

UCC

NORTH INDUSTRIAL CENTER

1624 UNION CROSS ROAD, WINSTON-SALEM, NC 27107



UP TO ±332,500 SF
AVAILABLE Q1 OF 2026

Property Features

Adjacent Tenants	Ziehl Abegg, Herbalife & CAT
Electric	Duke
Natural Gas	PNG
Water	City of Winston-Salem
Waste Water	City of Winston-Salem
Telecom	As needed
Zoning	LI

Building	Building #5	Building #6	Building #7
Total SF	±300,000 SF	±270,000 SF	±50,000 SF
Acres	±20.51	±27.02	±15.91
Delivery Date	TBD	TBD	TBD
Parking	±289	±316	±68
Lease Rate	Call for Rate	Call for Rate	Call for Rate
TICAM	TBD	TBD	TBD
Zoning	LI	LI	LI
Clear Heigh	36’	36’	24’
Loading	±40 Docks	±43 Docks	±10 Docks
Drive-In Doors	TBD	TBD	TBD
Column Spacing	As Needed (Typical)	As Needed (Typical)	As Needed (Typical)
Power	TBD	TBD	TBD

CORPORATE NEIGHBORS



BUILDING 7
50,000± SF

BUILDING 6
270,000± SF

BUILDING 5
300,000± SF

ZIEHL-ABEGG



SITE PLAN

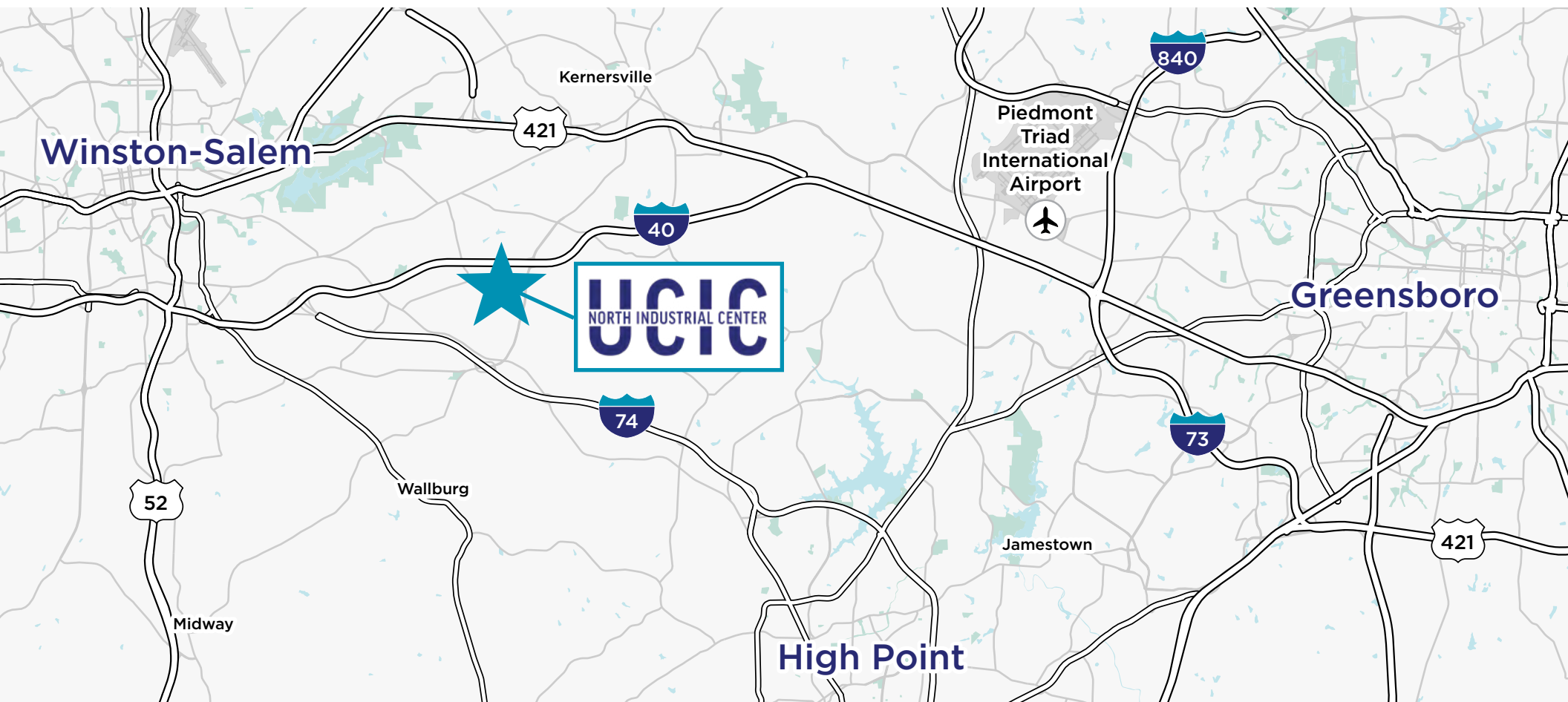


Property Overview

- 99-acre development ready site located in the piedmont triad region of NC
- Electrical, water/sewage, natural gas, and telecommunication infrastructure already onsite
- Site has completed certification process from state of NC
- Site was awarded Austin Consulting/Duke Energy “shovel ready” Site Designation Award for the Food and Beverage Industry
- Phase I ESA, wetlands delineation, threatened and endangered species study, historical and archaeological survey, and geotechnical assessments have been completed

Location Overview

- 100 miles west of Raleigh and 80 miles northeast of Charlotte
- Forsyth County’s largest city and 5th largest city in the state by population
- Companies with HQs in Winston-Salem include Hanesbrands, KrispyKreme, Novant Health, Reynolds American and more
- Winston-Salem is home to different colleges and universities including Wake Forest University, Winston-Salem State University, UNC School of the Arts and Salem College



Access



165,997

Jobs in Winston-Salem



128,660

Resident works in Winston-Salem

AIR

Winston-Salem is served by Piedmont Triad International Airport (about 25 minutes from the downtown area) and Smith Reynolds Airport (just 10 minutes from downtown). Smith-Reynolds offers corporate hangars, Charter service, and repair facilities operated by Landmark Aviation. Raleigh-Durham International airport is about an hour and a half from downtown Winston-Salem and Charlotte Douglass International is about an hour and 15 minutes.

The Piedmont Triad international airport facilities and services include:

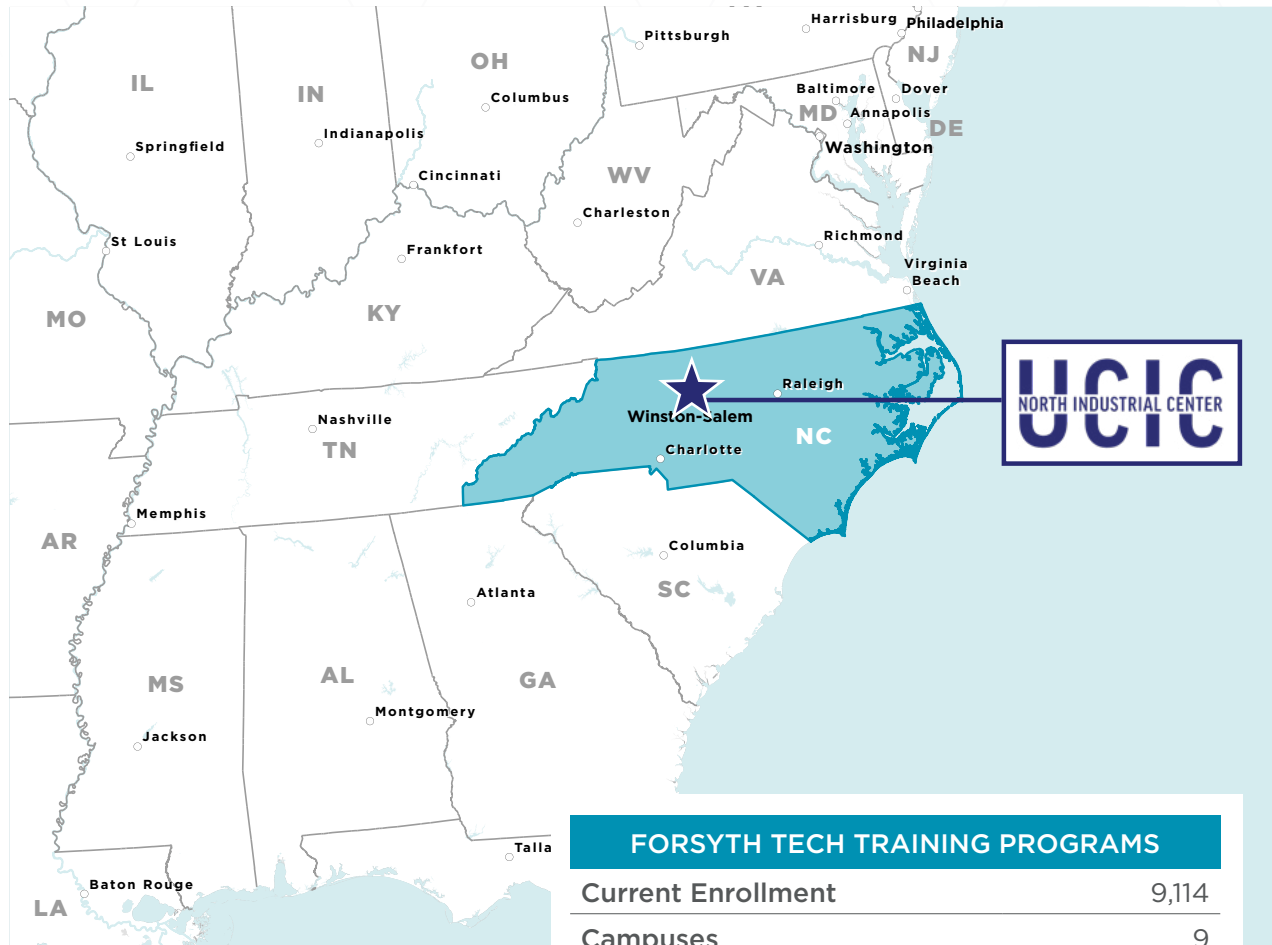
Daily Departures	280
Runways	3
Air Cargo Services	Yes
U.S. Customs Clearance	Yes
Charter Services	Yes

FedEx Mid-Atlantic Hub

FedEx operates its Mid-Atlantic Sorting hub at the Piedmont Triad International Airport. It is the company's fifth U.S. hub. In addition to the new facility, a third 9,000-foot runway has been constructed at PTIA to accommodate the HUB's operation.

RAIL

Winston-Salem Southbound Railway (WSS) connects Norfolk Southern and CSX.



FORSYTH TECH TRAINING PROGRAMS

Current Enrollment	9,114
Campuses	9
Associate Degrees	69
Online Programs	20
Diplomas	25
Certificates	69

* ALL DATA/INFORMATION ON THIS PAGE SUPPLIED BY WSBI



**For More Information,
Please Contact:**

Jason Ofsanko, SIOR
Senior Director
+1 336 812 3300
jason.ofsanko@cushwake.com

Bobby Finch
Executive Director
+1 336 812 3303
bobby.finch@cushwake.com

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