



# CORNERSTONE

AT WALNUT CREEK BUSINESS PARK  
3091 BUSINESS PARK DRIVE  
RALEIGH, NC



**WIGEON**  
CAPITAL

**NAITRI** PROPERTIES

## LEASING CONTACT

JIMMY BARNES, SIOR

(919) 210 5471

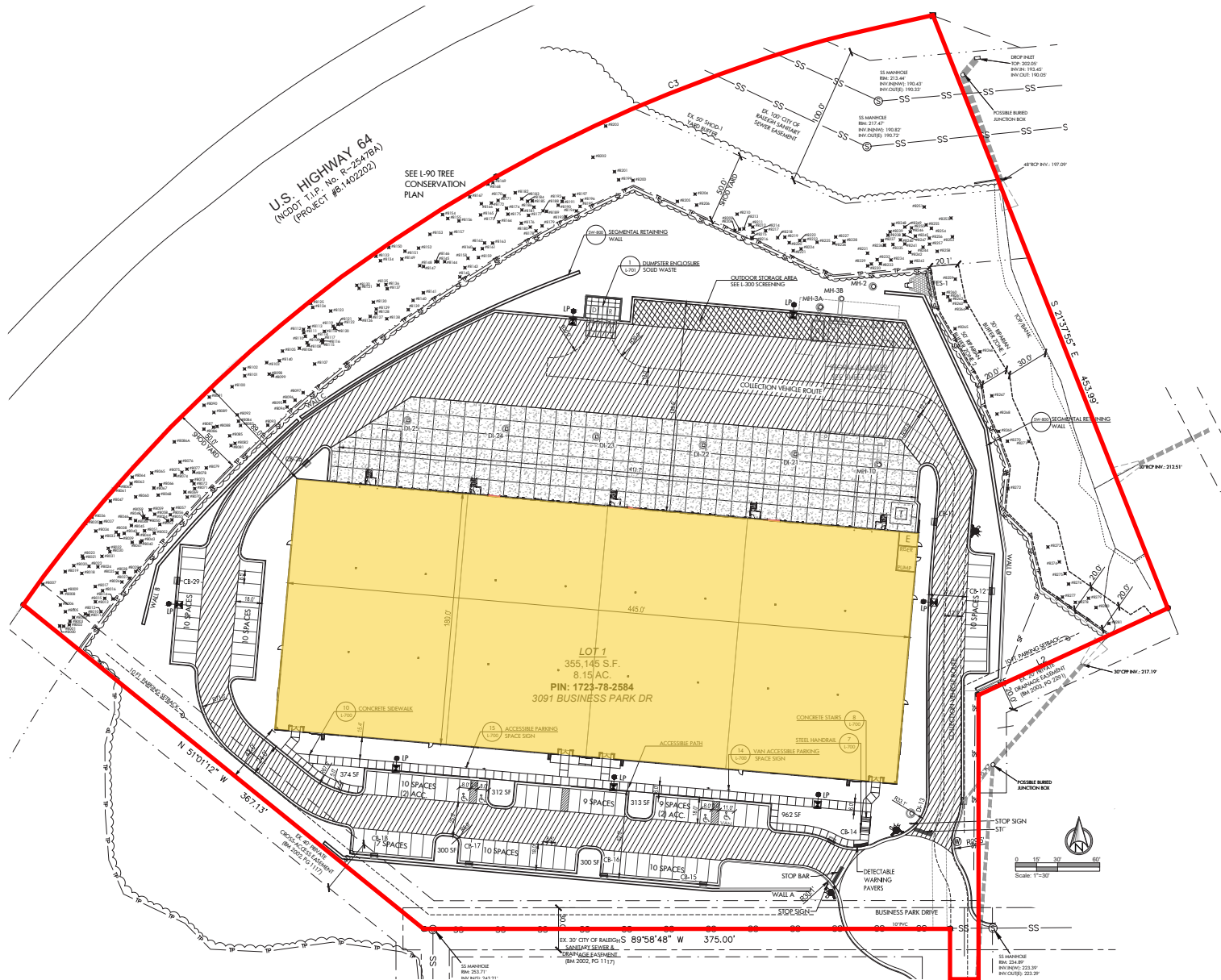
[JBARNES@TRIPROP.COM](mailto:JBARNES@TRIPROP.COM)

FOR LEASE | CLASS A INDUSTRIAL | ±80,000 SF | LIFE SCIENCE CAPABLE

# SITE PLAN

## CLASS A INDUSTRIAL BUILDING

### ± 80,000 SF TOTAL



# SITE PLAN OVERLAY

CLASS A INDUSTRIAL BUILDING  
± 80,000 SF TOTAL



# BUILDING FEATURES

## CLASS A INDUSTRIAL BUILDING



<b>PROPERTY NAME</b>	Cornerstone
<b>INDUSTRIAL PARK NAME</b>	Walnut Creek Business Park
<b>ADDRESS</b>	3091 Business Park Drive
<b>CITY</b>	Raleigh
<b>STATE</b>	North Carolina
<b>COUNTY</b>	Wake
<b>TAX PARCEL ID</b>	1723782584
<b>DATE AVAILABLE</b>	Q3 2025
<b>ZIP CODE</b>	27610
<b>LEASE RATE</b>	Contact Broker
<b>ZONING</b>	IH - Heavy Industrial
<b>SPACE DIMENSIONS</b>	180' x 445'
<b>TOTAL SF</b>	±80,100 SF
<b>AVAILABLE SF</b>	±80,100 SF
<b>TYPICAL COLUMN SPACING</b>	50' w X 60' d
<b>FLOOR/SLAB THICKNESS</b>	6" Slab
<b>EXTERIOR WALL MATERIAL</b>	Concrete
<b>ROOFING MATERIAL</b>	Rubber Membrane
<b>PAVED PARKING</b>	±84 spaces

<b>TRAILER PARKING</b>	Available
<b>NO. OF ACRES</b>	8.15 acres
<b>TRUCK COURT DEPTH</b>	150'
<b>CLEAR HEIGHT</b>	32'
<b>LIGHTING</b>	LED
<b>POWER</b>	3 Phase, 2,000 amps 277/480v
<b>HEATING</b>	Available
<b>SPRINKLER SYSTEM/TYPE</b>	ESFR
<b>LOADING DOCKS</b>	21 Dock Doors (9' x 10') 2 Dock Doors (12' x 14') Ramp capability
<b>NATURAL GAS SERVICE PROVIDER</b>	Dominion
<b>POWER</b>	Duke Energy
<b>WATER AND SEWER</b>	City of Raleigh
<b>TELECOM PROVIDER</b>	Spectrum/AT&T

### PARK FEATURES WALNUT CREEK

- Prime Interstate Access
- Well-Established Industrial Park

EXTERIOR RENDERINGS  
CLASS A INDUSTRIAL BUILDING

 3091  
BUSINESS  
PARK DRIVE



## RESTAURANTS, RETAIL AND RESIDENTIAL

- Sunnybrook Apartments
- Pine of Ashton Apartments
- Tower Shopping Center
- Walmart Supercenter
- Panera Bread
- Circle K
- Raleigh Country Club

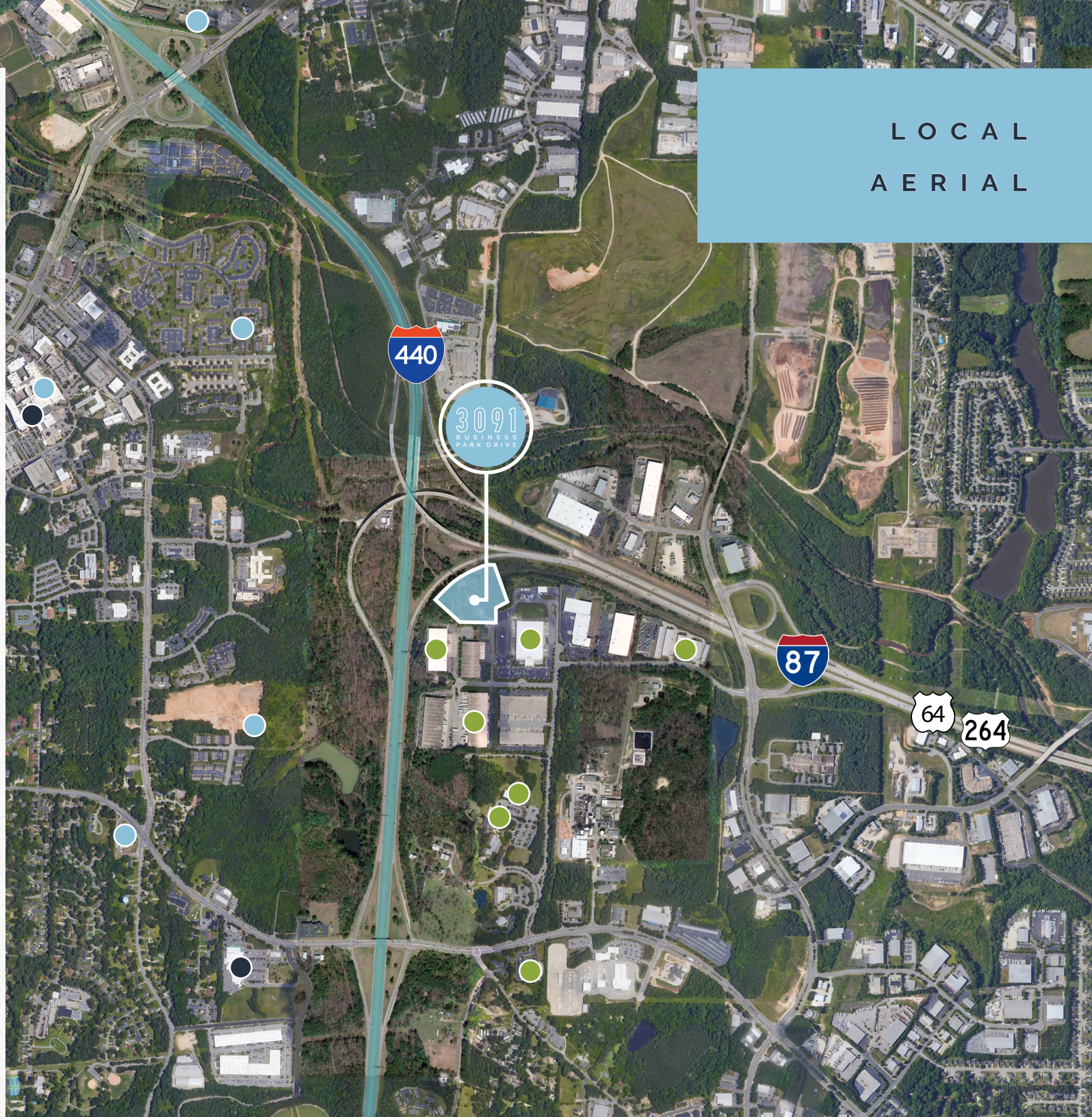
## MEDICAL

- Oak Street Health
- Wake Med Raleigh

## NEARBY BUSINESSES

- RH Barringer Distribution
- Axon
- Public Storage
- D&L Parts Company
- J&K Cabinetry NC
- NC Rural Economic Development Center
- Wake County Commons
- SECU

## LOCAL AERIAL



# TRIANGLE REGION

+ Located in Walnut Creek Business Park, this site is positioned in a premier location, with convenient access to the Triangle region by way of I-440, I-40 and I-87.

## INTERSTATES

	(Future) Interstate 540	3.8 Miles
	(Existing) Interstate 540	4.1 Miles
	Interstate 40	2.6 Miles
	US Route 70	7.3 Miles
	Interstate 440	1.1 Miles

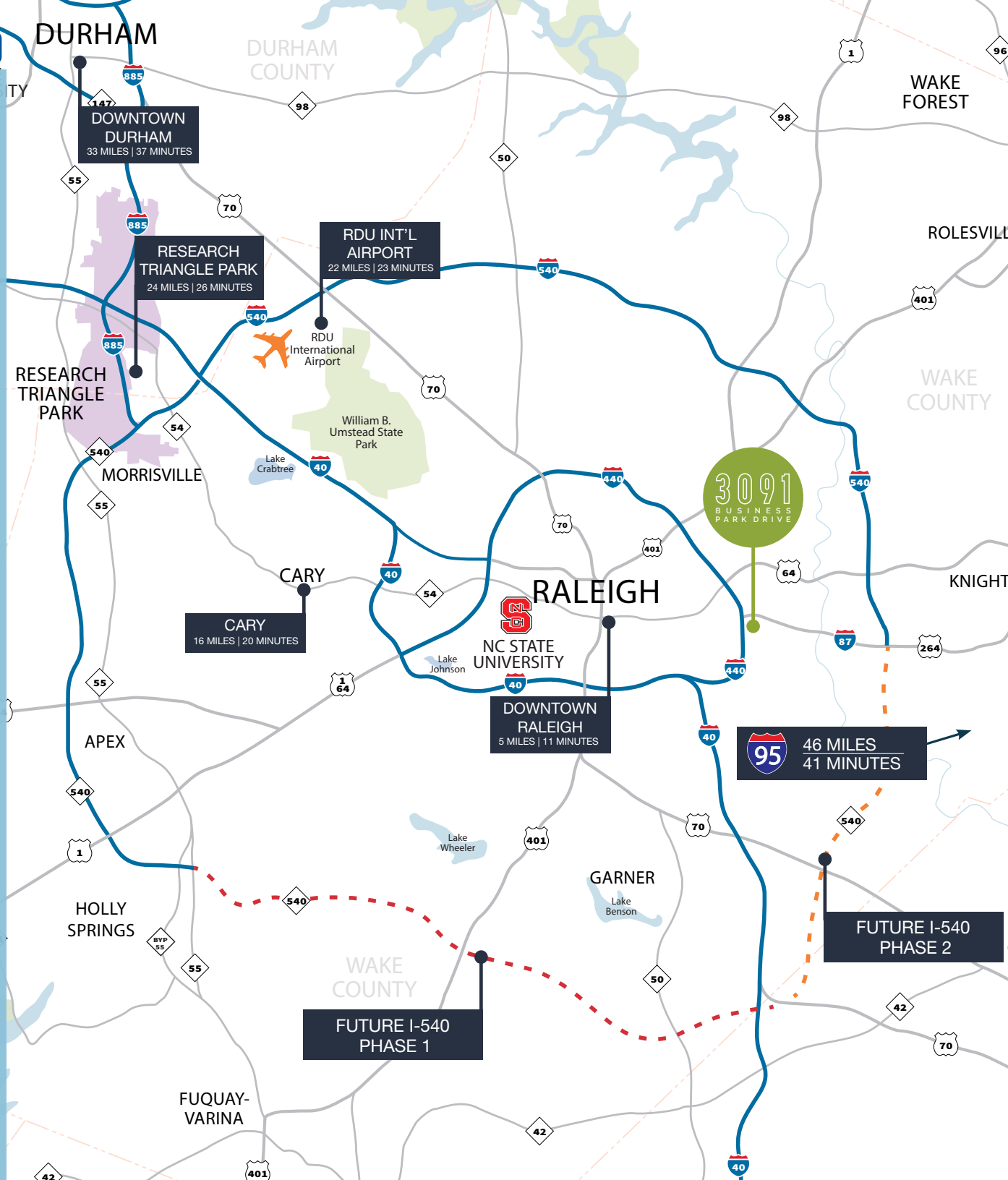
## AIRPORTS

Raleigh Durham International	22.0 Miles
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## FUTURE I-540

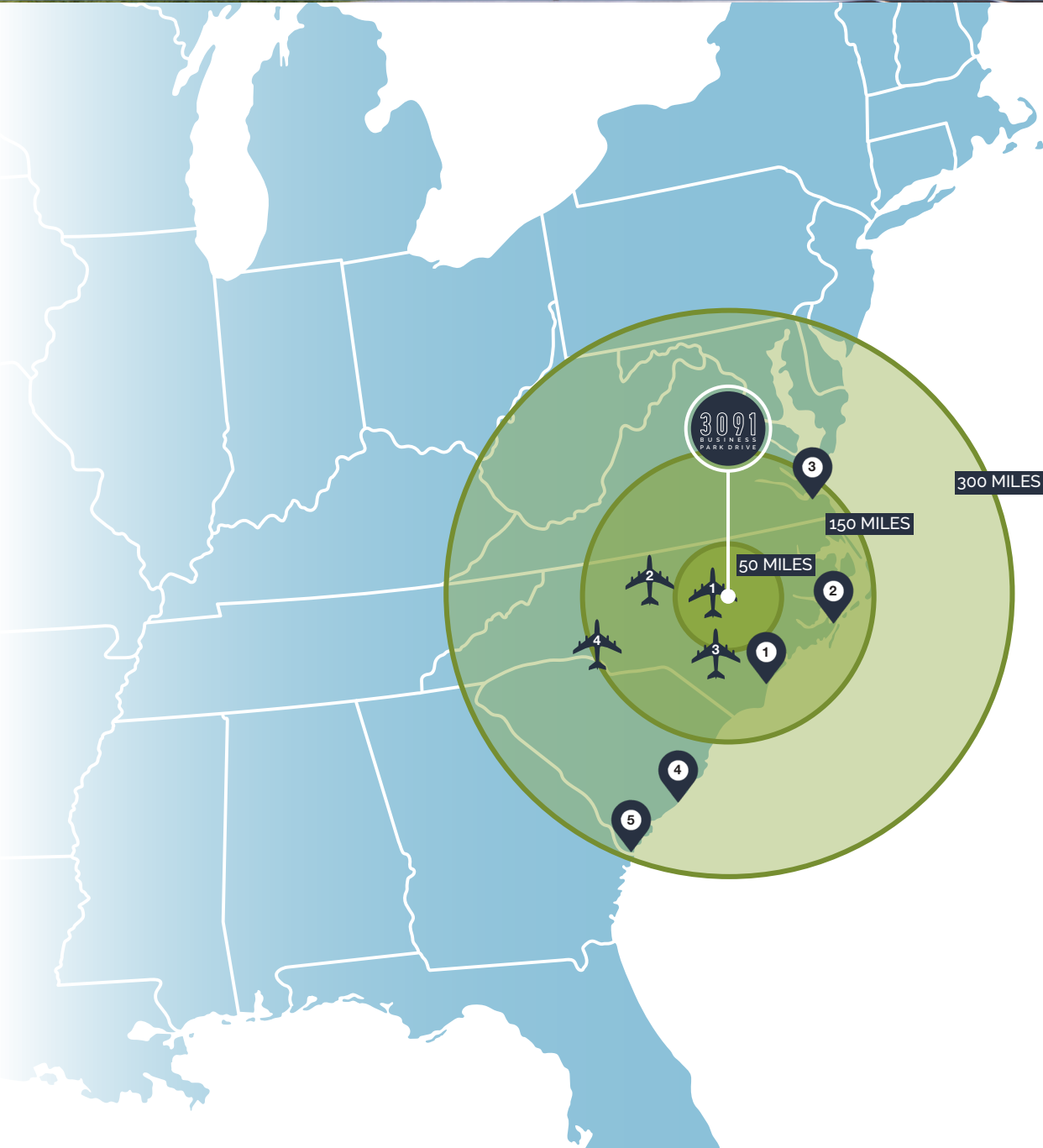
Phase 1 opens to traffic	Anticipated opening Fall of 2024
Phase 2 construction begins	Anticipated Spring of 2024

\*\*Future I-540 information provided by NCDOT website\*\*



# LOCATION & ACCESS

## AIRPORTS AND SEAPORTS



### AIRPORTS

1	Raleigh-Durham International	20.3 miles
2	Piedmont Triad International	97.4 miles
3	Fayetteville Regional	69.7 miles
4	Charlotte Douglas International	178 miles



### SEAPORTS

1	Wilmington, NC	127 miles
2	Morehead City, NC	148 miles
3	Norfolk, VA	173 miles
4	Charleston, SC	261 miles
5	Savannah, GA	321 miles



# COMPANY OVERVIEW

## & RECENT PROJECTS



Since our founding in 2016, our team primarily focuses on building meaningful relationships across the real estate development industry. These relationships have provided the ability to access unique market data and opportunities. Wigeon has approximately 2,000,000 square feet of industrial and multifamily planned or under development in the South East.

### Our Capabilities

As a fully integrated, private equity developer, we're proud to offer in-house engineering and construction. We are able to utilize our internal teams while also bringing in the best outside partners and resources when necessary.

At Wigeon Capital, every project is personal. That means that we not only invest creatively in every construction project, we also back each project with our own capital.

We oversee everything from planning, entitlement, engineering, and financing to construction, leasing, and disposition. This approach makes us uniquely positioned to ensure the success of every project.

For all these reasons and more, we proudly stand behind each investment.

VIEW ENTIRE PORTFOLIO  
[WIGEONCP.COM](http://WIGEONCP.COM)



GREENFIELD 27



LAURENSFIELD COURT



7230 ACC BLVD



3300 WATERFIELD DR

### Leasing Contact

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**CORNERSTONE**

TENANT SIGNAGE

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