

606 & 608 OLD BATTLE BRIDGE ROAD

WENDELL, NORTH CAROLINA



NOW 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

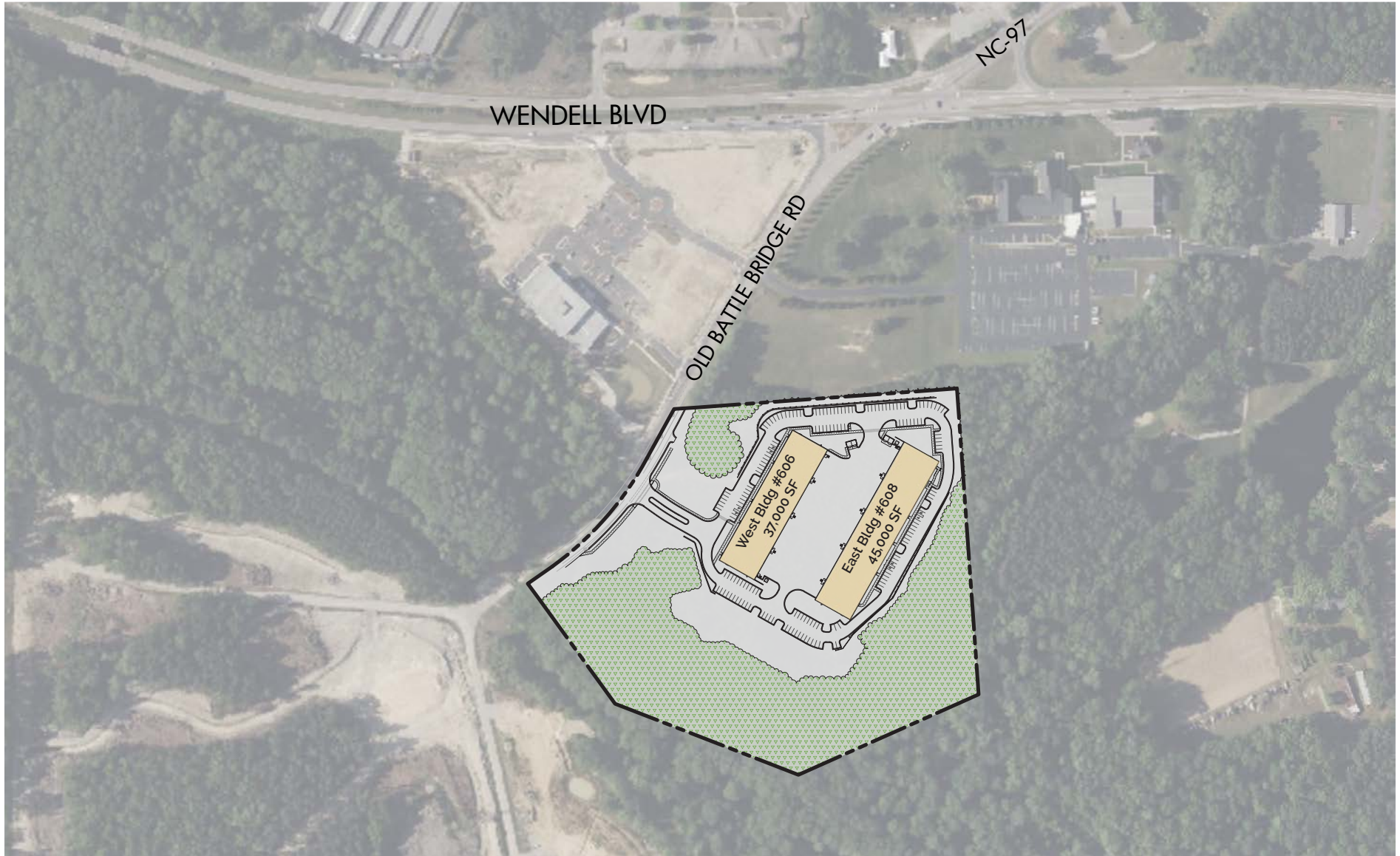
- Tax Parcel ID: 1774761247
- Lease Rate: Contact Broker
- Zoning: CMX-CD
- Total SF: ±82,000 SF - 2 buildings
- Available SF: ±37,000 - 82,000 SF - 2 buildings
- Column Spacing: 50' X 50' - Bay depth 100'
- Parking: 177 spaces
- No. of Acres: 16.5
- Combined Truck/Service Court: total depth 155.4'
- Clear Height: 20'6"
- LED Lighting
- 3 Phase, 277/480V, 800 amps
- ESFR Sprinkler System
- Roof: TPO - Single-ply rubber membrane
- 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>



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



SITE PLAN

± 82,000 SF TOTAL

FOR PROPERTY VIDEO
PLEASE CLICK OR SCAN

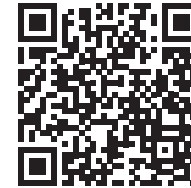


WEST BUILDING FLOORPLAN

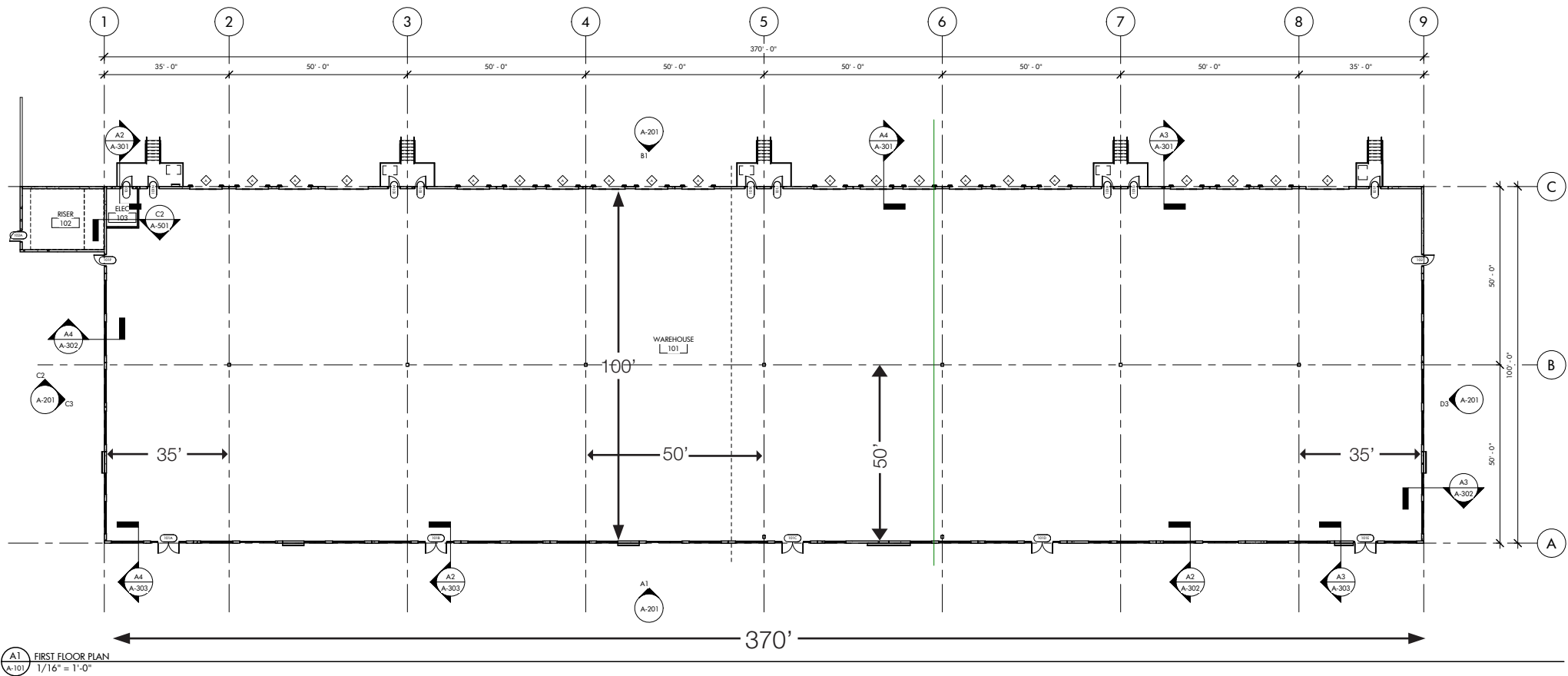
606 OLD BATTLE BRIDGE ROAD

± 37,000 SF TOTAL

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



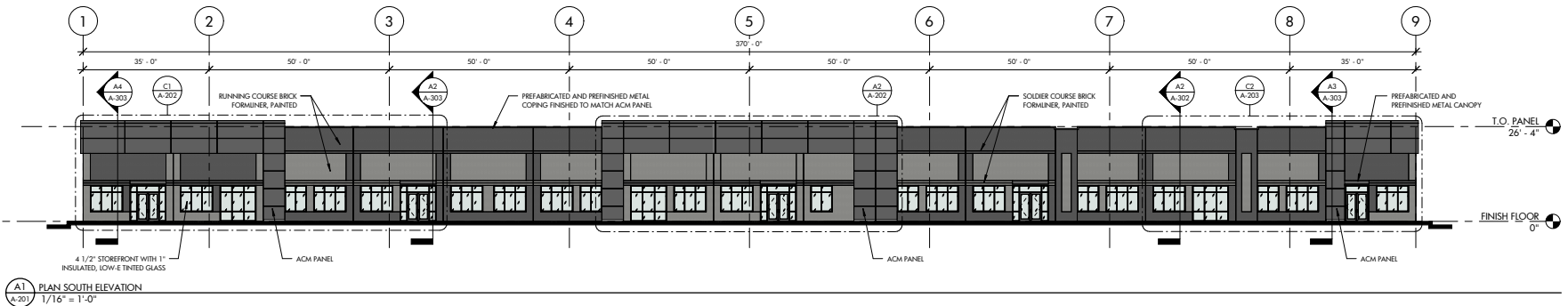
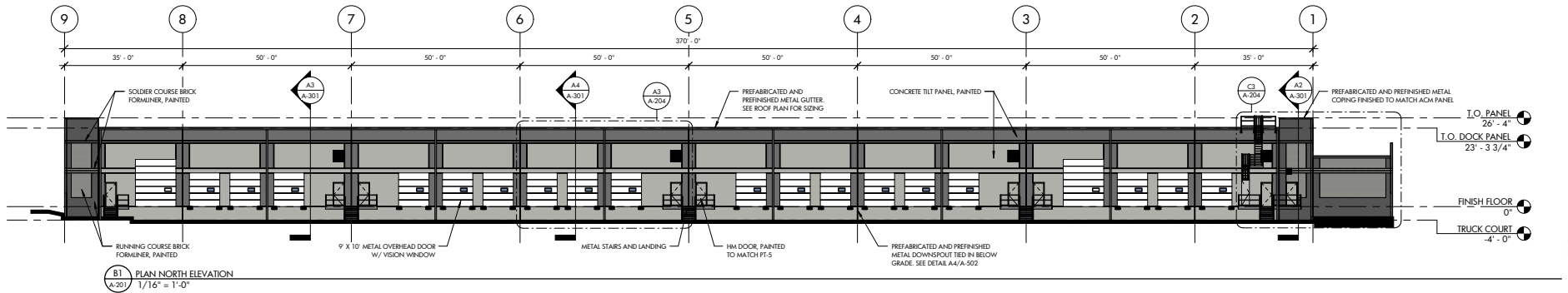
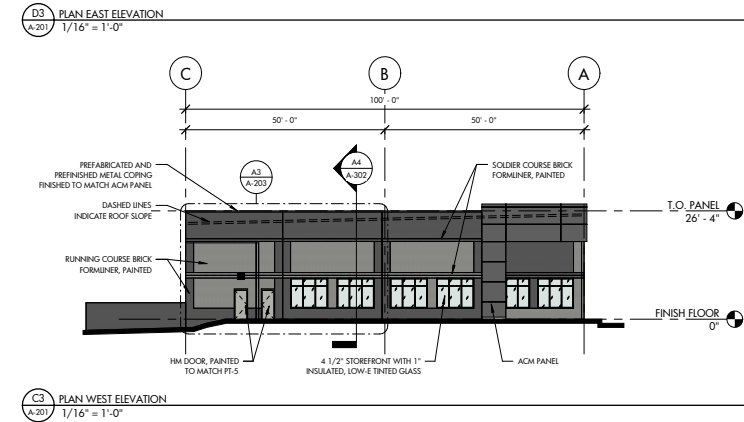
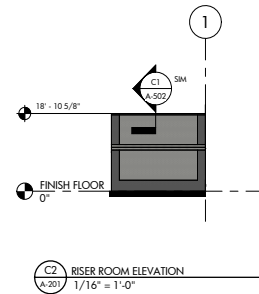
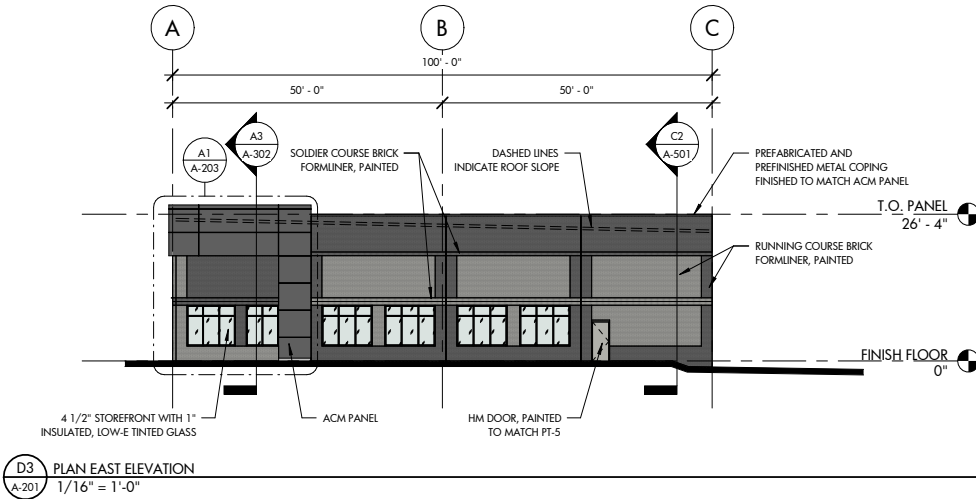
FOR VIRTUAL TOUR
PLEASE CLICK OR SCAN



WEST BUILDING ELEVATIONS

606 OLD BATTLE BRIDGE ROAD

± 37,000 SF TOTAL





EAST BUILDING FLOORPLAN

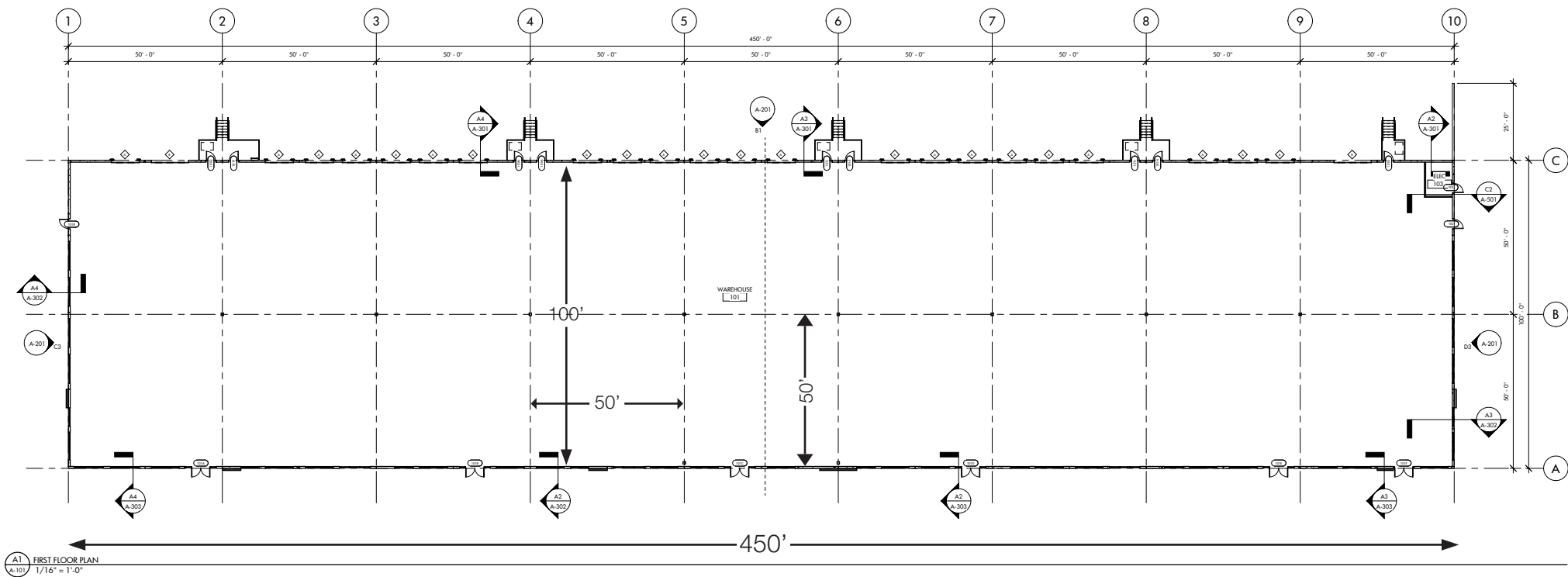
608 OLD BATTLE BRIDGE ROAD

± 45,000 SF TOTAL

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



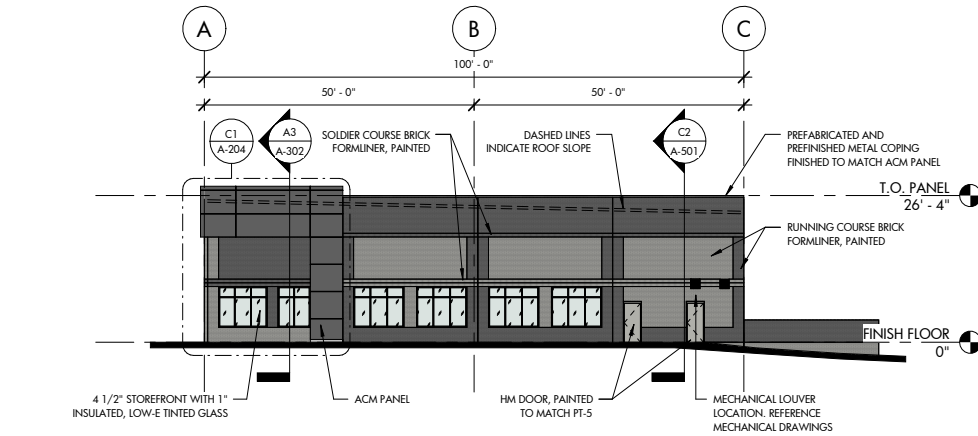
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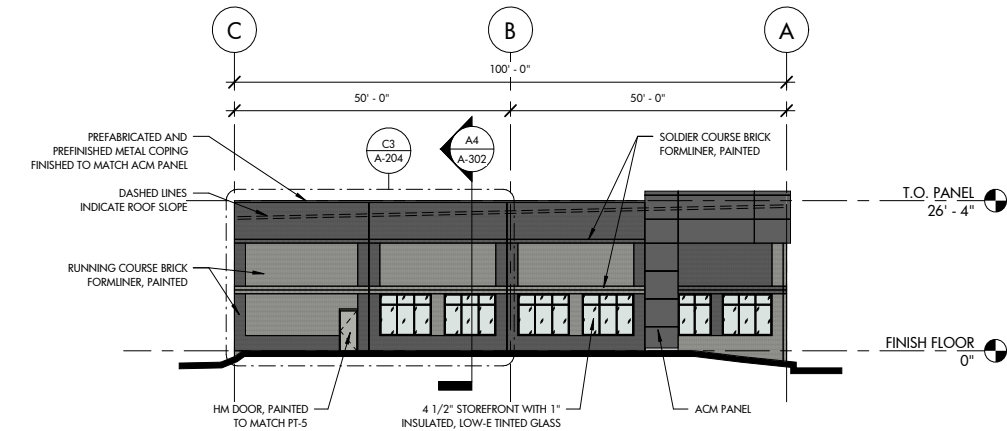
EAST BUILDING ELEVATIONS

608 OLD BATTLE BRIDGE ROAD

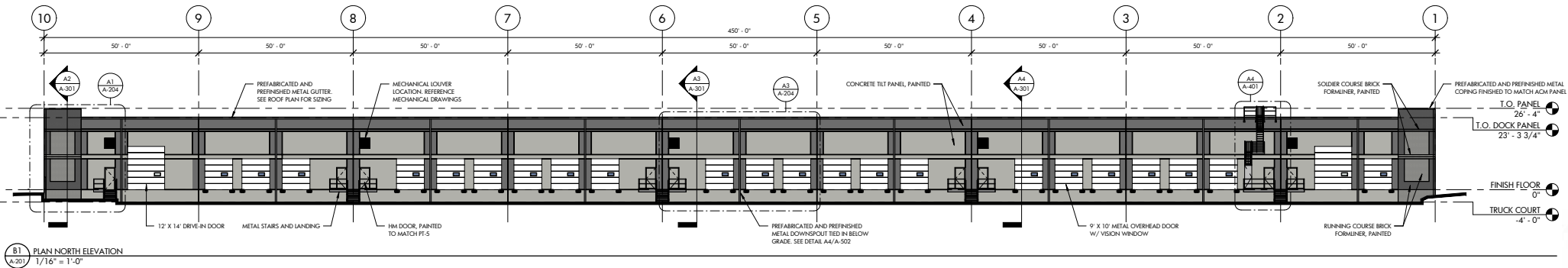
± 45,000 SF TOTAL



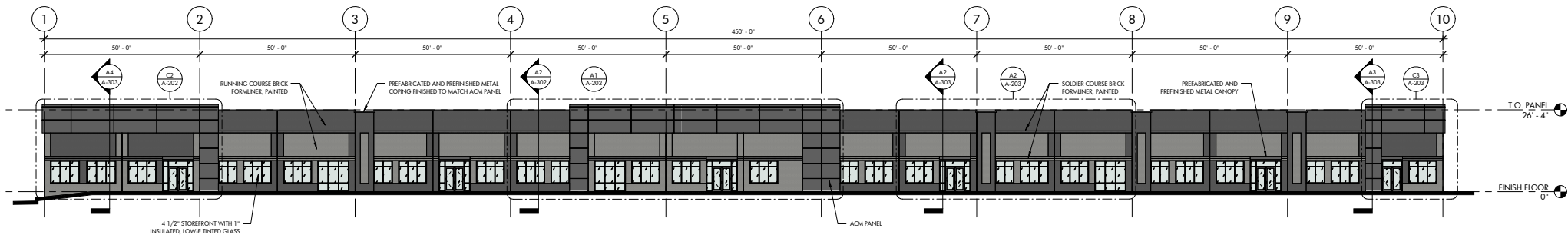
D3 PLAN EAST ELEVATION
A-201 1/16" = 1'-0"



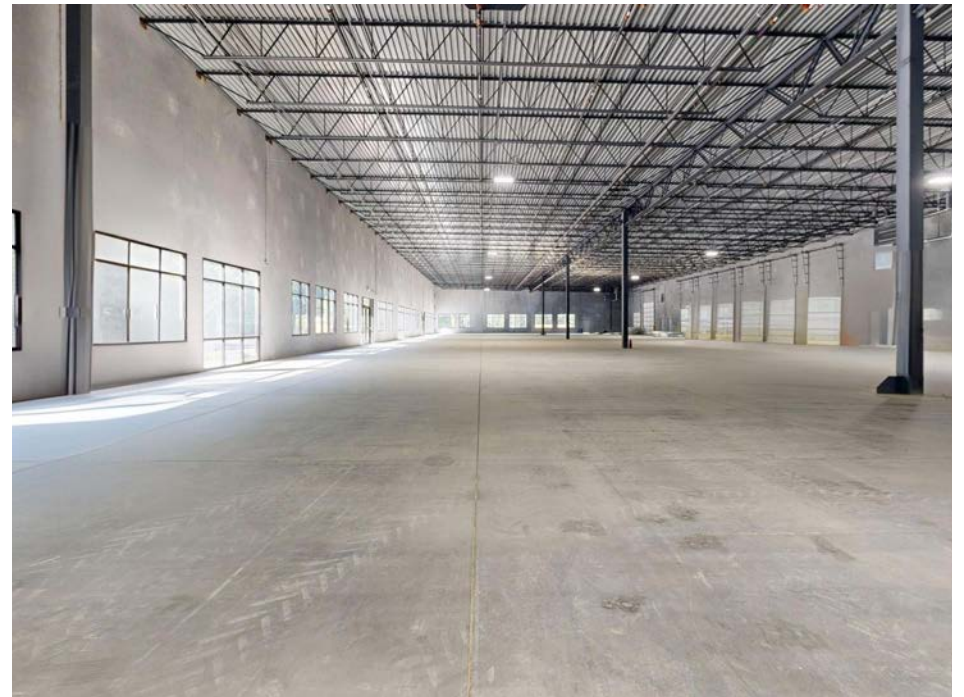
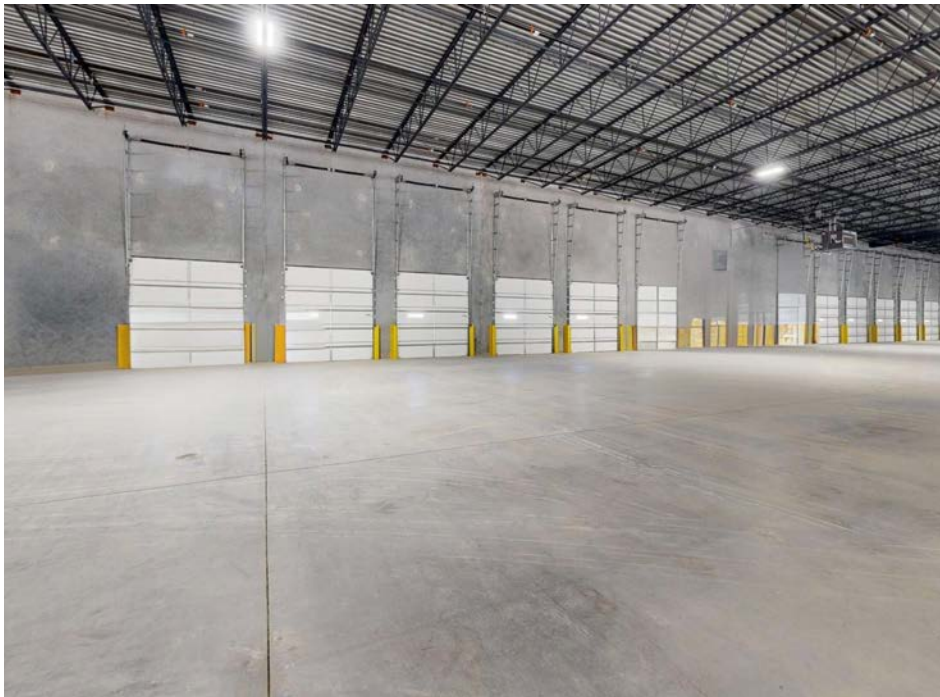
C3 PLAN WEST ELEVATION
A-201 1/16" = 1'-0"



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



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



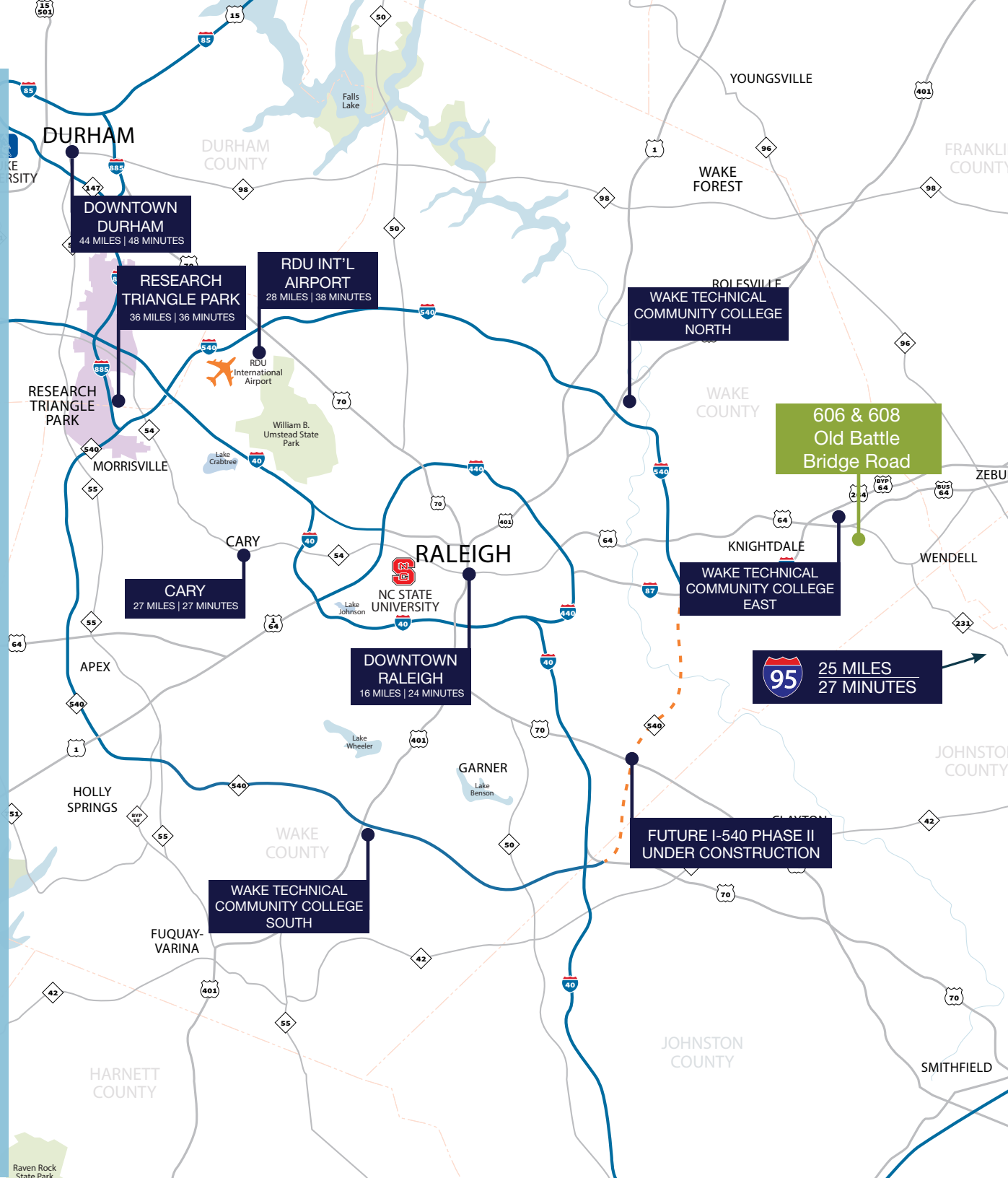
- + Located in Wendell, this future Business Park is positioned in a premier location, with convenient access to the Triangle region by way of I-540, I-40 and I-87.

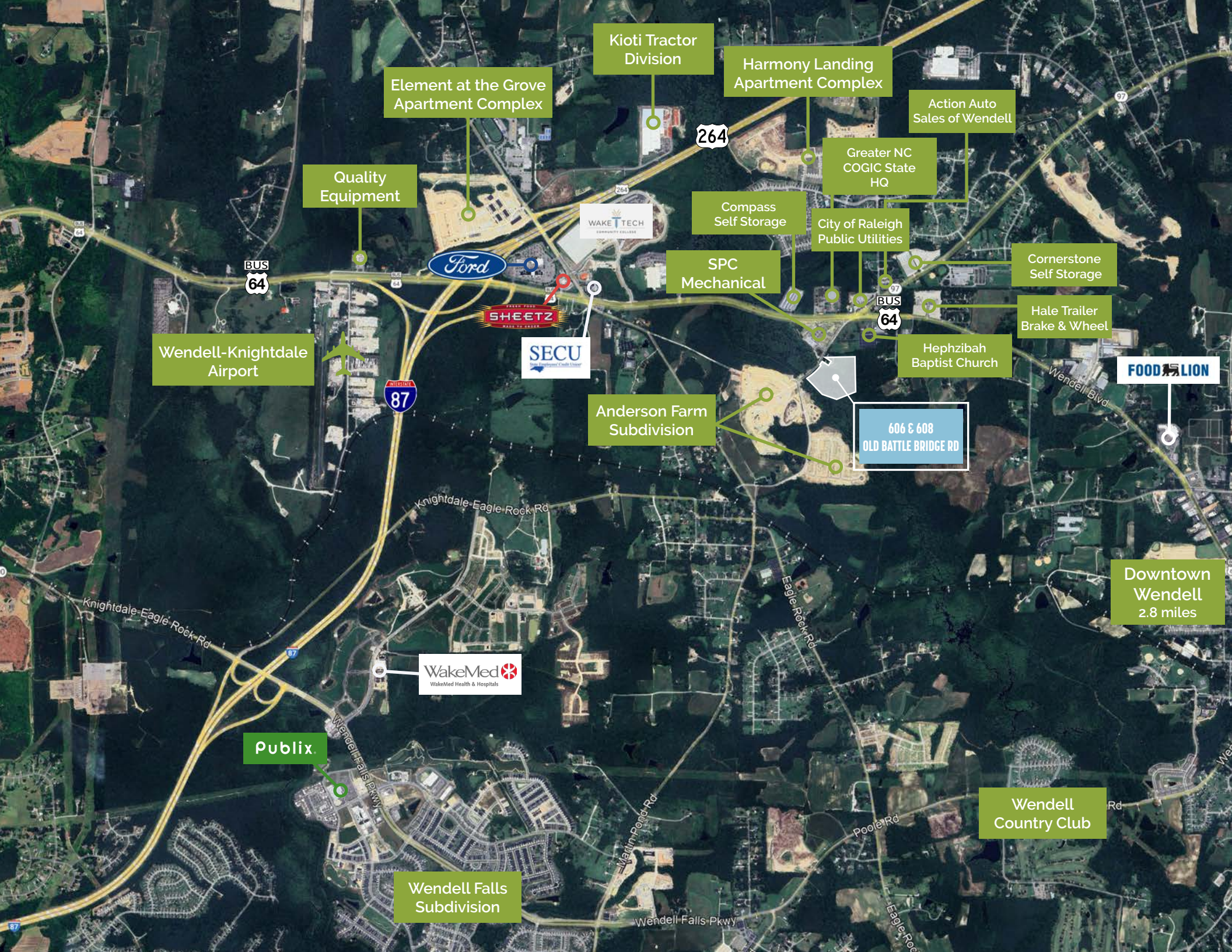
	(Future) Interstate 540	16.6 Miles
	(Existing) Interstate 540	8.2 Miles
	Interstate 40	14.3 Miles
	Interstate 87	1.9 Miles
	Interstate 440	11.8 Miles

Raleigh Durham International 31.8 Miles

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 & 608
OLD BATTLE BRIDGE RD

Downtown
Wendell
2.8 miles

Wendell
Country Club

Element at the Grove
Apartment Complex

Quality
Equipment

Wendell-Knightdale
Airport

SPC
Mechanical

Anderson Farm
Subdivision

SECU

WakeMed
WakeMed Health & Hospitals

Publix

Wendell Falls
Subdivision

264

BUS
64

87

BUS
64

97

Knightdale-Eagle-Rock Rd

Knightdale-Eagle-Rock Rd

Wendell Falls Pkwy

Main Pond Rd

Wendell Falls Pkwy

Poole Rd

Eagle-Rock Rd

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

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