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Massive expansion underway for Knightdale industrial park



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A new industrial park has been growing on the outskirts of Knightdale, expanding from just 24,000 square feet in 2015 to more than 400,000 square feet planned by the end of this year.

Wake Stone Corporation is building the Hinton Oaks Industrial Park near its existing quarry on Knightdale Boulevard, in partnership with Williams Realty and Building, which is also acting as general contractor. The team behind the project describe it as a “state-of-the-art distribution facility.” Thus far, the group has pumped \$20 million into the development.

The location of the project – near Raleigh and a highway interchange – make it ideal for regional and local distribution companies, says Colin Perry, business development manager at Wake Stone. The growth of Knightdale and the construction of I-540 were integral to its development. “Without 540, we certainly wouldn’t have had as much success as we’ve had thus far,” he says. “That’s been a key attribute to the park’s success.”

The first tenant was Architectural Granite and Marble, and it has grown since then. Two new warehouses were built as spec projects, each totaling 120,000 square feet. Each is now 83 percent leased, and a third building of the same size is slated to come online by the end of

2018. Another warehouse is planned for the last remaining vacant lot. When everything is complete, the park will total more than a half million square feet.

Industrial space is new for Knightdale, and will help the town grow, says Sam Bratton, Wake Stone president. “It helps by diversifying their tax base,” he says. “The demands for residential are so much higher than the demands of commercial.”

The team had to work with the town because Knightdale didn’t have specifications for utility allocation agreements for this kind of industrial development, Bratton says.

Alexis Lambeth, with Foundry Commercial, is leasing the space.