

# 716 OLD BATTLE BRIDGE ROAD

WENDELL, NORTH CAROLINA



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

**WIGEON**  
CAPITAL

**NAITRI** PROPERTIES

LEASING CONTACT

Jimmy Barnes, SIOR | 919.210.5471  
jbarnes@triprop.com

Ed Brown, SIOR, CCIM | 919.345.5939  
ebrown@triprop.com



## 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'
- 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
- Building 1: 25 (9'x10') Dock Doors
- Building 2: 20 (9'x10') Dock Doors
- Ramp capability

## DELIVERY

Estimated Q4 2025

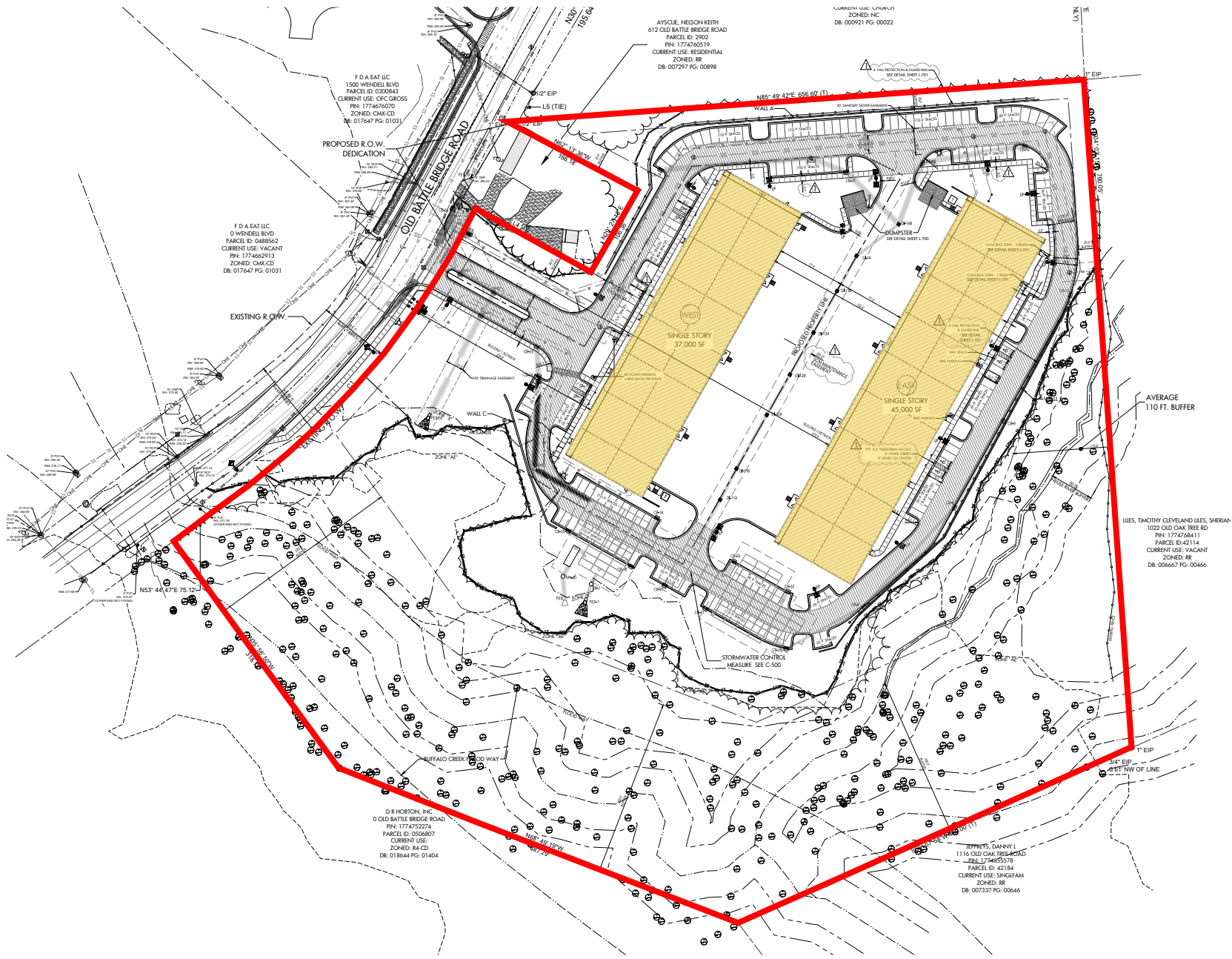




# SITE PLAN

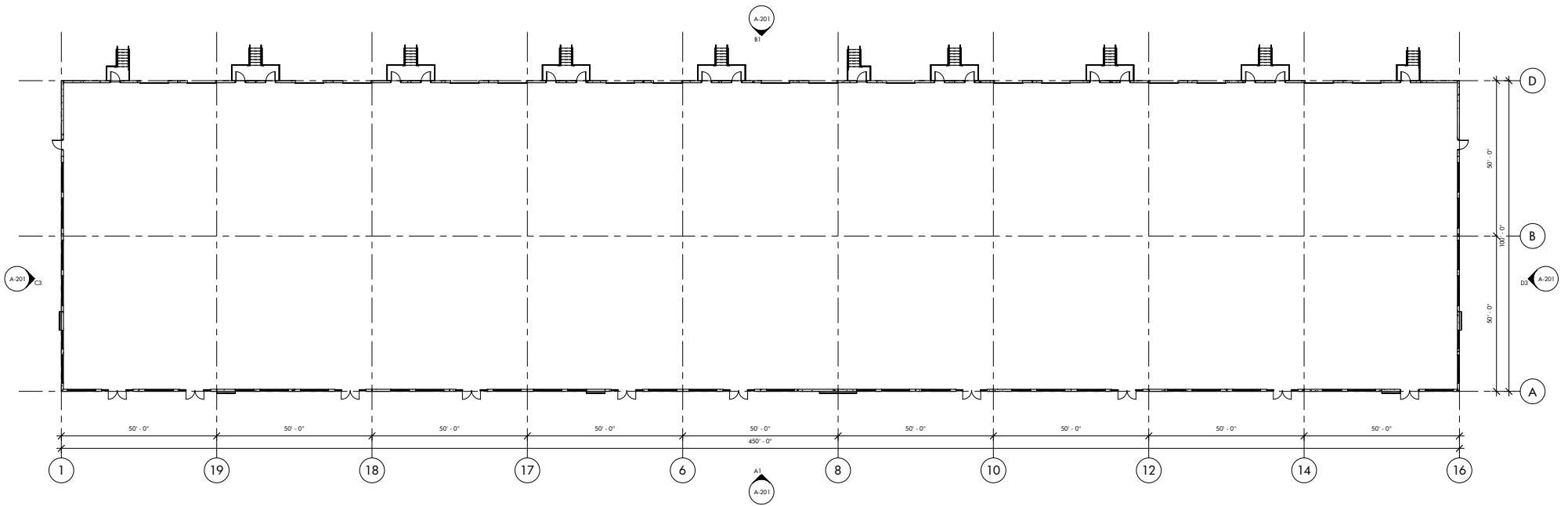
± 82,000 SF TOTAL

- Comprised of 2 buildings
- Building 1: 37,000 SF
- Building 2: 45,000 SF
- 20' 6" clear



BUILDING 1 FLOORPLAN  
BATTLE BRIDGE BUSINESS PARK  
± 37,000 SF TOTAL

- 25 (9'x10') Dock Doors
- 20' 6" Ceiling Height



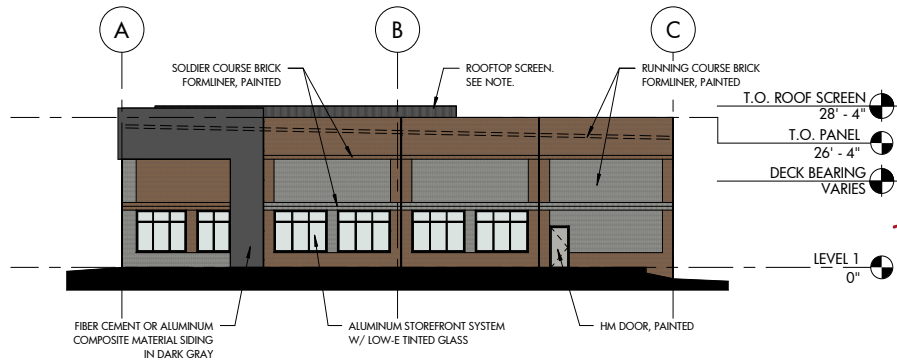
A1 FIRST FLOOR PLAN  
A101 1/16" = 1'-0"



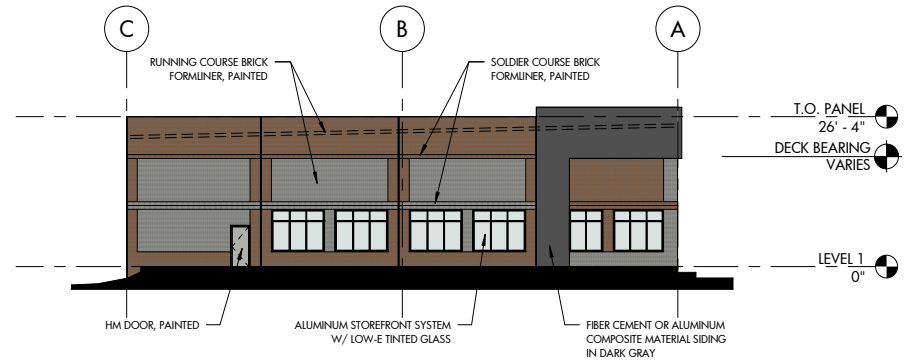
# BUILDING 1 ELEVATIONS

## BATTLE BRIDGE BUSINESS PARK

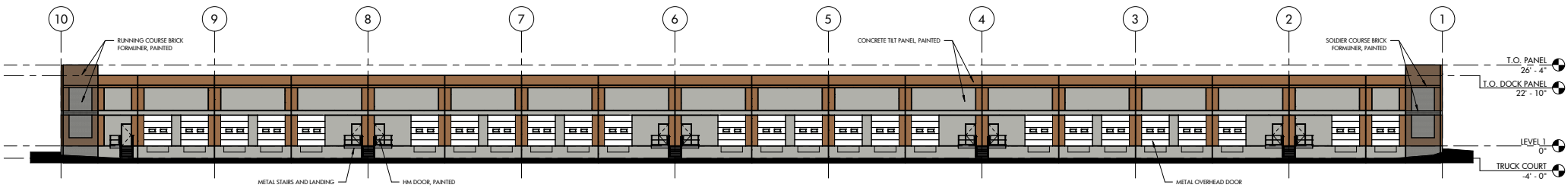
± 37,000 SF TOTAL



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"

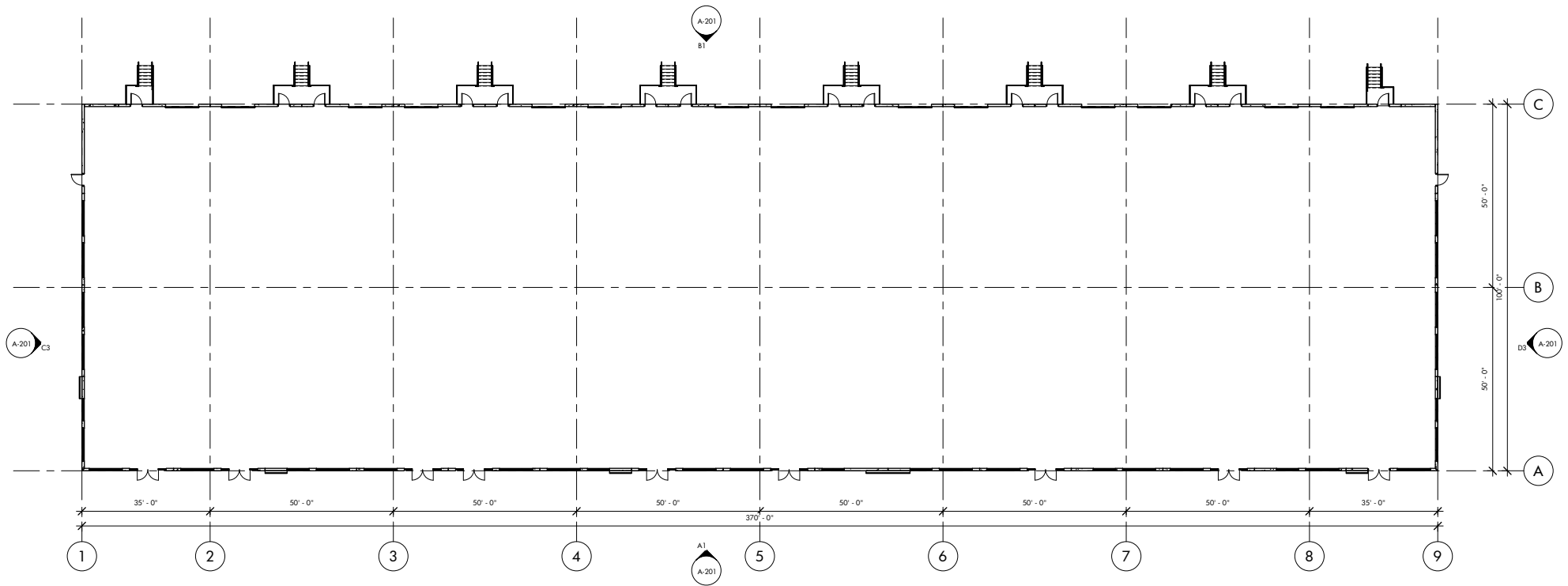


A1 PLAN SOUTH ELEVATION  
A-201 1/16" = 1'-0"



BUILDING 2 FLOORPLAN  
BATTLE BRIDGE BUSINESS PARK  
± 45,000 SF TOTAL

- 20 (9'x10') Dock Doors
- 20' 6" Ceiling Height



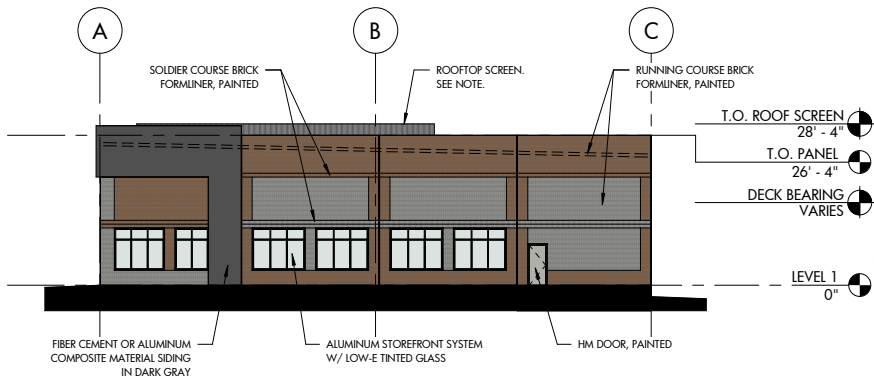
A1 FIRST FLOOR PLAN  
A-101 1/16" = 1'-0"



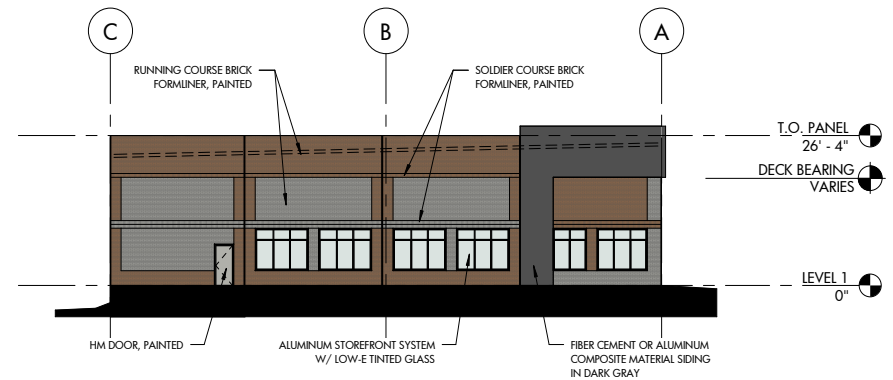
# BUILDING 2 ELEVATIONS

716 OLD BATTLE BRIDGE ROAD

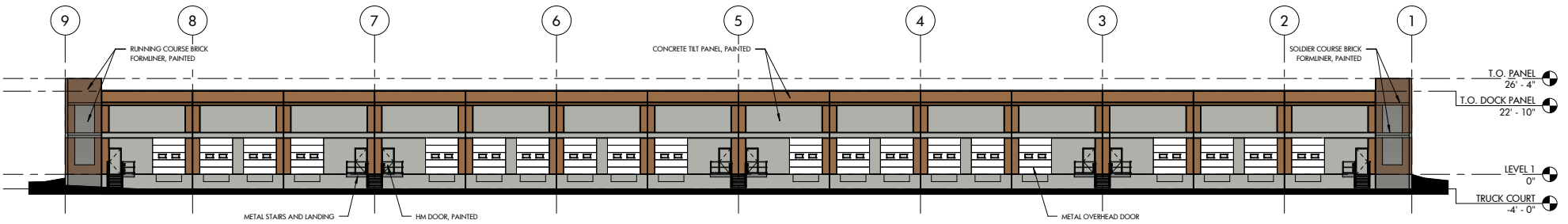
± 45,000 SF TOTAL



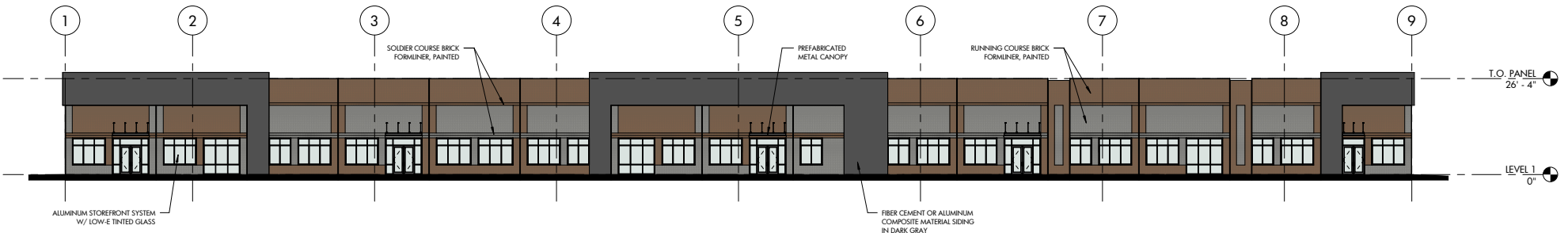
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A-201 1/16" = 1'-0"



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

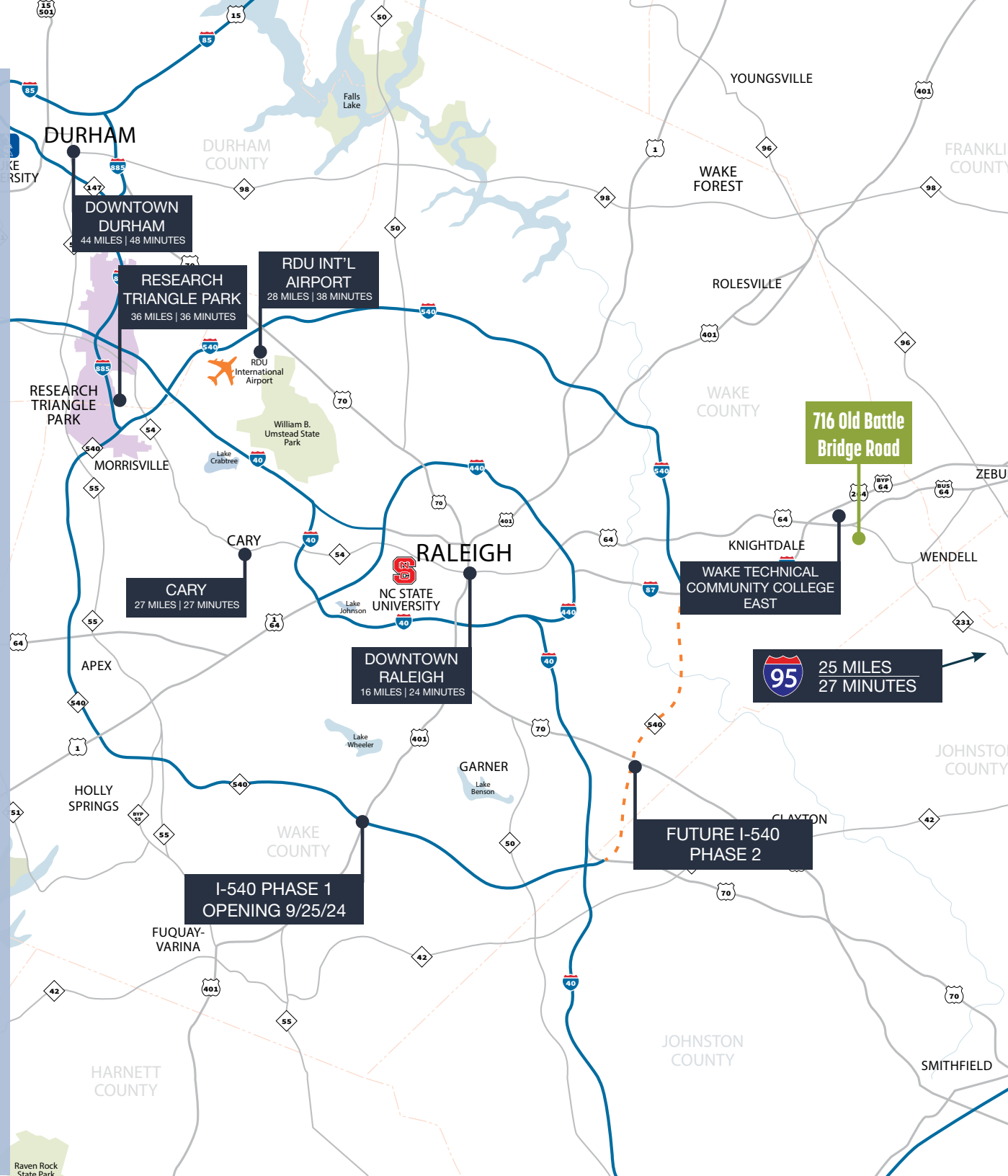
## AIRPORTS

Raleigh Durham International	31.8 Miles
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## FUTURE I-540

Phase 1 opens to traffic	Opening 9/25/2024
Phase 2 construction begins	Anticipated Spring of 2024

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





LOCAL  
AERIAL



Kioto Tractor Division

Harmony Landing Apartment Complex

Element at the Grove Apartment Complex

Quality Equipment

Cornerstone Self Storage

WAKE TECH  
COMMUNITY COLLEGE

Action Auto Sales of Wendell

Greater NC COGIC State HQ

Ford

SHEETZ

SECU

Compass Self Storage

City of Raleigh Public Utilities

Hale Trailer Brake & Wheel

BUS 64

Wendell-Knightdale Airport

SPC Mechanical

Hephzibah Baptist Church

Anderson Farm Subdivision

716 OLD BATTLE BRIDGE

Downtown Wendell  
2.8 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*



WIGEON   
CAPITAL

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CONTACT

JIMMY BARNES, SIOR  
919.210.5471  
jbarnes@triprop.com

ED BROWN, SIOR, CCIM  
919.345.5939  
ebrown@triprop.com