

# 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

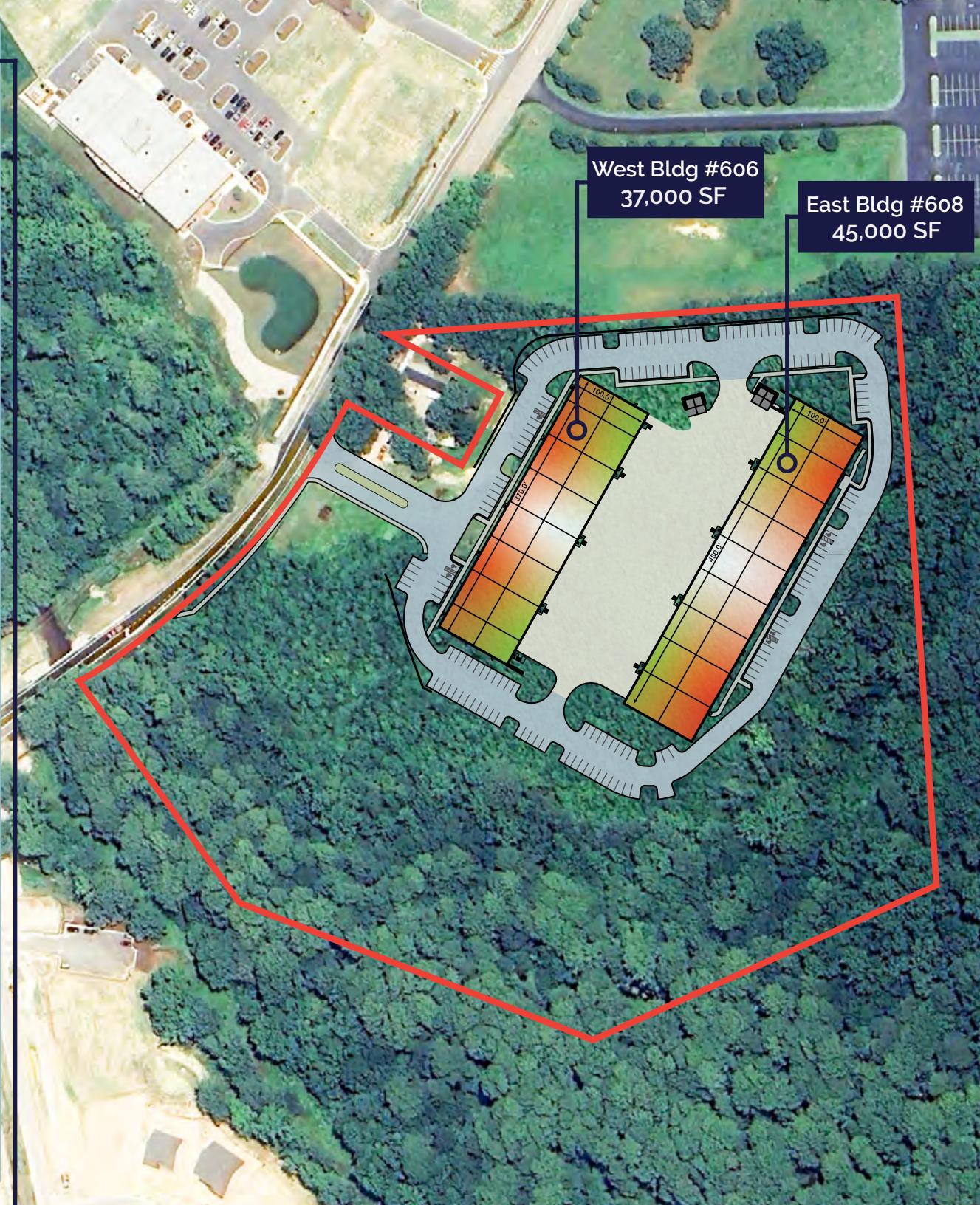
## SPECIFICATIONS

- 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, 277/480V, 800 amps
- 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>

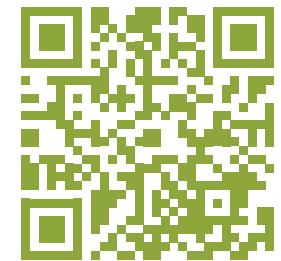
## DELIVERY

Estimated Q1 2026





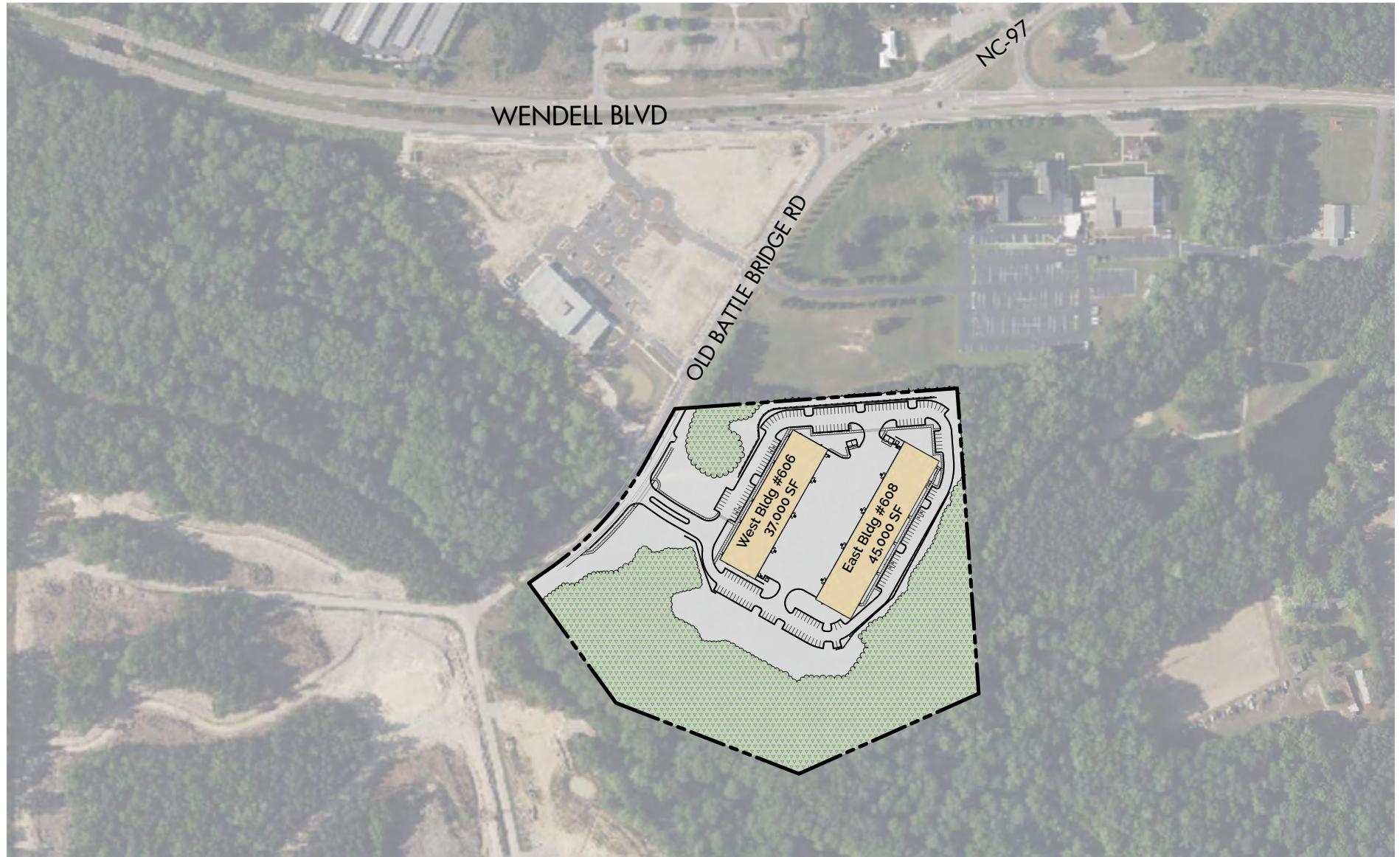
FOR PROPERTY WEBSITE  
PLEASE CLICK OR SCAN



# 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



## SITE PLAN

± 82,000 SF TOTAL



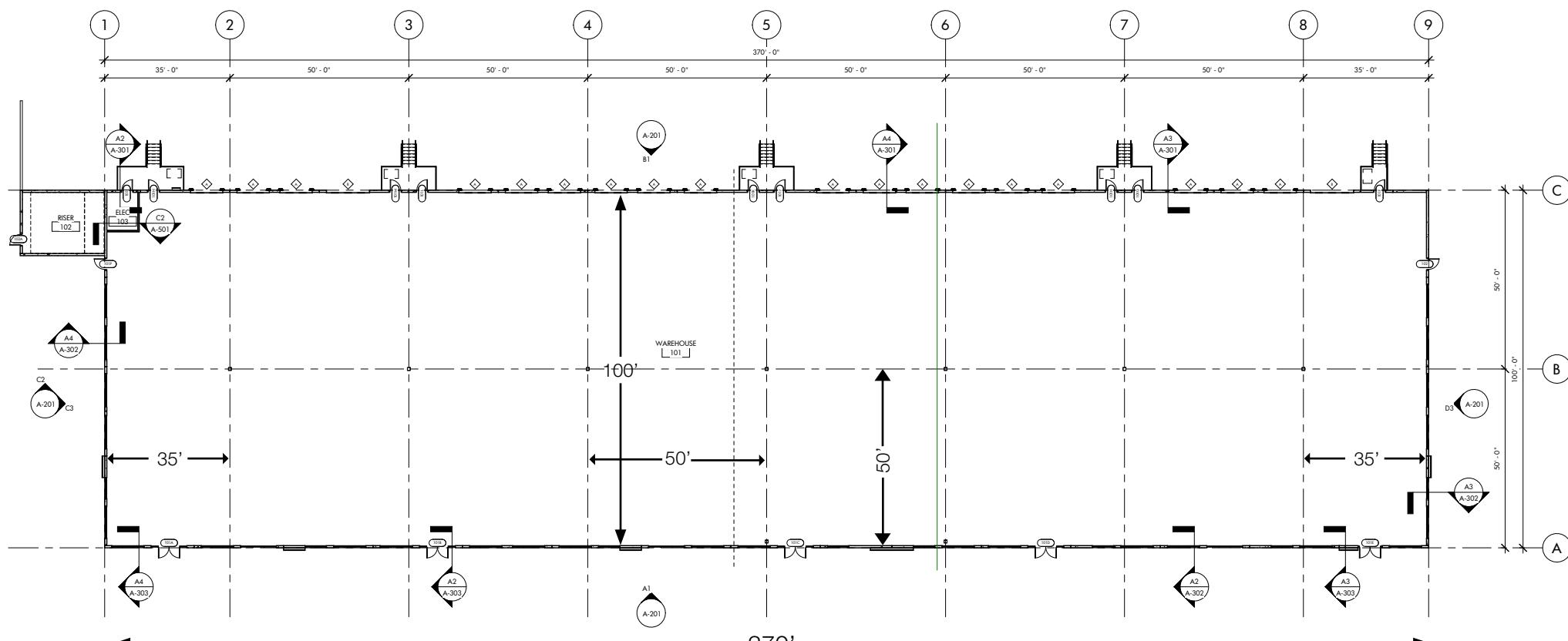
# W E S T B U I L D I N G F L O O R P L A N

6 0 6 O L D B A T T L E B R I D G E R O A D

± 37,000 S F T O T A L

- 18 (9'x10') & 2 (12'x14') Dock Doors

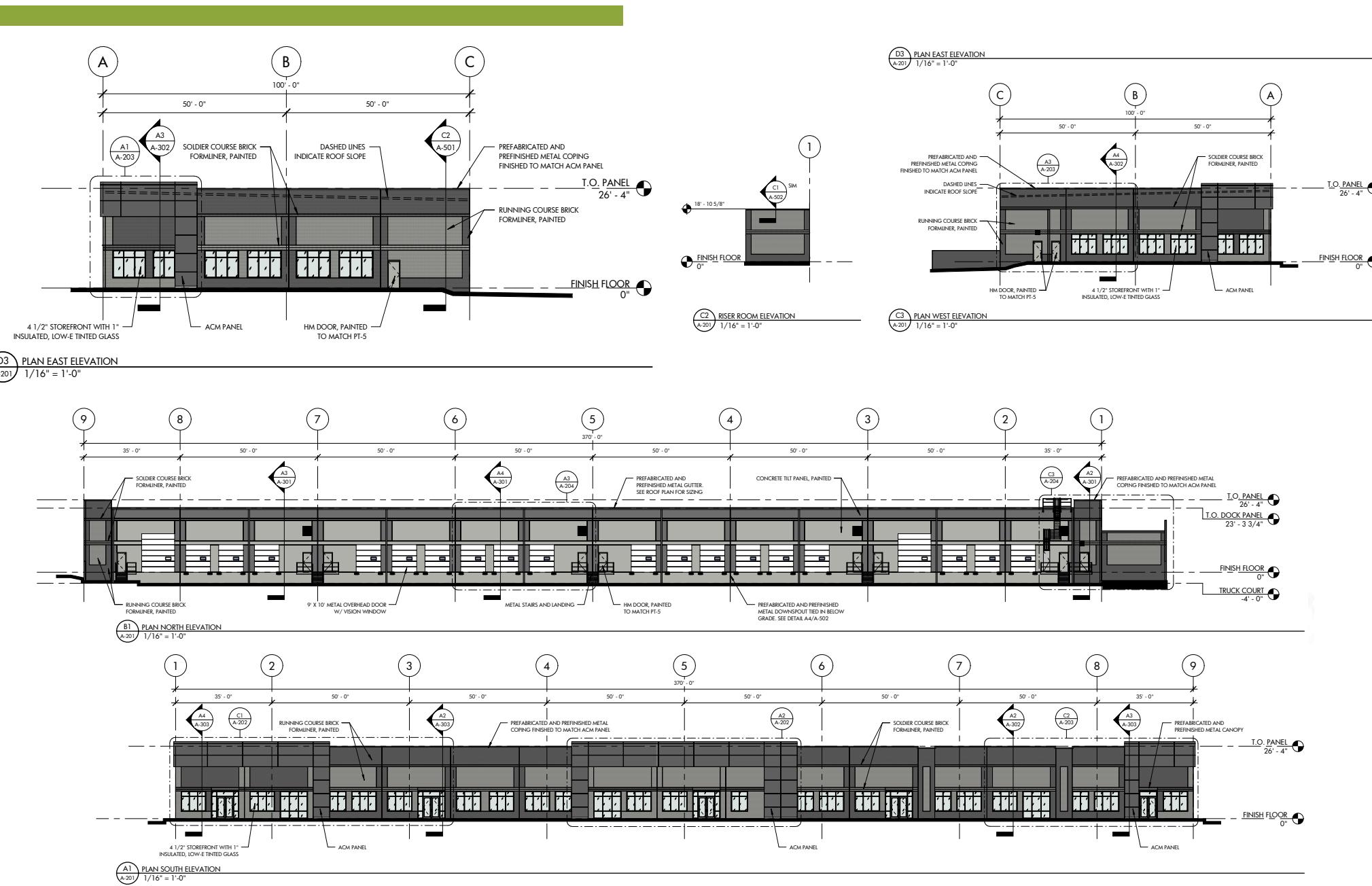
- 20' 6" Ceiling Height



## WEST BUILDING ELEVATIONS

# 606 OLD BATTLE BRIDGE ROAD

± 37,000 SF TOTAL

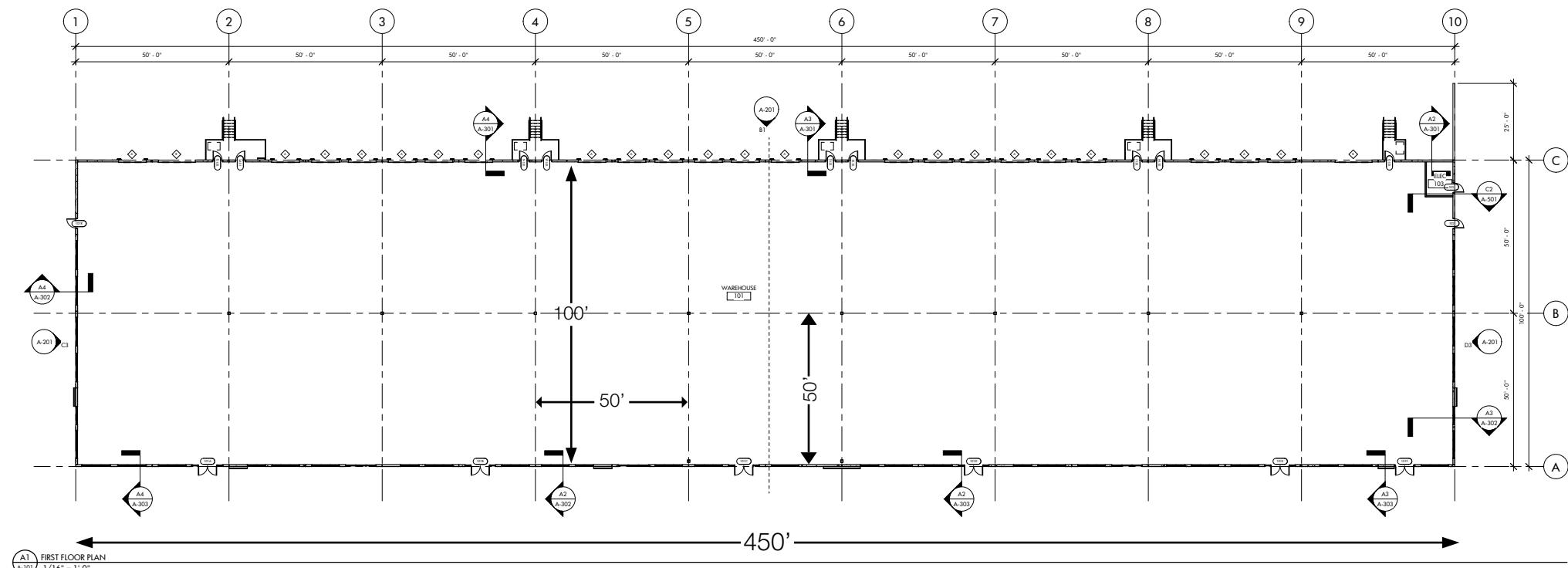


## EAST BUILDING FLOORPLAN

# 608 OLD BATTLE BRIDGE ROAD

± 45,000 SF TOTAL

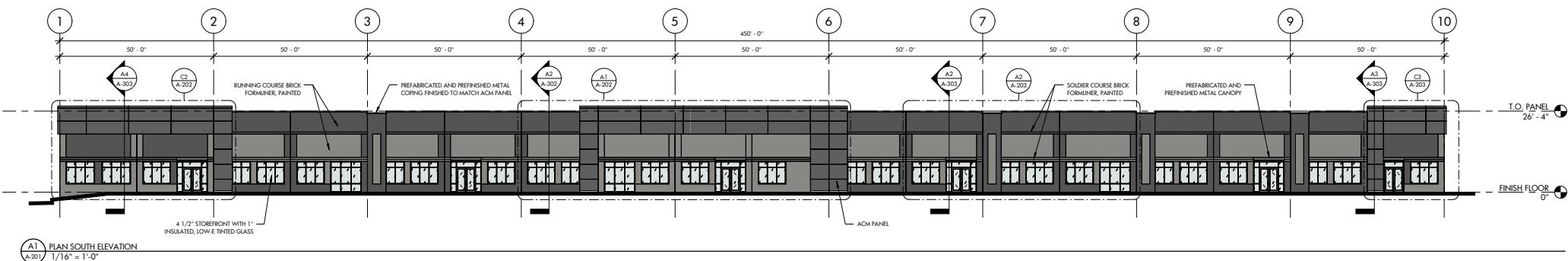
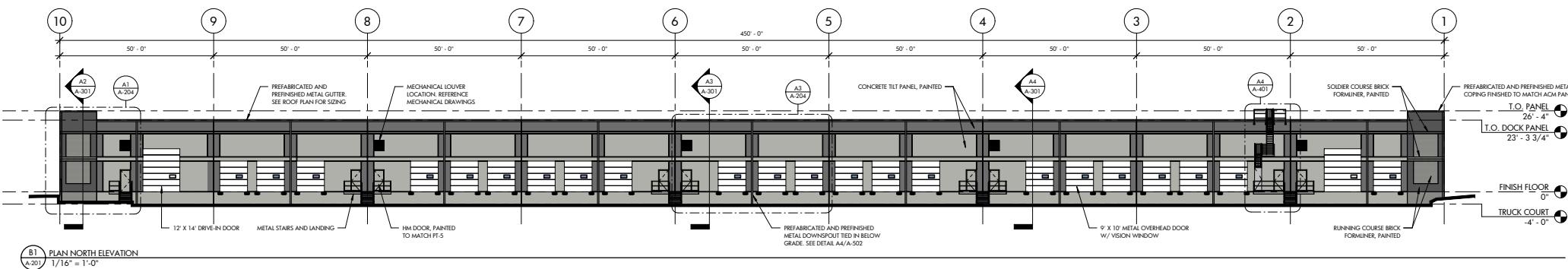
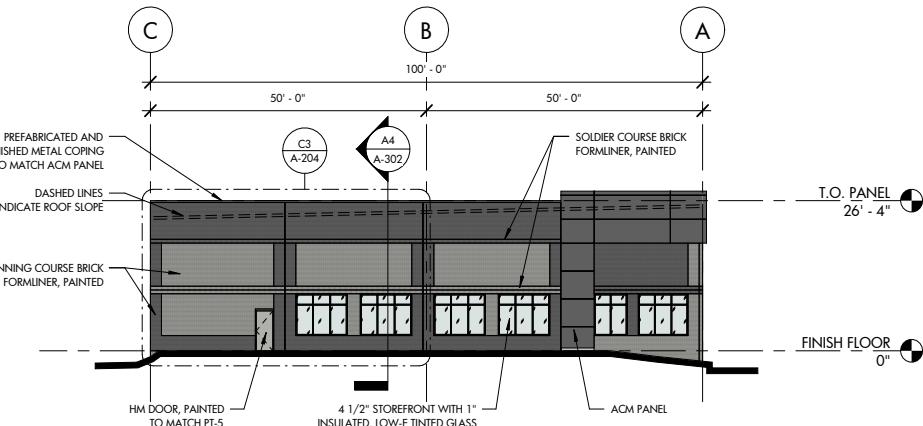
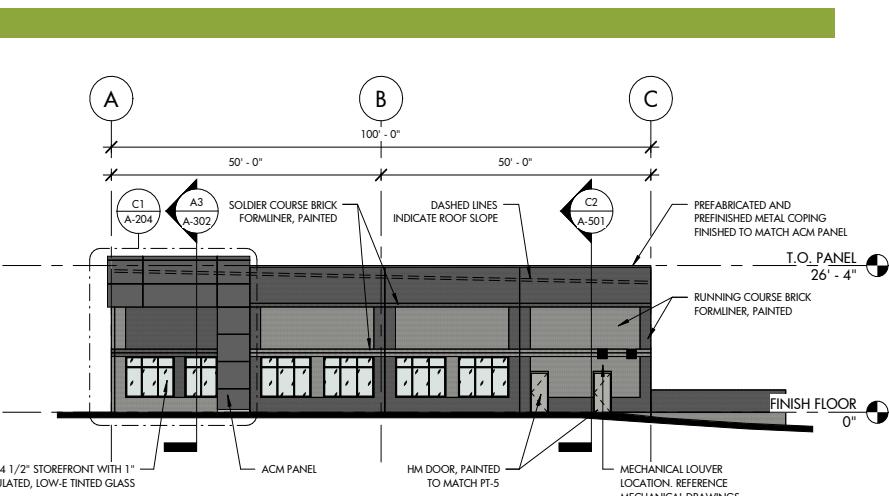
- 22 (9'x10') & 2 (12'x14') Dock Doors
- 20' 6" Ceiling Height



# E A S T B U I L D I N G E L E V A T I O N S

608 OLD BATTLE BRIDGE ROAD

± 45,000 SF TOTAL



## 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



<b>540</b> (Future) Interstate 540	16.6 Miles
<b>540</b> (Existing) Interstate 540	8.2 Miles
<b>40</b> Interstate 40	14.3 Miles
<b>87</b> Interstate 87	1.9 Miles
<b>440</b> Interstate 440	11.8 Miles

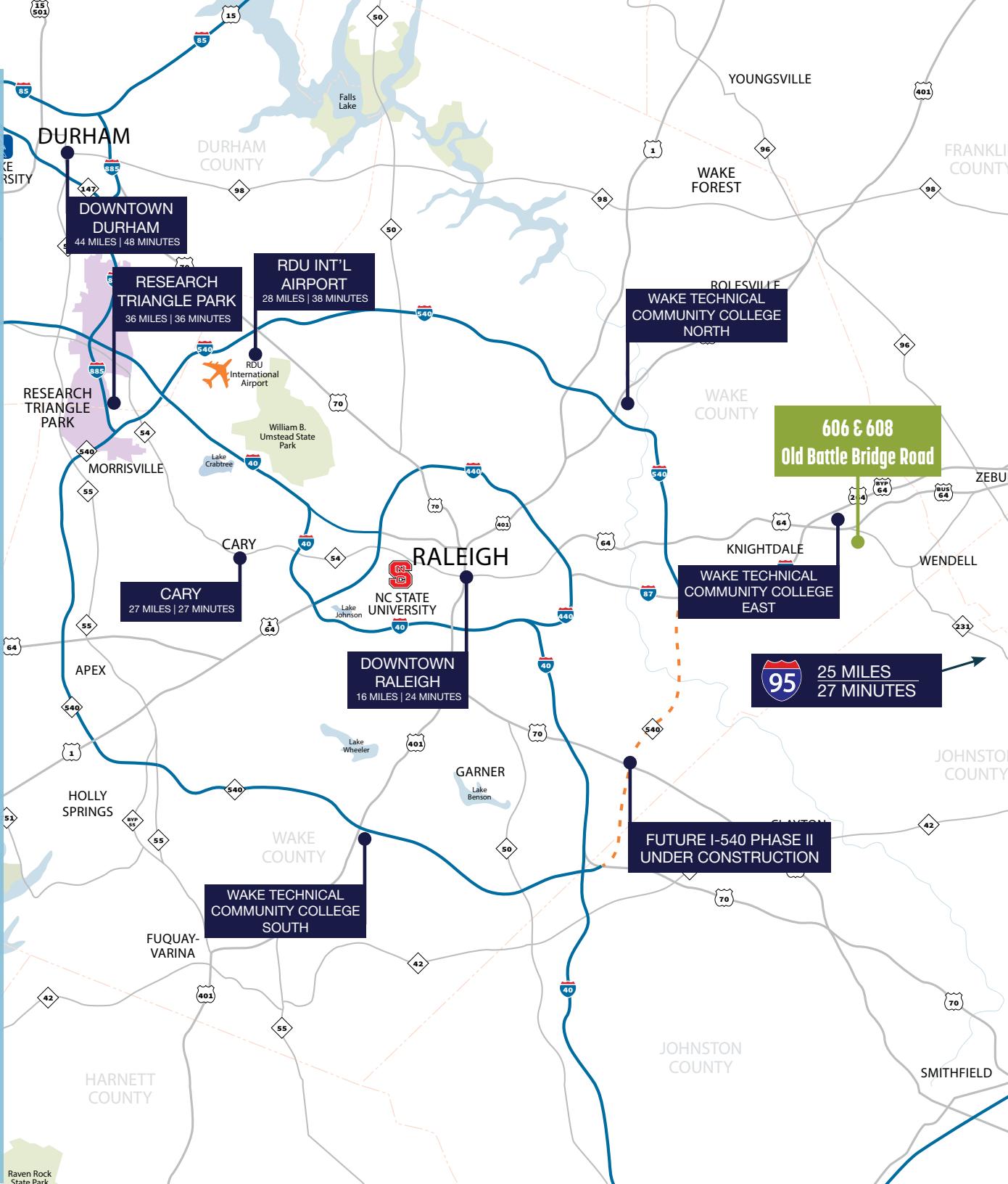
## AIRPORTS

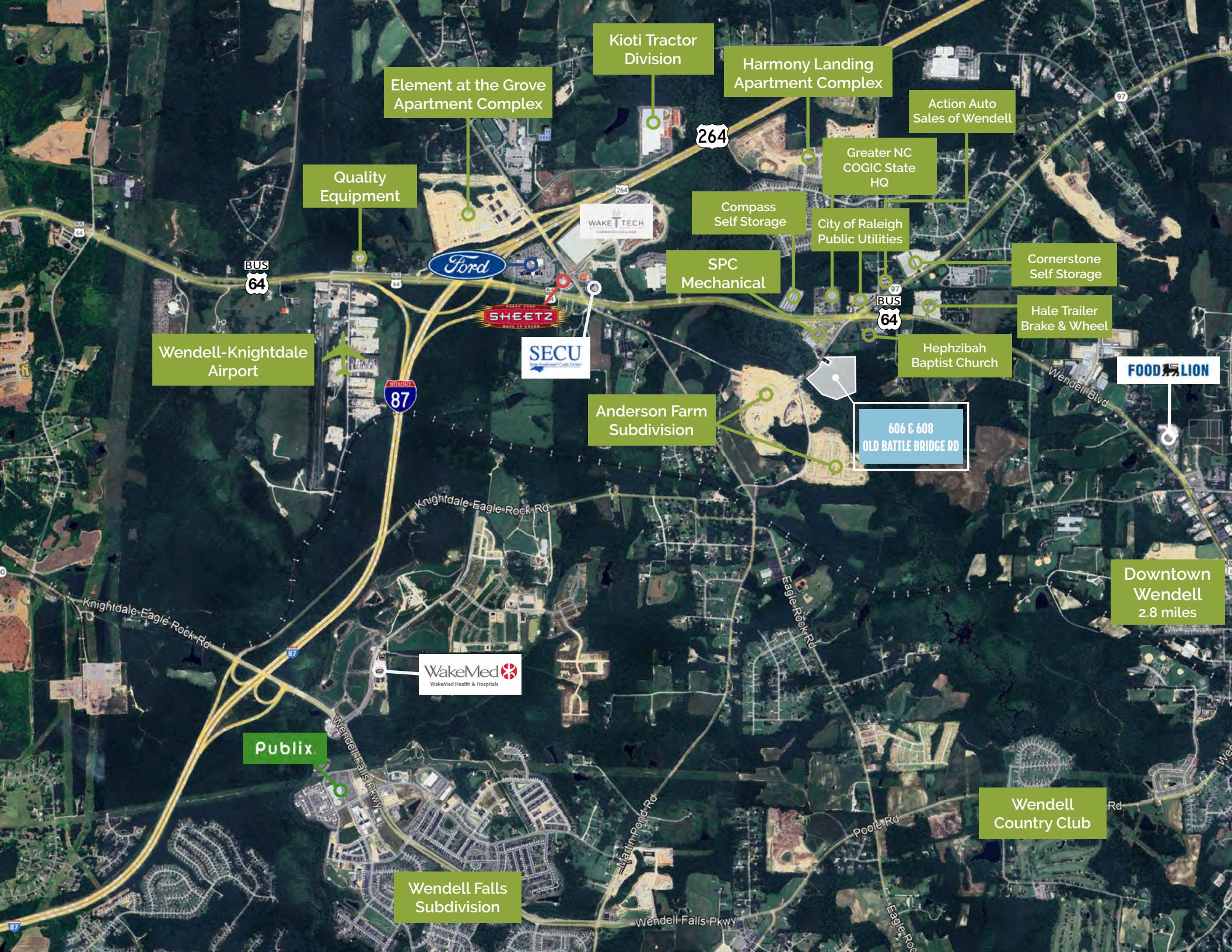
Raleigh Durham International	31.8 Miles
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## FUTURE I-540

Phase II	Under Construction
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\*\*Future I-540 information provided by NCDOT website\*\*





## 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](#)

**WIGEON**  
CAPITAL



GREENFIELD 27



LAURENSFIELD COURT



7230 ACC BLVD



3300 WATERFIELD DR

WIGEON   
CAPITAL

NAITRI PROPERTIES

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