

# 606 & 608 OLD BATTLE BRIDGE ROAD

WENDELL, NORTH CAROLINA



NOW PRE-LEASING  
**82,000 SF**  
INDUSTRIAL | FLEX

**WIGEON**  
CAPITAL

**NAI**TRI PROPERTIES

LEASING CONTACT

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## LOCATION

Battle Bridge Business Park  
Wendell, NC 27591 (Wake County)  
Strategically located on Old Battle Bridge Road with  
convenient access to I-87 and Highway 64

## PRODUCT TYPE

2 Class A Flex Buildings totaling 82,000 RSF

## CONSTRUCTION

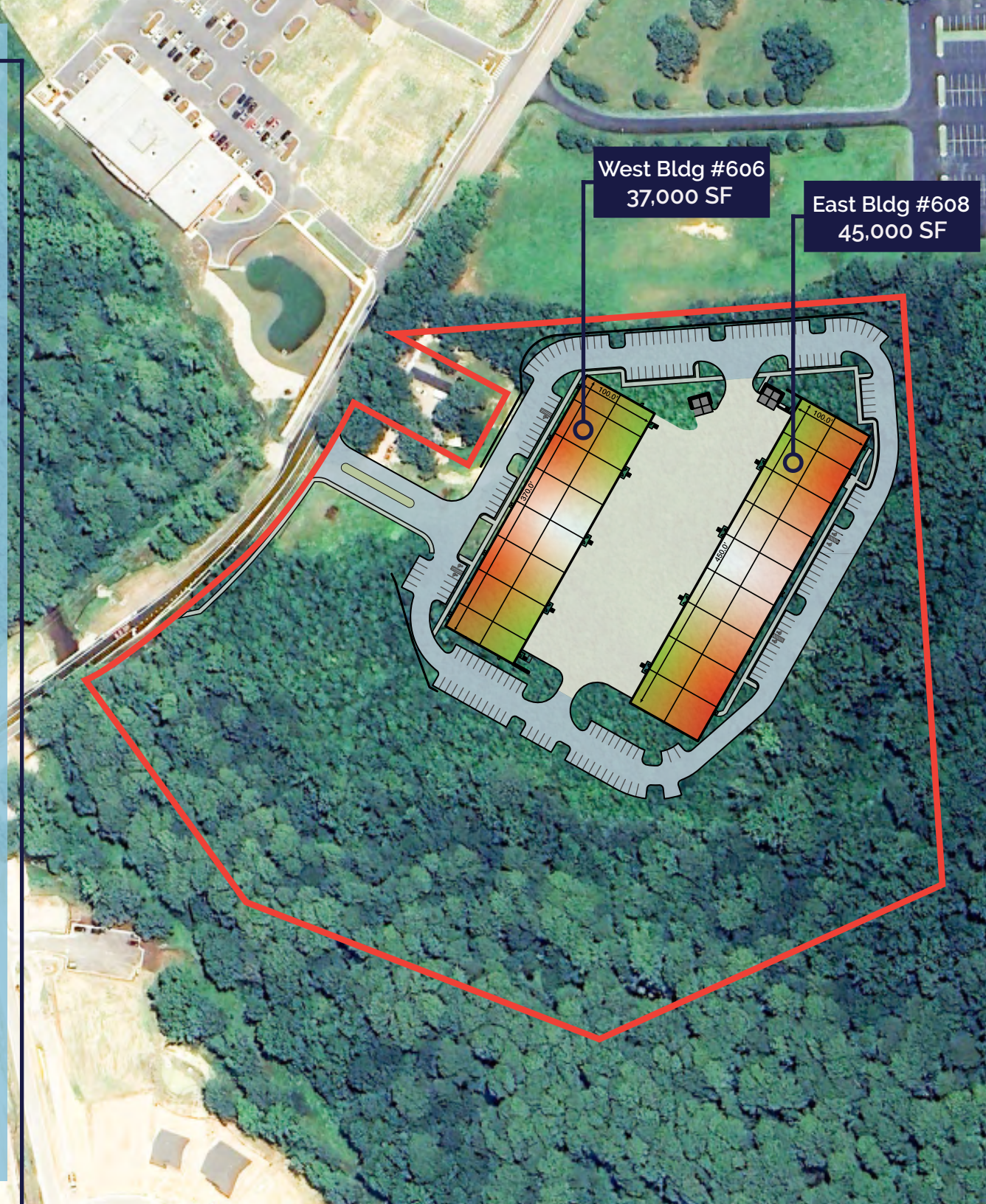
Concrete tilt-up construction with storefront office glass

## SPECIFICATIONS

- Tax Parcel ID: 1774761247
- Lease Rate: Contact Broker
- Zoning: CMX-CD
- Total SF: ±82,000 SF - 2 buildings
- Available SF: ±37,000 - 82,000 SF - 2 buildings
- Column Spacing: 50' X 50' - Bay depth 100'
- Parking: 177 spaces
- No. of Acres: 16.5
- Combined Truck/Service Court: total depth 155.4'
- Clear Height: 20'6"
- LED Lighting
- 3 Phase, 2000 amps 277/480V
- ESFR Sprinkler System
- West Building #606: 18 (9'x10') & 2 (12'x14') Dock Doors
- East Building #608: 22 (9'x10') & 2 (12'x14') Dock Doors
- Ramp capability
- Website Link: <https://www.battlebridgepark.com>

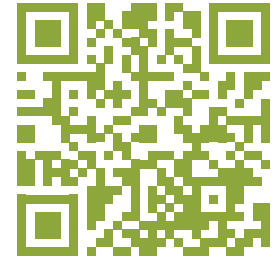
## DELIVERY

Estimated Q1 2026





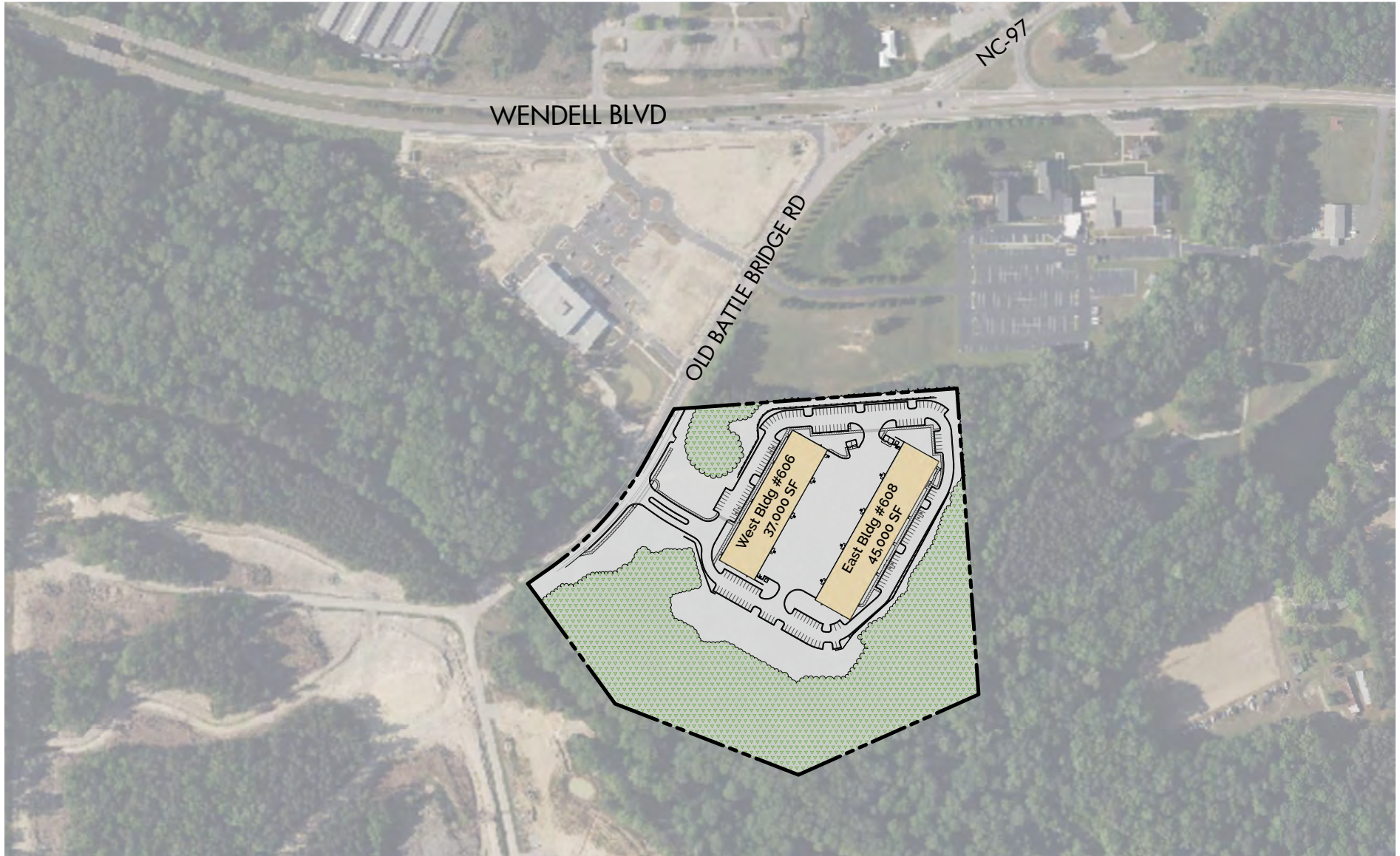
FOR PROPERTY WEBSITE  
PLEASE CLICK OR SCAN



# S I T E P L A N

± 82,000 SF TOTAL

- Comprised of 2 buildings
- East Building: 45,000 SF
- West Building: 37,000 SF
- 20' 6" clear
- 50' Column Spacing, 100' Bay Depth



± 82,000 SF TOTAL

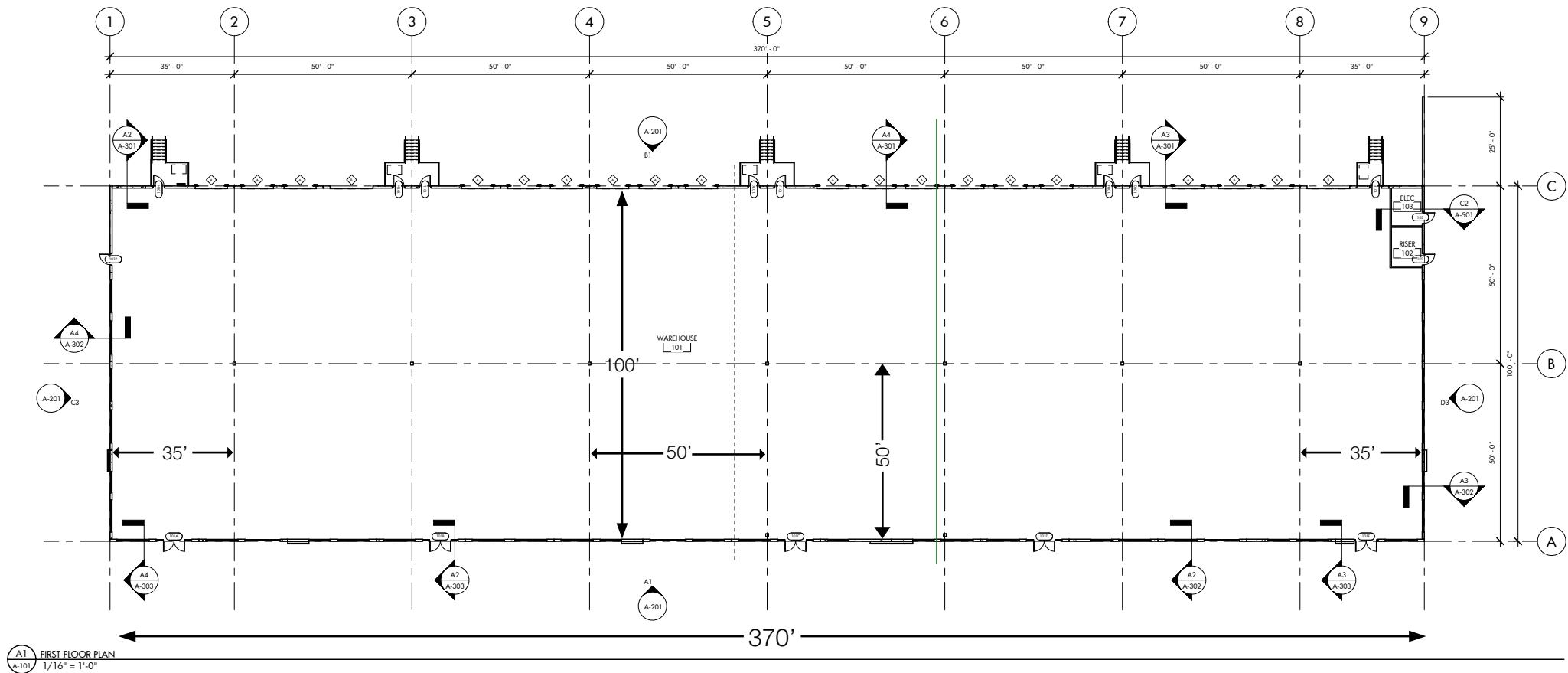


# WEST BUILDING FLOORPLAN

606 OLD BATTLE BRIDGE ROAD

± 37,000 SF TOTAL

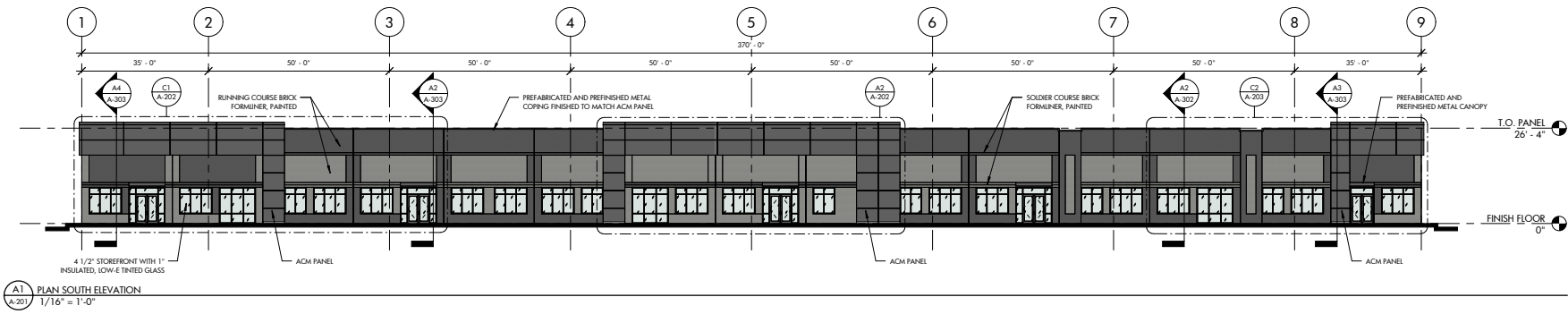
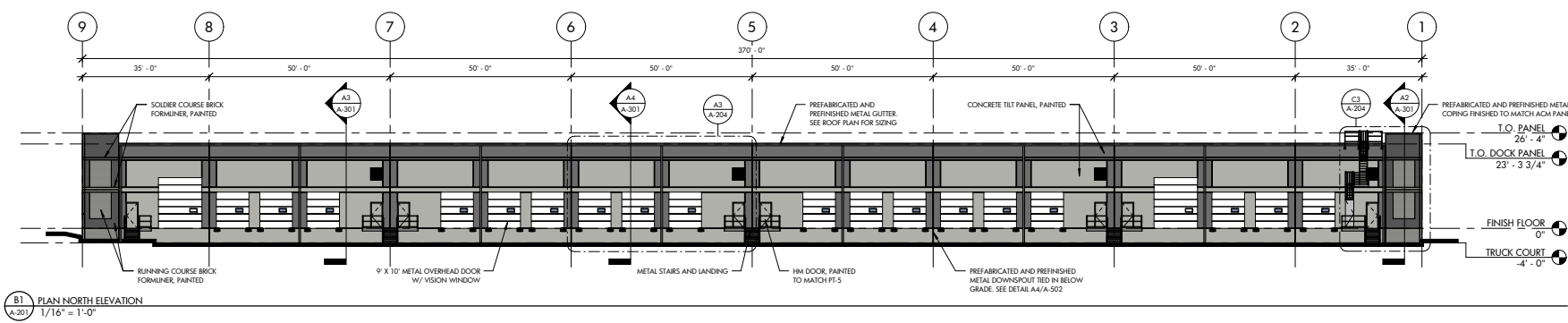
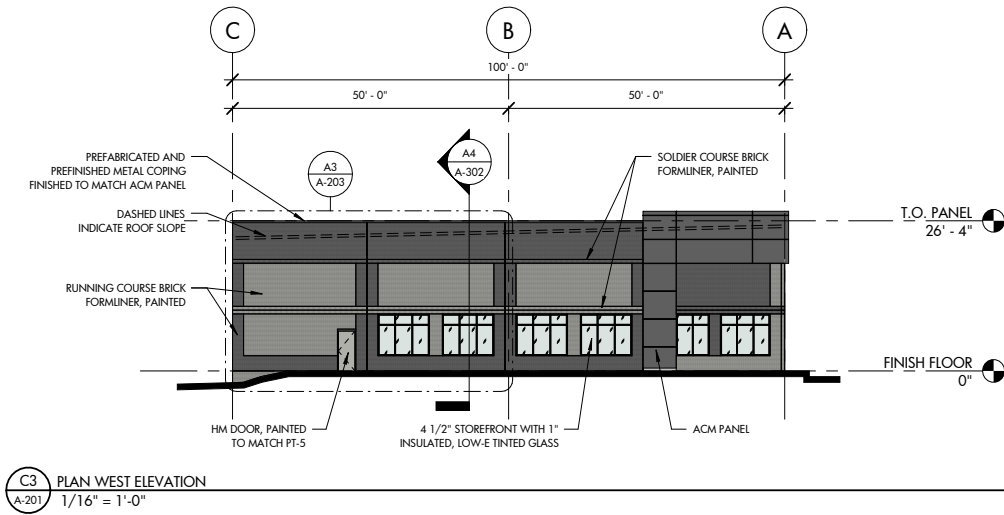
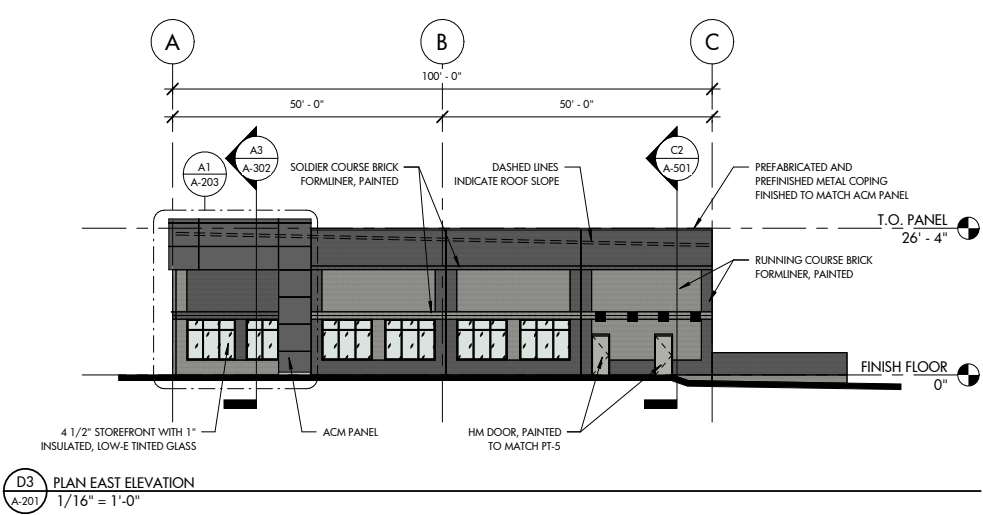
- 18 (9'x10') & 2 (12'x14') Dock Doors
- 20' 6" Ceiling Height



# WEST BUILDING ELEVATIONS

606 OLD BATTLE BRIDGE ROAD

± 37,000 SF TOTAL

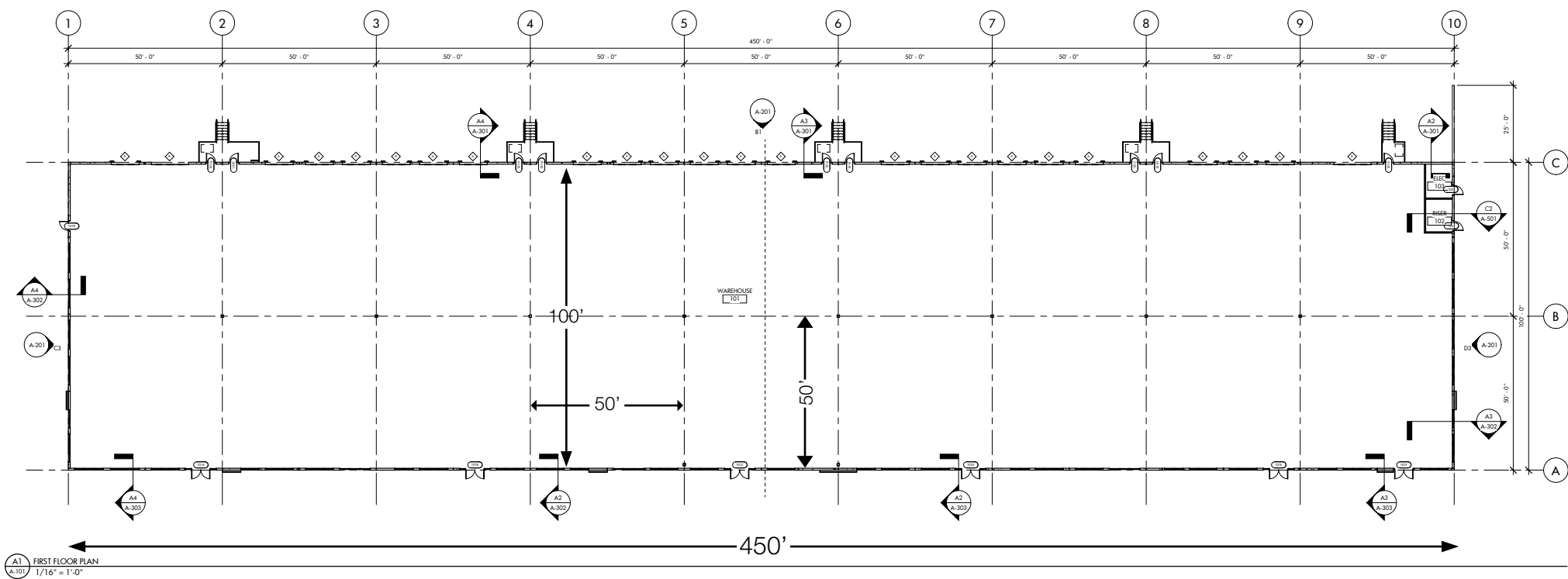


# EAST BUILDING FLOORPLAN

608 OLD BATTLE BRIDGE ROAD

± 45,000 SF TOTAL

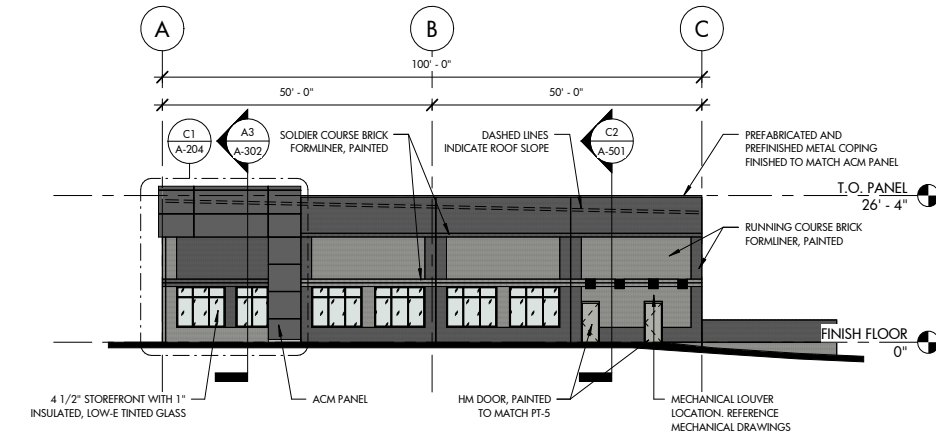
- 22 (9'x10') & 2 (12'x14') Dock Doors
- 20' 6" Ceiling Height



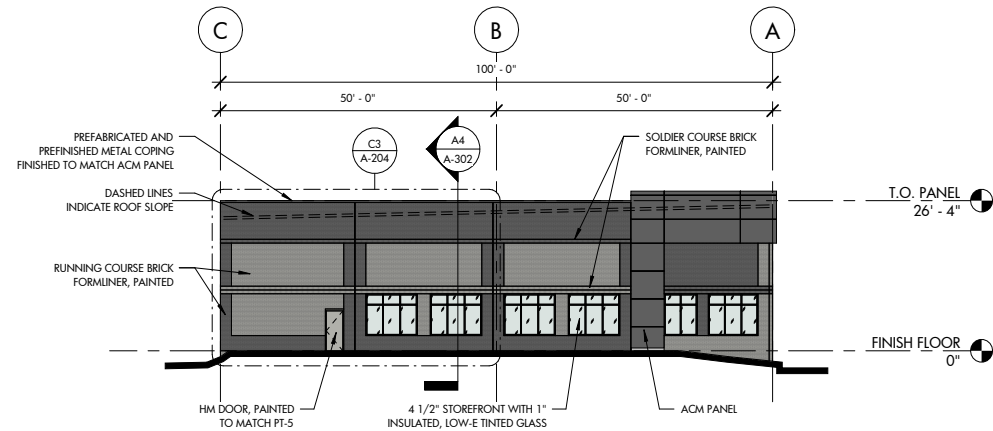
# EAST BUILDING ELEVATIONS

608 OLD BATTLE BRIDGE ROAD

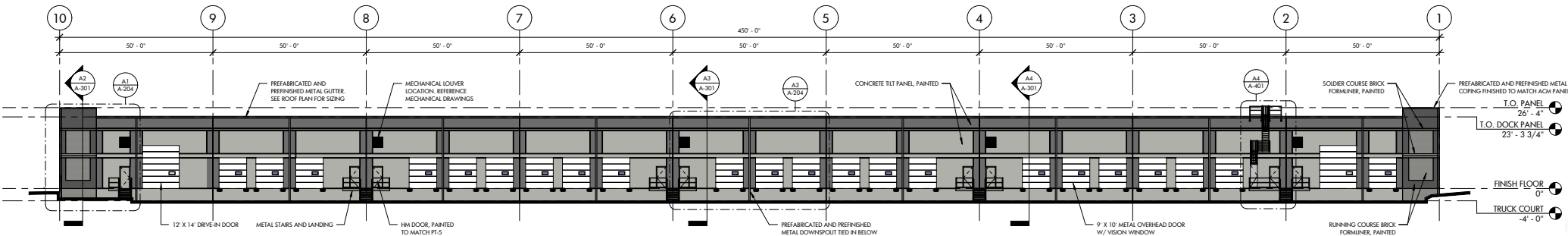
± 45,000 SF TOTAL



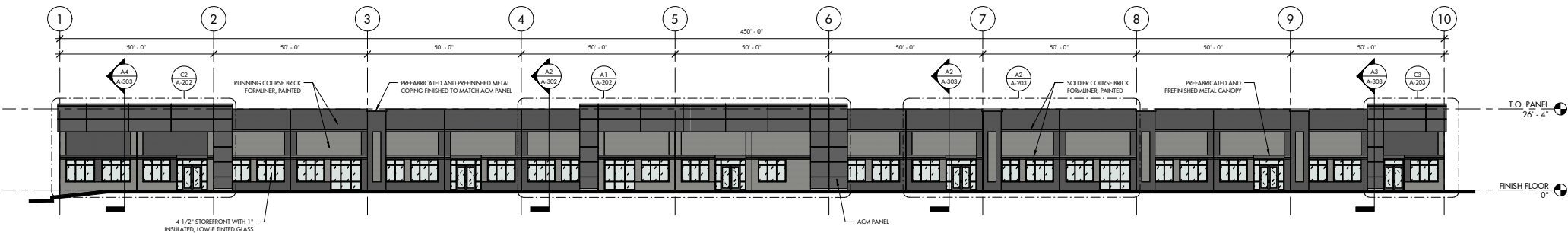
D3 PLAN EAST ELEVATION  
A-201 1/16" = 1'-0"



C3 PLAN WEST ELEVATION  
A-201 1/16" = 1'-0"



B1 PLAN NORTH ELEVATION  
A-201 1/16" = 1'-0"



A1 PLAN SOUTH ELEVATION  
A-201 1/16" = 1'-0"

# TRIANGLE REGION

- + Located in Wendell, this future Business Park is positioned in a premier location, with convenient access to the Triangle region by way of I-540, I-40 and I-87.

## INTERSTATES

|                                                                                    |                           |            |
|------------------------------------------------------------------------------------|---------------------------|------------|
|   | (Future) Interstate 540   | 16.6 Miles |
|   | (Existing) Interstate 540 | 8.2 Miles  |
|   | Interstate 40             | 14.3 Miles |
|   | Interstate 87             | 1.9 Miles  |
|  | Interstate 440            | 11.8 Miles |

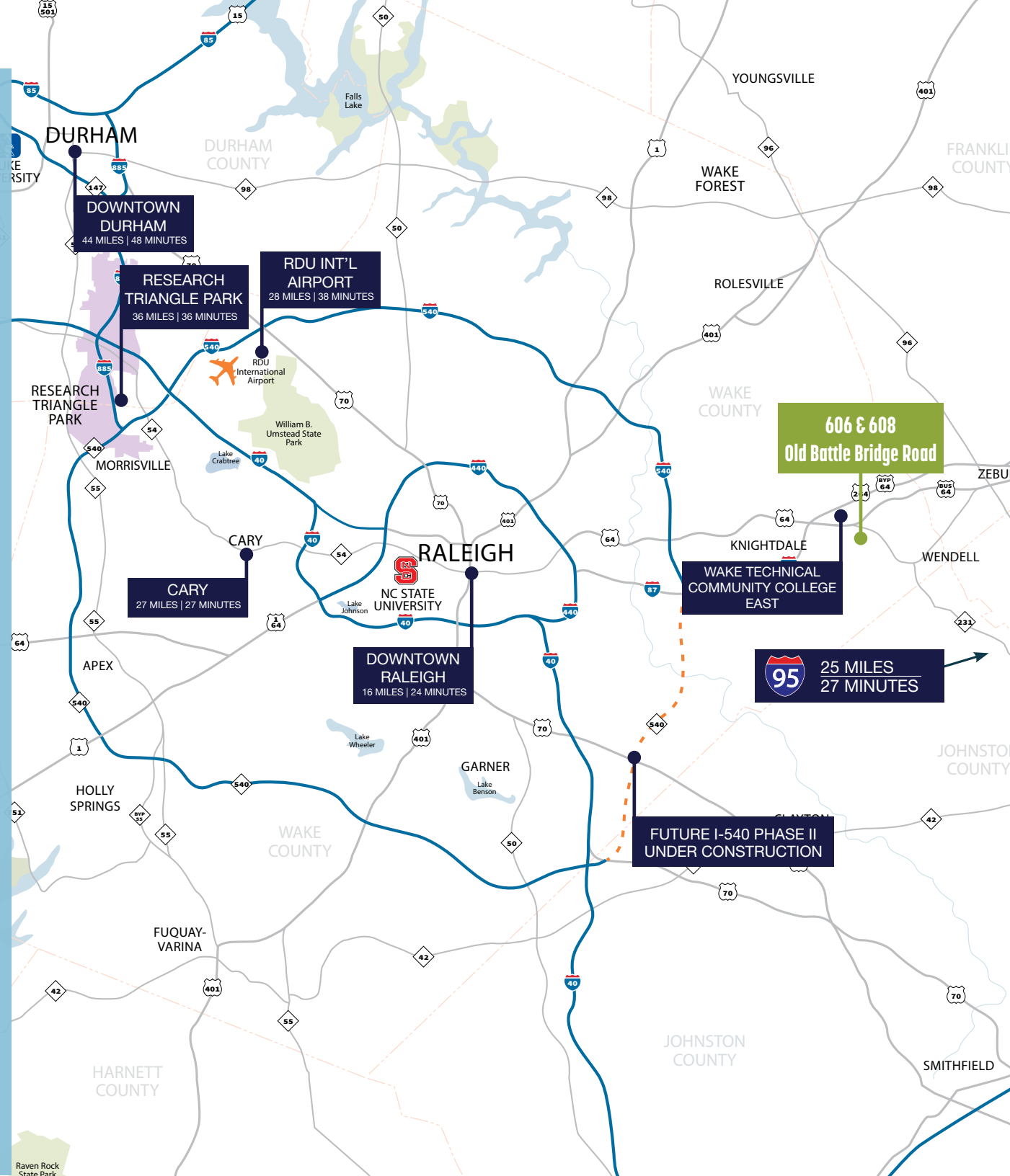
## AIRPORTS

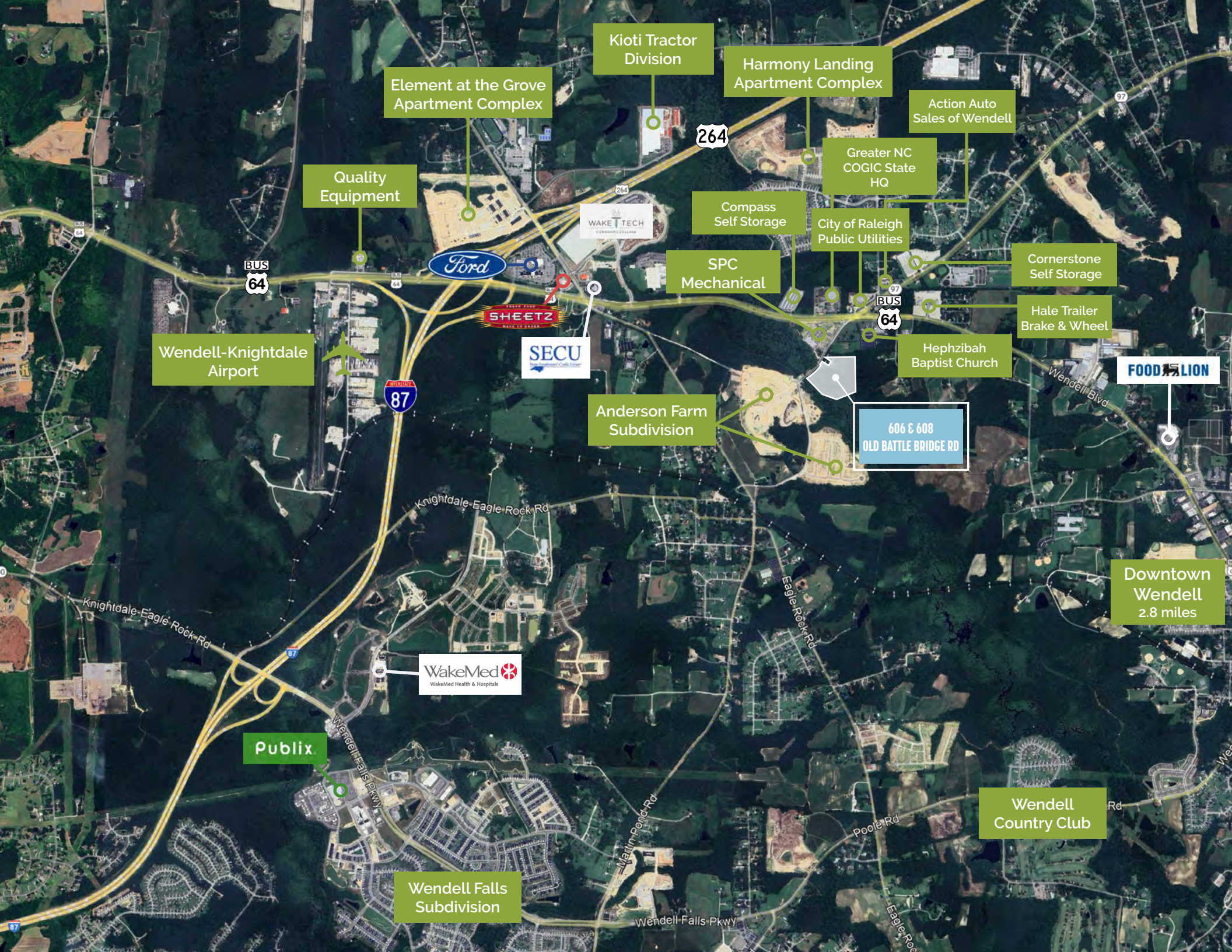
|                              |            |
|------------------------------|------------|
| Raleigh Durham International | 31.8 Miles |
|------------------------------|------------|

## FUTURE I-540

Phase II Under Construction

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





Kiotti Tractor Division

Harmony Landing Apartment Complex

Action Auto Sales of Wendell

Greater NC COGIC State HQ

Compass Self Storage

City of Raleigh Public Utilities

Cornerstone Self Storage

Hale Trailer Brake & Wheel

Hephzibah Baptist Church

FOOD LION

606 E 608  
OLD BATTLE BRIDGE RD

Downtown Wendell  
2.8 miles

Wendell Country Club

Element at the Grove Apartment Complex

Quality Equipment

SPC Mechanical

Wendell-Knightdale Airport

Anderson Farm Subdivision

SECU  
Savings & Credit Union

WakeMed  
WakeMed Health & Hospitals

Publix

Wendell Falls Subdivision

BUS 64

87

264

BUS 64

97

Knightdale-Eagle Rock Rd

Knightdale-Eagle Rock Rd

Wendell Falls Pkwy

Marlin Pond Rd

Wendell Falls Pkwy

Poole Rd

Eagle Rock Rd

Ford

SHEETZ  
DRIVE-THRU

WAKE TECH  
COMMUNITY COLLEGE

## 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**



GREENFIELD 27



LAURENSFIELD COURT



7230 ACC BLVD



3300 WATERFIELD DR

WIGEON   
CAPITAL

NAI TRI PROPERTIES

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