

# 606 & 608 OLD BATTLE BRIDGE ROAD

WENDELL, NORTH CAROLINA



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

**WIGEON**  
CAPITAL

**NAITRI** PROPERTIES

LEASING CONTACT

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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' - 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>

## DELIVERY

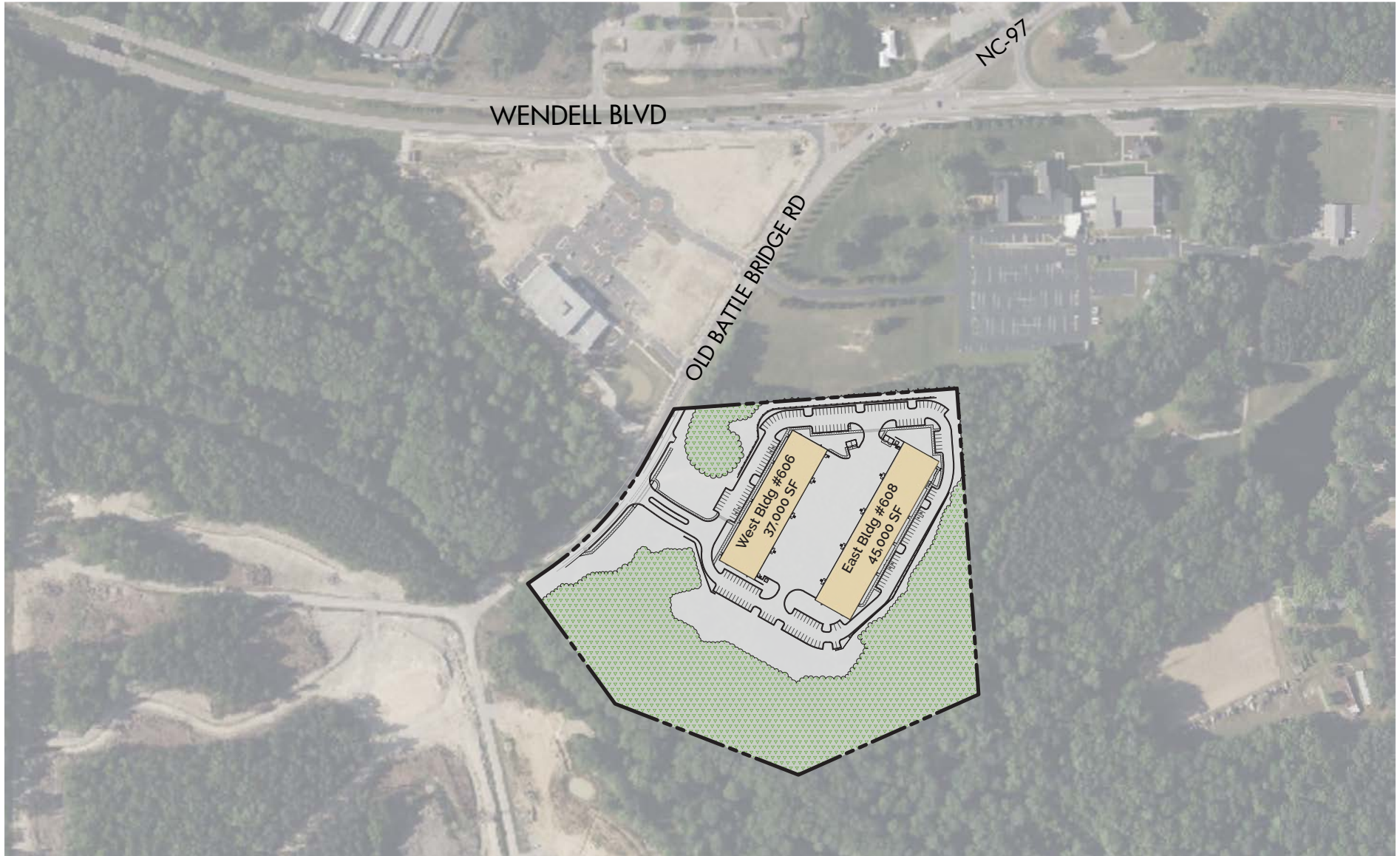
Estimated Q1 2026



# S I T E P L A N

± 8 2 , 0 0 0 S F T O T A L

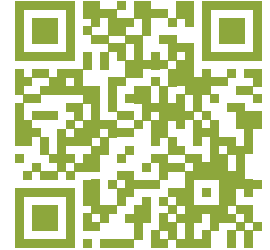
- Comprised of 2 buildings
- East Building: 45,000 SF
- West Building: 37,000 SF
- 20' 6" clear
- 50' Column Spacing, 100' Bay Depth



# SITE PLAN

± 82,000 SF TOTAL

FOR PROPERTY VIDEO  
PLEASE CLICK OR SCAN



# WEST BUILDING FLOORPLAN

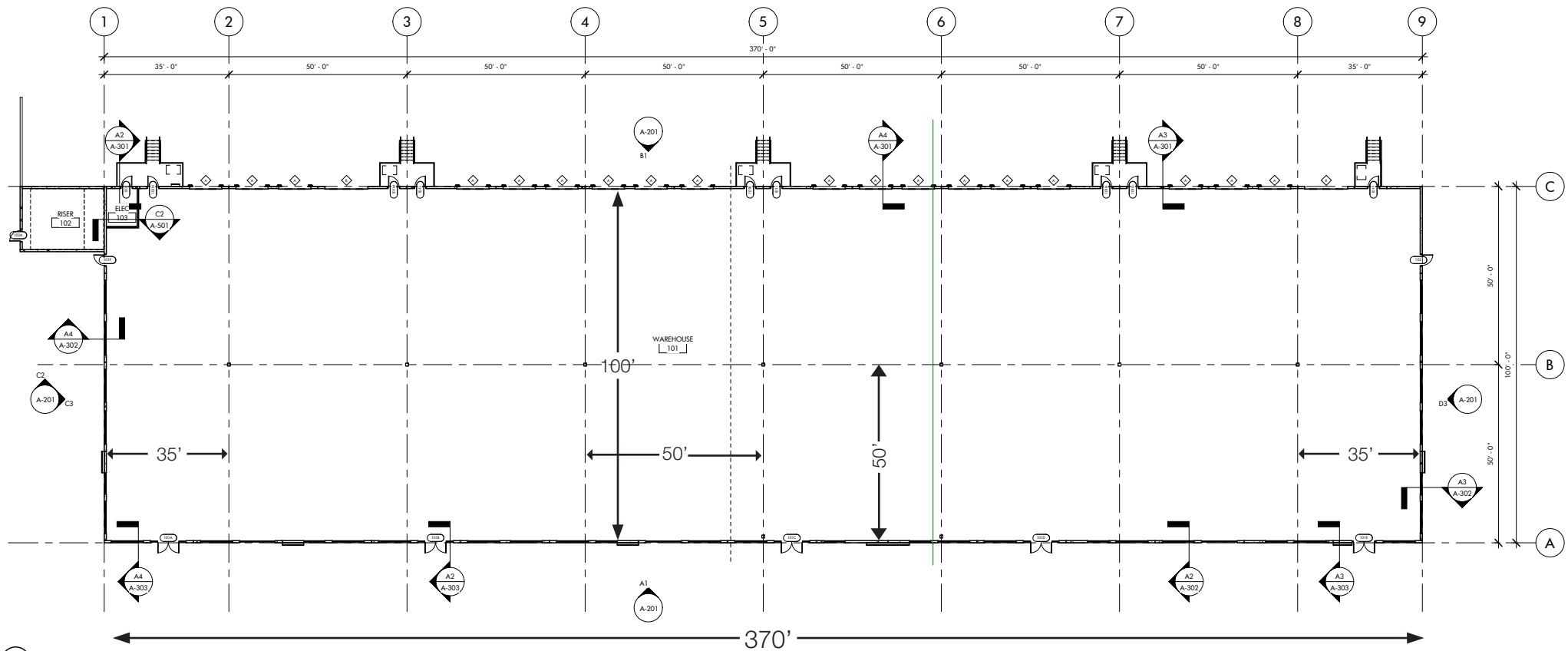
606 OLD BATTLE BRIDGE ROAD

± 37,000 SF TOTAL

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



FOR VIRTUAL TOUR  
PLEASE CLICK OR SCAN

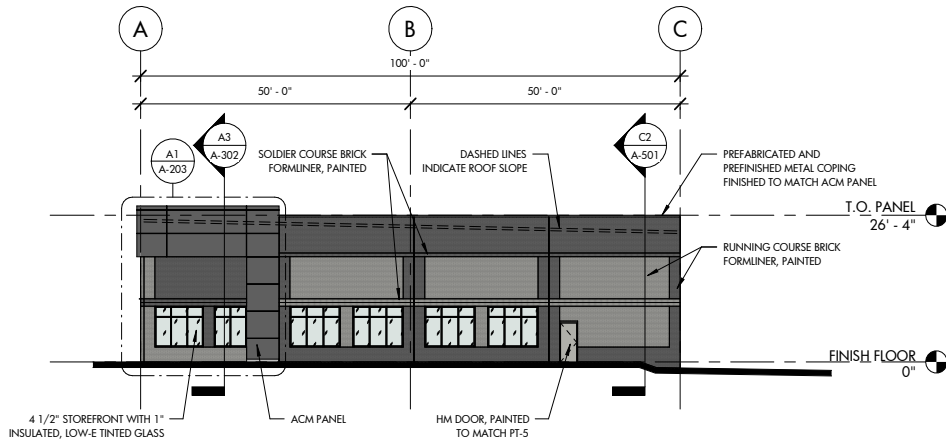


A1 FIRST FLOOR PLAN  
A-101 1/16" = 1'-0"

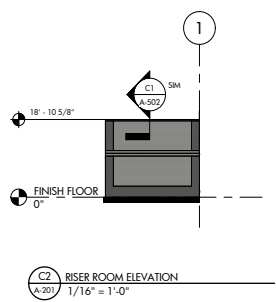
# WEST BUILDING ELEVATIONS

606 OLD BATTLE BRIDGE ROAD

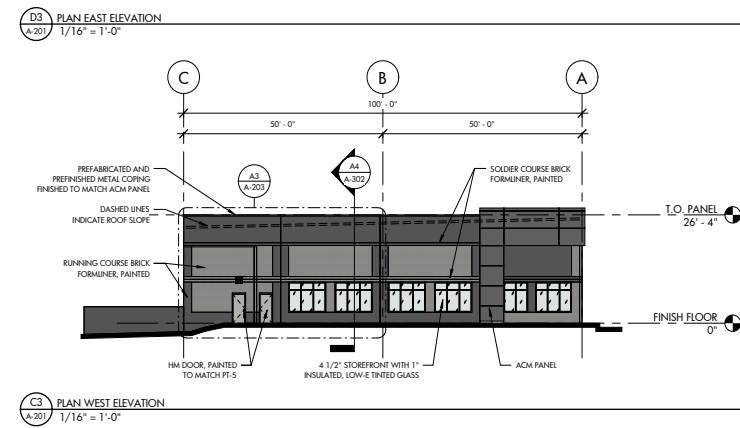
± 37,000 SF TOTAL



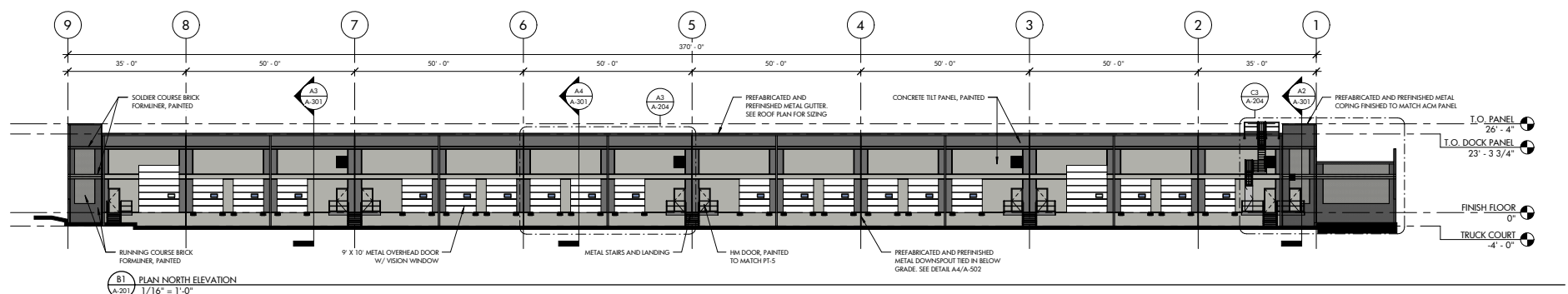
D3 PLAN EAST ELEVATION  
A-201 1/16" = 1'-0"



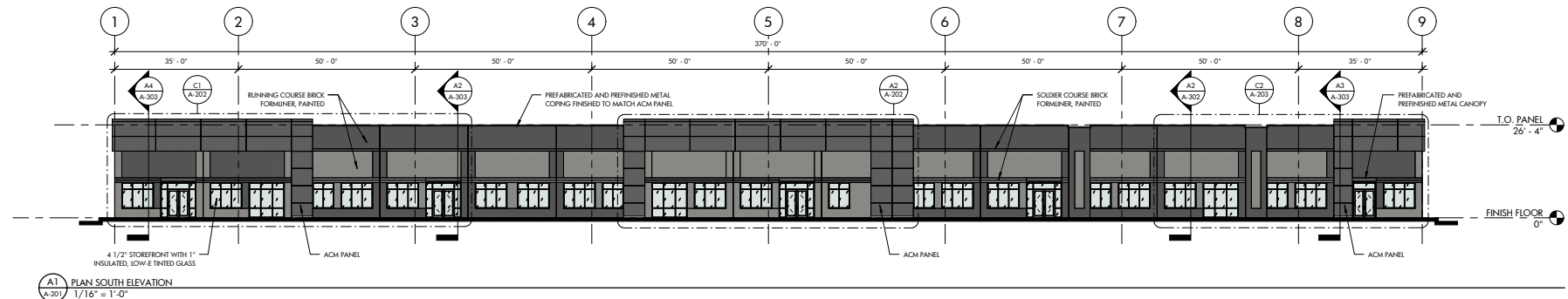
C2 RISER ROOM ELEVATION  
A-201 1/16" = 1'-0"



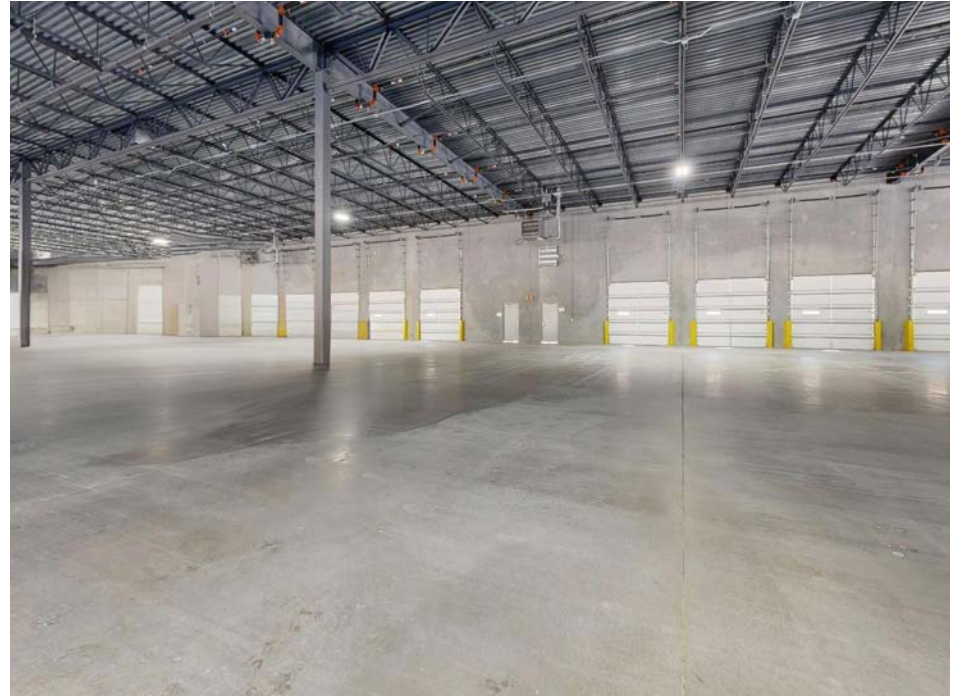
C3 PLAN WEST ELEVATION  
A-201 1/16" = 1'-0"



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



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



# EAST BUILDING FLOORPLAN

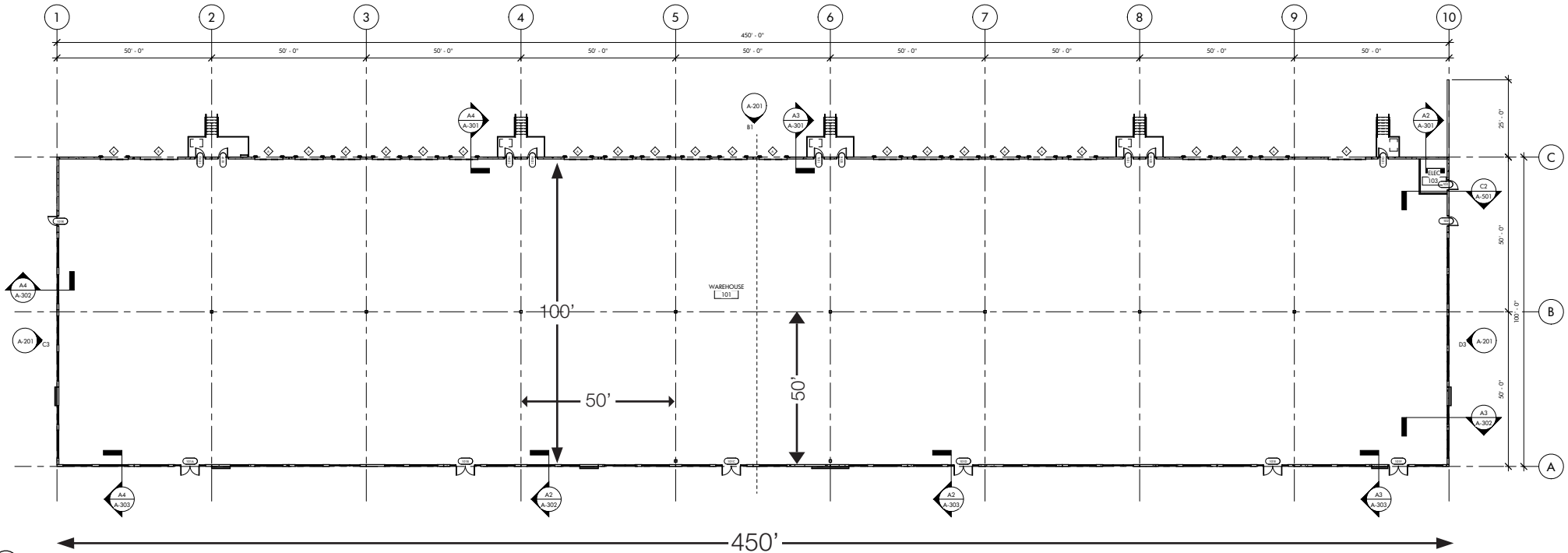
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± 45,000 SF TOTAL

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- 20' 6" Ceiling Height



FOR VIRTUAL TOUR  
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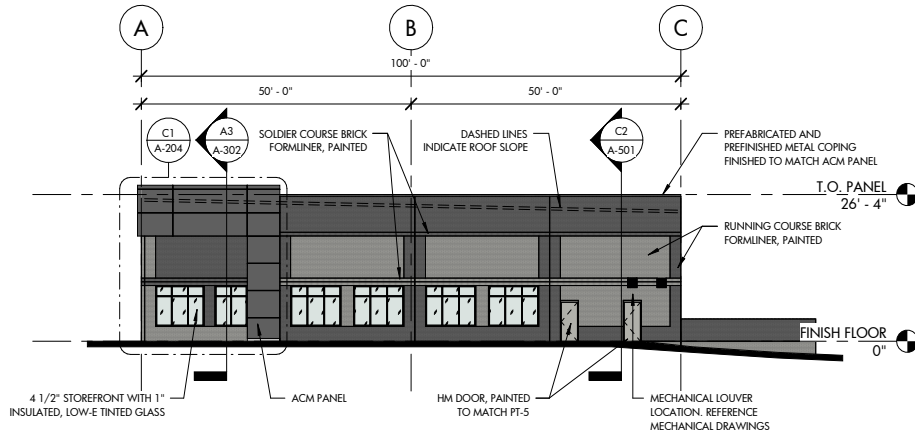


A1 FIRST FLOOR PLAN  
A-101 1/16" = 1'-0"

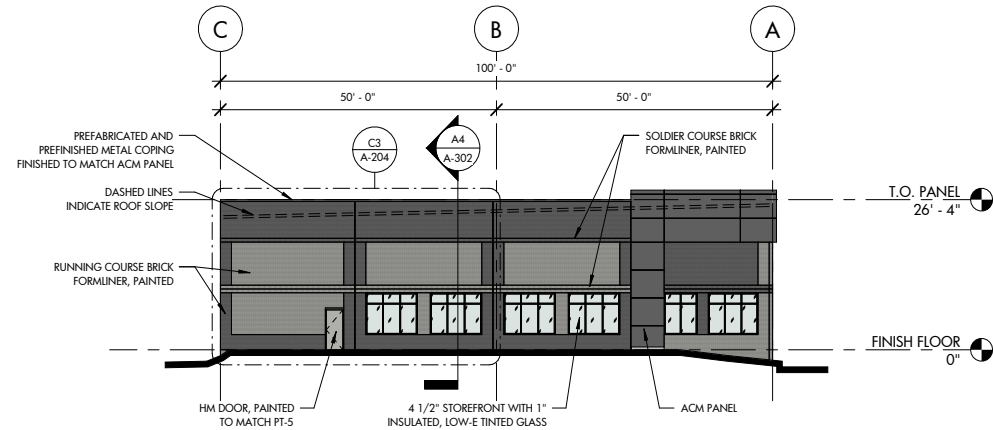
# EAST BUILDING ELEVATIONS

608 OLD BATTLE BRIDGE ROAD

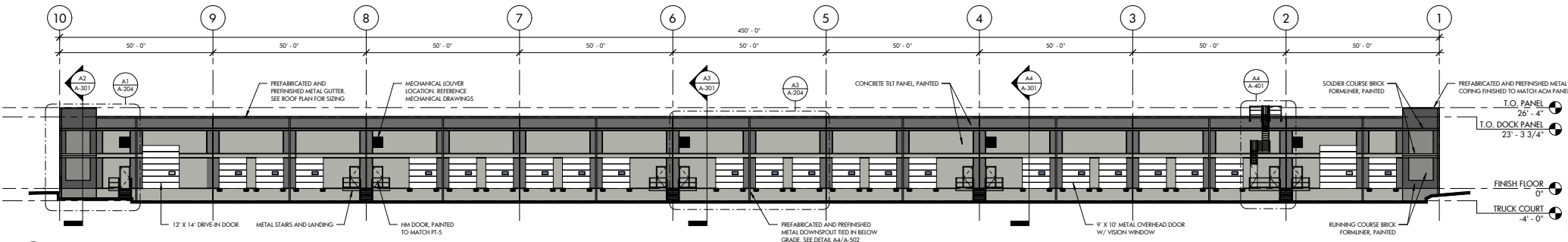
± 45,000 SF TOTAL



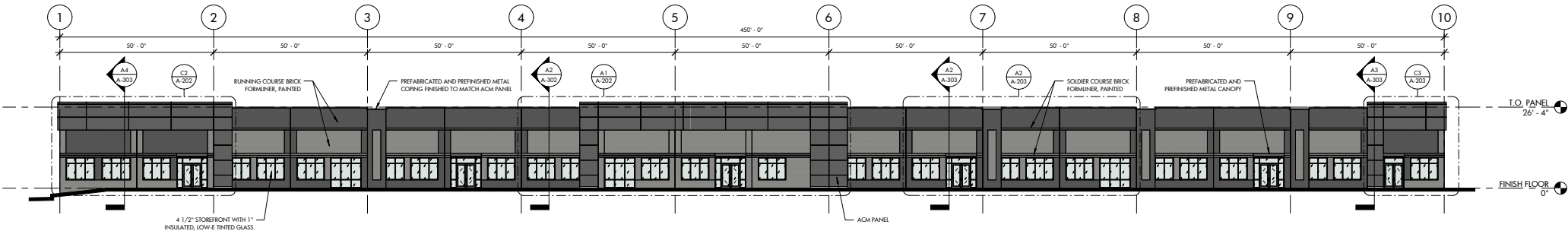
D3 PLAN EAST ELEVATION  
A-201 1/16" = 1'-0"



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



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

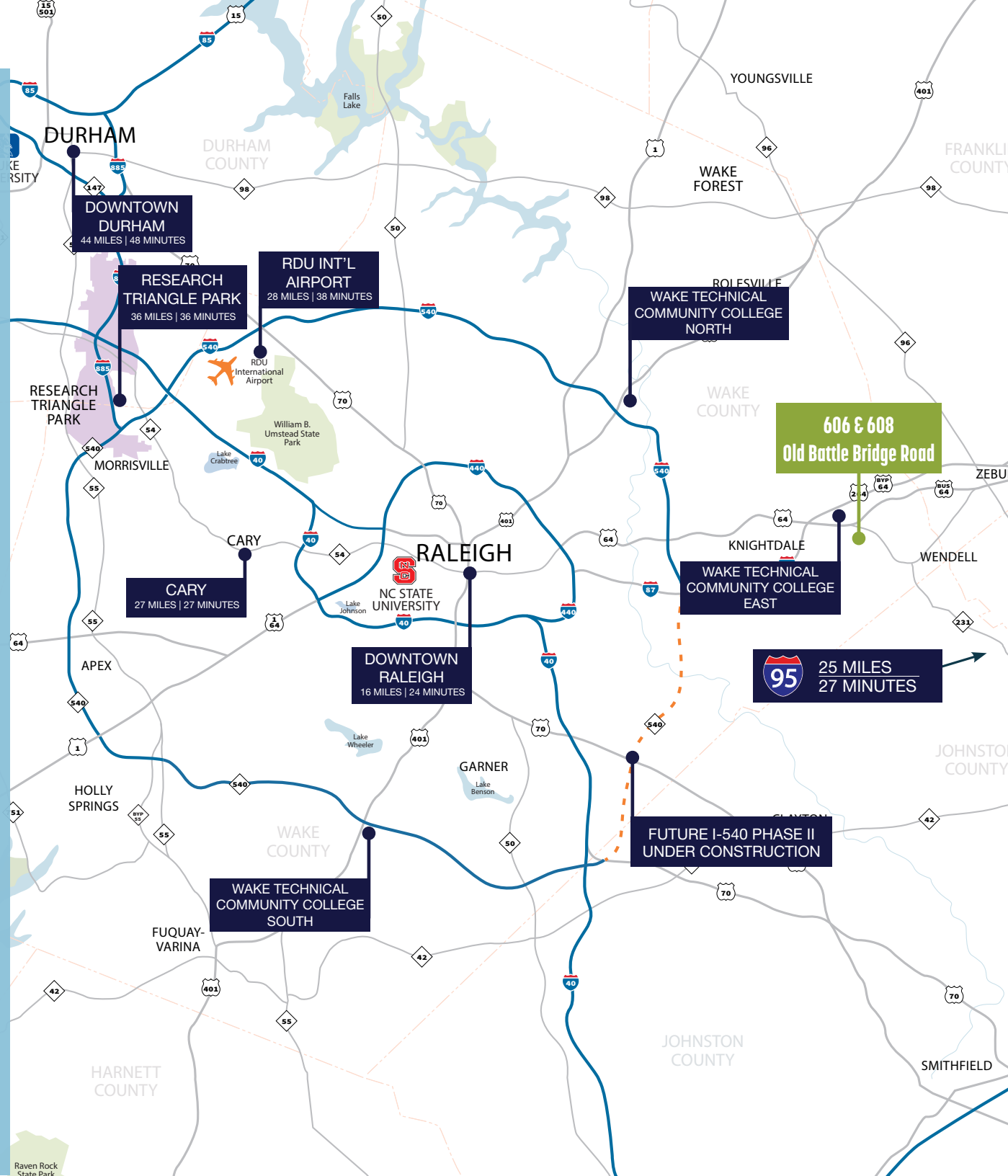
## AIRPORTS

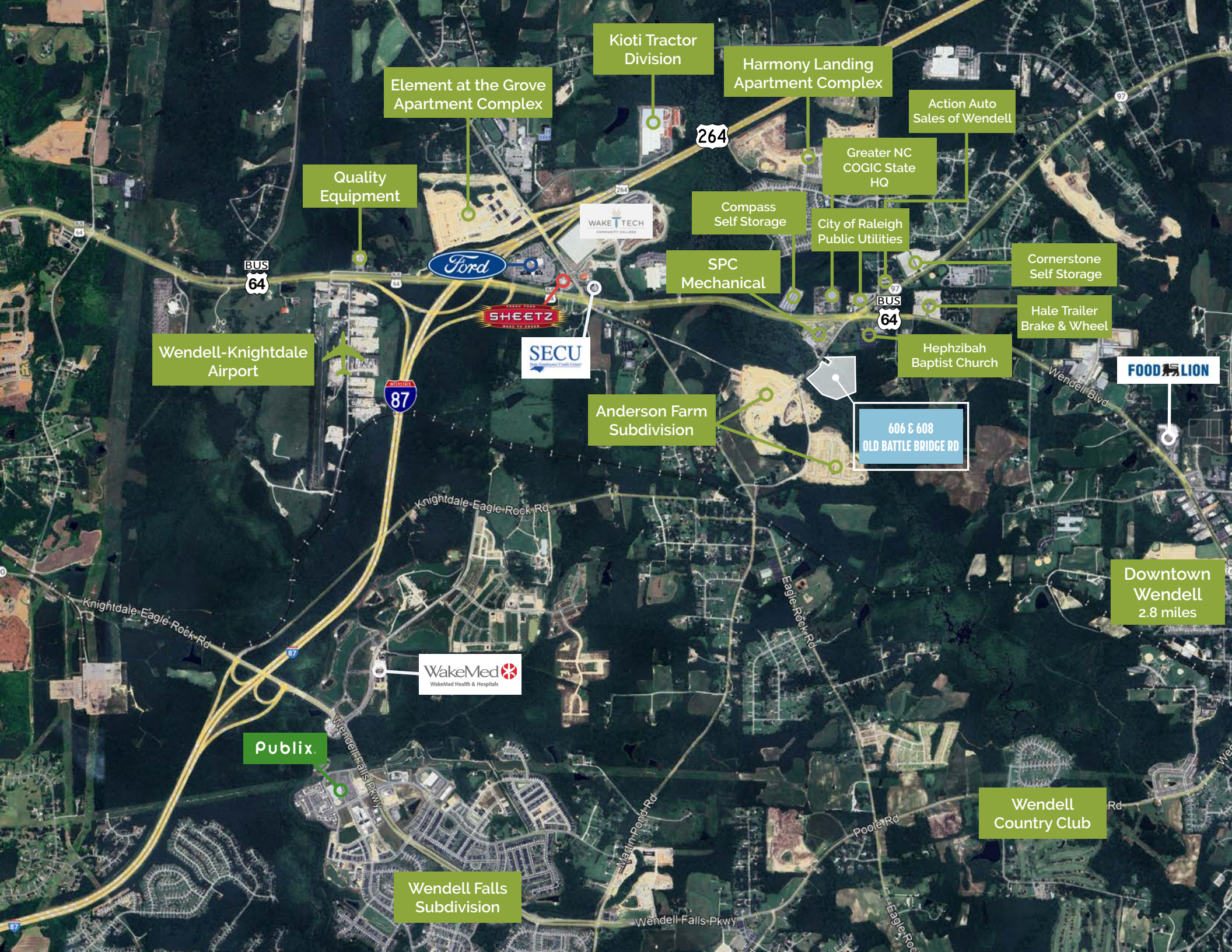
Raleigh Durham International	31.8 Miles
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## FUTURE I-540

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





Kiotti Tractor Division

Harmony Landing Apartment Complex

Element at the Grove Apartment Complex

Action Auto Sales of Wendell

Quality Equipment

264

Greater NC COGIC State HQ

Compass Self Storage

City of Raleigh Public Utilities

Cornerstone Self Storage

SPC Mechanical

Hale Trailer Brake & Wheel

Wendell-Knightdale Airport

SECU

Hephzibah Baptist Church

FOOD LION

Anderson Farm Subdivision

606 & 608 OLD BATTLE BRIDGE RD

Downtown Wendell 2.8 miles

WakeMed  
WakeMed Health & Hospitals

Publix

Wendell Falls Subdivision

Wendell Country Club

Wendell Falls Pkwy

Pooler Rd

Eagle-Rock Rd

Marlin Pond Rd

Knightdale-Eagle-Rock Rd

Eagle-Rock Rd

Knightdale-Eagle-Rock Rd

Wendell Falls Pkwy

BUS 64

87

BUS 64

97

264

Ford

SHEETZ

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](http://WIGEONCP.COM)



*GREENFIELD 27*



*LAURENSFIELD COURT*



*7230 ACC BLVD*



*3300 WATERFIELD DR*

WIGEON   
CAPITAL

NAITRI PROPERTIES

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