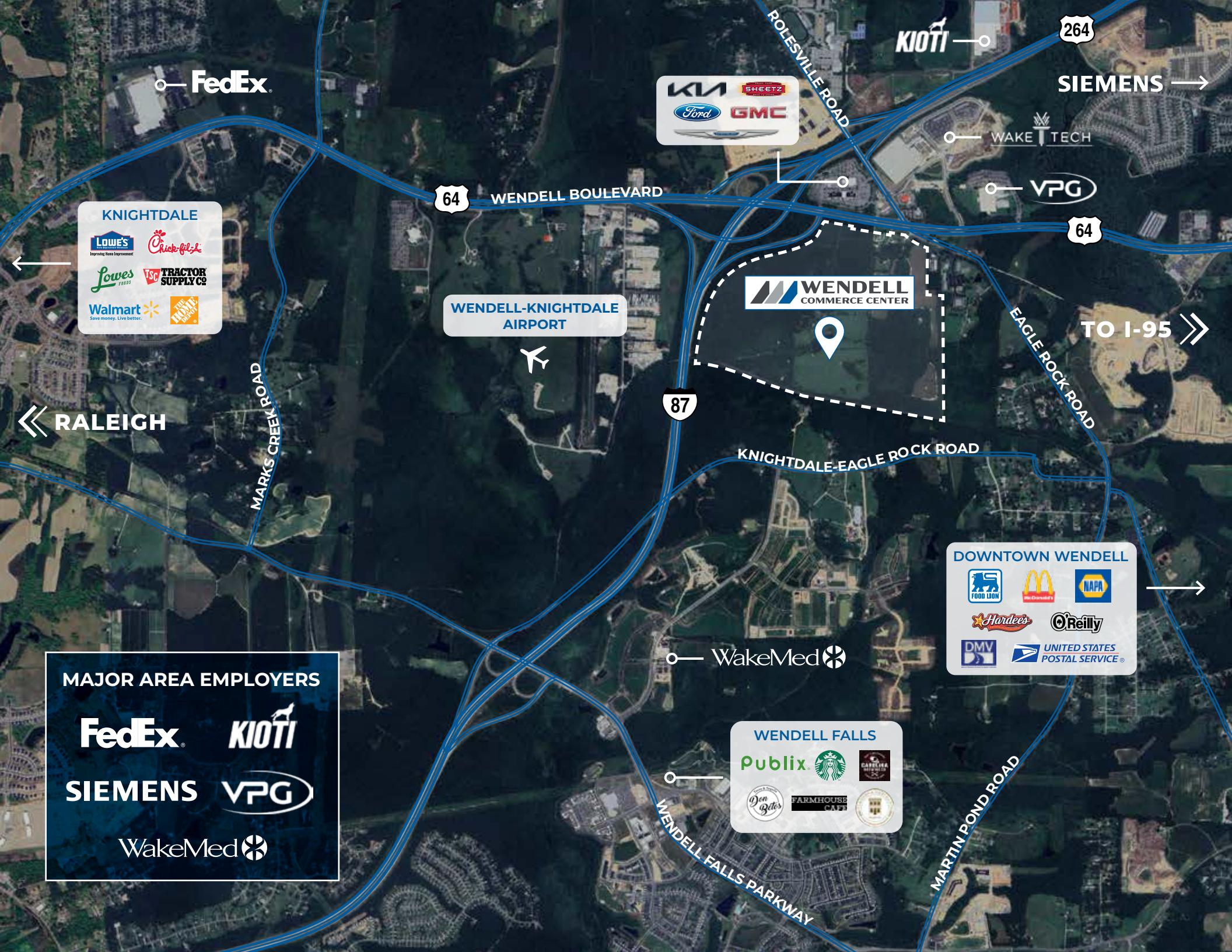
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FedEx

KIOTTI

264

SIEMENS

KNIGHTDALE



RALEIGH

MARKS CREEK ROAD

64 WENDELL BOULEVARD

WENDELL-KNIGHTDALE
AIRPORT

87

MAJOR AREA EMPLOYERS

FedEx

KIOTTI

SIEMENS

VPG

WakeMed



ROLESVILLE ROAD

KIOTTI

264

KNIGHTDALE



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KNIGHTDALE-EAGLE ROCK ROAD



WENDELL
COMMERCE CENTER

EAGLE ROCK ROAD

TO I-95

DOWNTOWN WENDELL



WakeMed

WENDELL FALLS

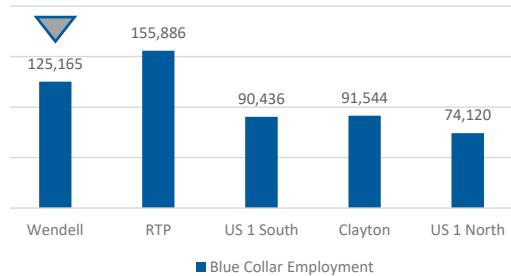


WENDELL FALLS PARKWAY

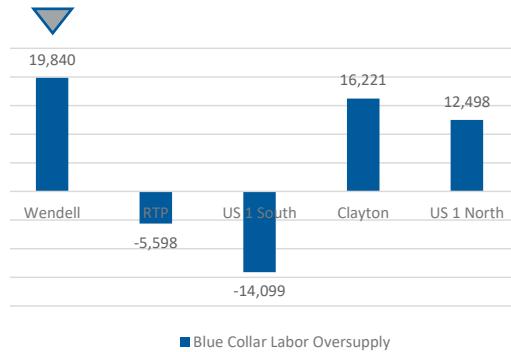
MARTIN POND ROAD

FAVORABLE LABOR SUPPLY

TOTAL EMPLOYMENT

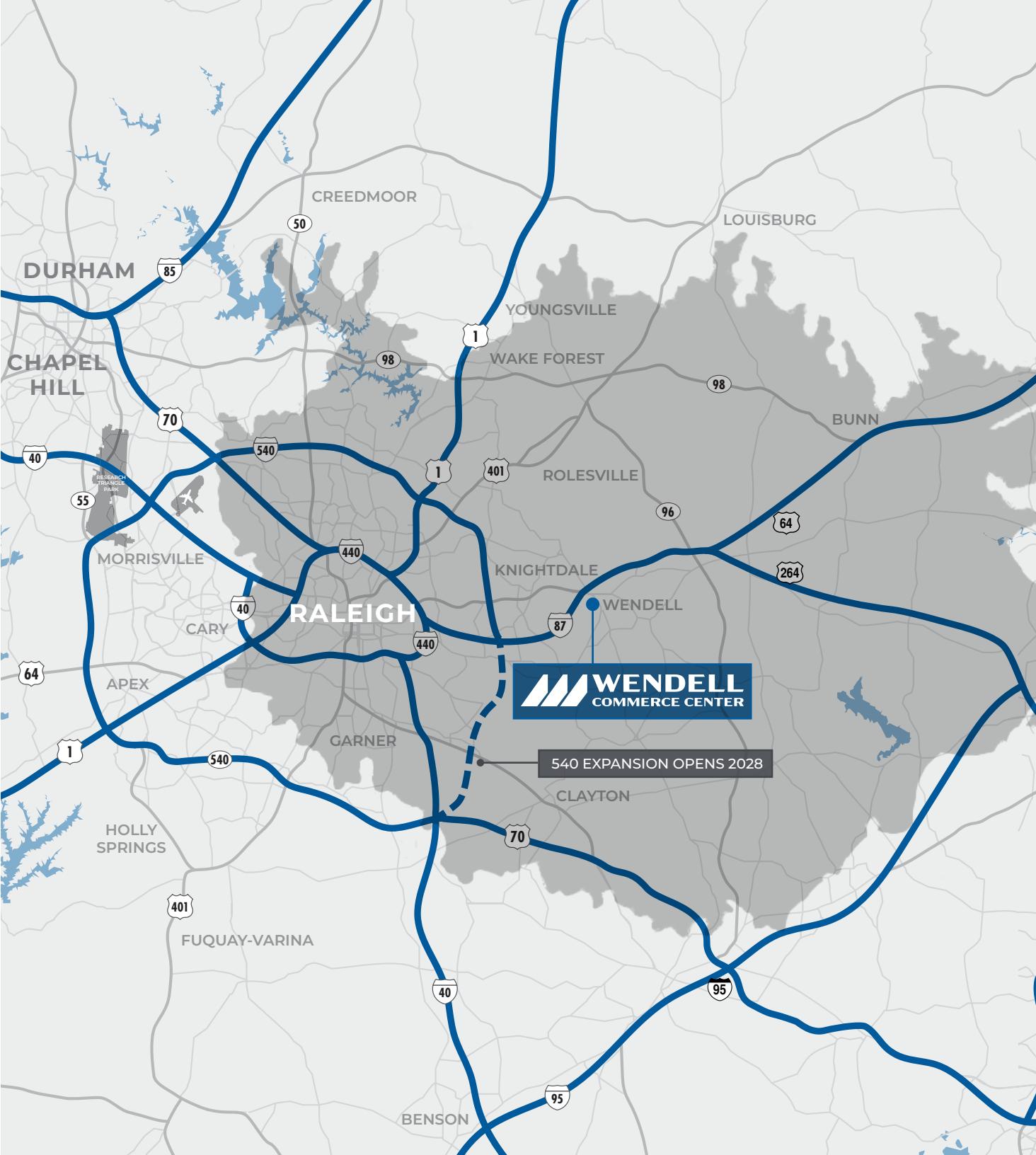


BLUE COLLAR LABOR OVERTSUPPLY



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





LOCATION & ACCESS



AIRPORTS

	ILLINOIS	
1	Raleigh-Durham International	33 miles
2	Fayetteville Regional	80 miles
3	Piedmont Triad International	100 miles
4	Charlotte Douglas International	185 miles



SEAPORTS

	ARKANSAS	
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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