

# UCC

NORTH INDUSTRIAL CENTER

1624 UNION CROSS ROAD, WINSTON-SALEM, NC 27107



UP TO ±300,000 SF  
AVAILABLE Q1 2026

# Property Features

Adjacent Tenants	Ziehl Abegg, Herbalife, Caterpillar, Bunzl, Southern Carlson, Excel Door
Electric	Duke Energy
Natural Gas	Piedmont Natural Gas
Water	City of Winston-Salem
Sewer	City of Winston-Salem
Telecom	AT&T and Spectrum
Zoning	Light Industrial (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	Q1 2026	TBD	Q1 2026
Parking	±289	±316	±68
Lease Rate	Call for Rate	Call for Rate	Call for Rate
TICAM	TBD	TBD	TBD
Zoning	LI	LI	LI
Clear Height	36’	36’	24’
Loading	±40 Docks	±43 Docks	±10 Docks
Drive-In Doors	TBD	TBD	TBD
Column Spacing	50 x 50	50 x 50	50 x 50
Electrical Service	TBD	TBD	TBD



# CORPORATE NEIGHBORS



EXIT 201



BUILDING 7  
50,000± SF

BUILDING 5  
300,000± SF

BUILDING 6  
270,000± SF



Temple School Rd

High Point Rd

EXIT 59

Union Cross Rd

Union Cross Rd

High Point Rd

High Point Rd

Ridgewood Rd

FUTURE WINSTON SALEM LOOP



## SITE PLAN



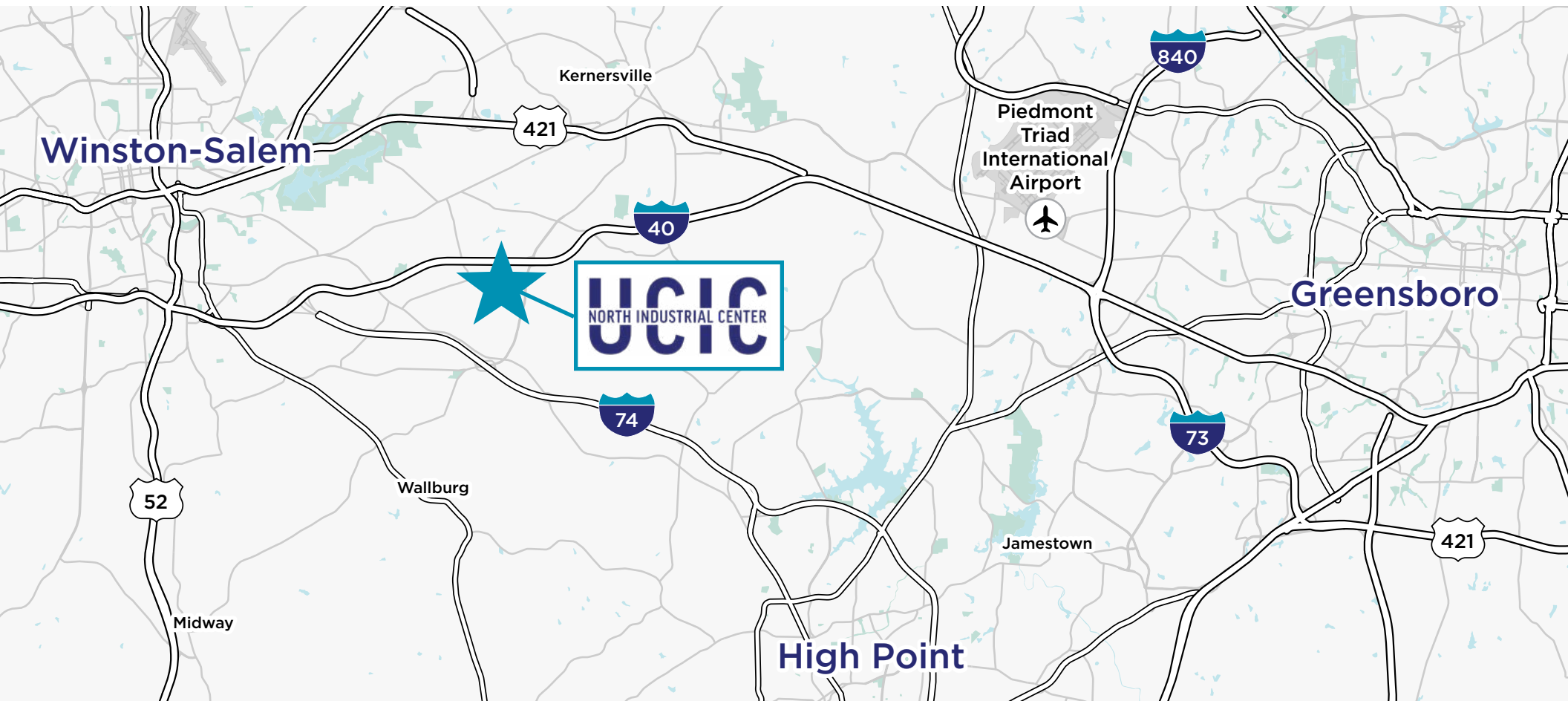


## Property Overview

- 99-acre development ready site located in the Piedmont Triad Region of North Carolina.
- Electrical, water/sewage, natural gas, and telecommunication infrastructure onsite.
- 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.
- Winston-Salem is Forsyth’s largest city and North Carolina’s 5th largest in population.
- Companies with HQs in Winston-Salem include Hanesbrands, KrispyKreme, Novant Health, Reynolds American and others.
- Winston-Salem is home to Wake Forest University, Winston-Salem State University, UNC School of the Arts and Salem College.





## Area Overview



**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. 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:

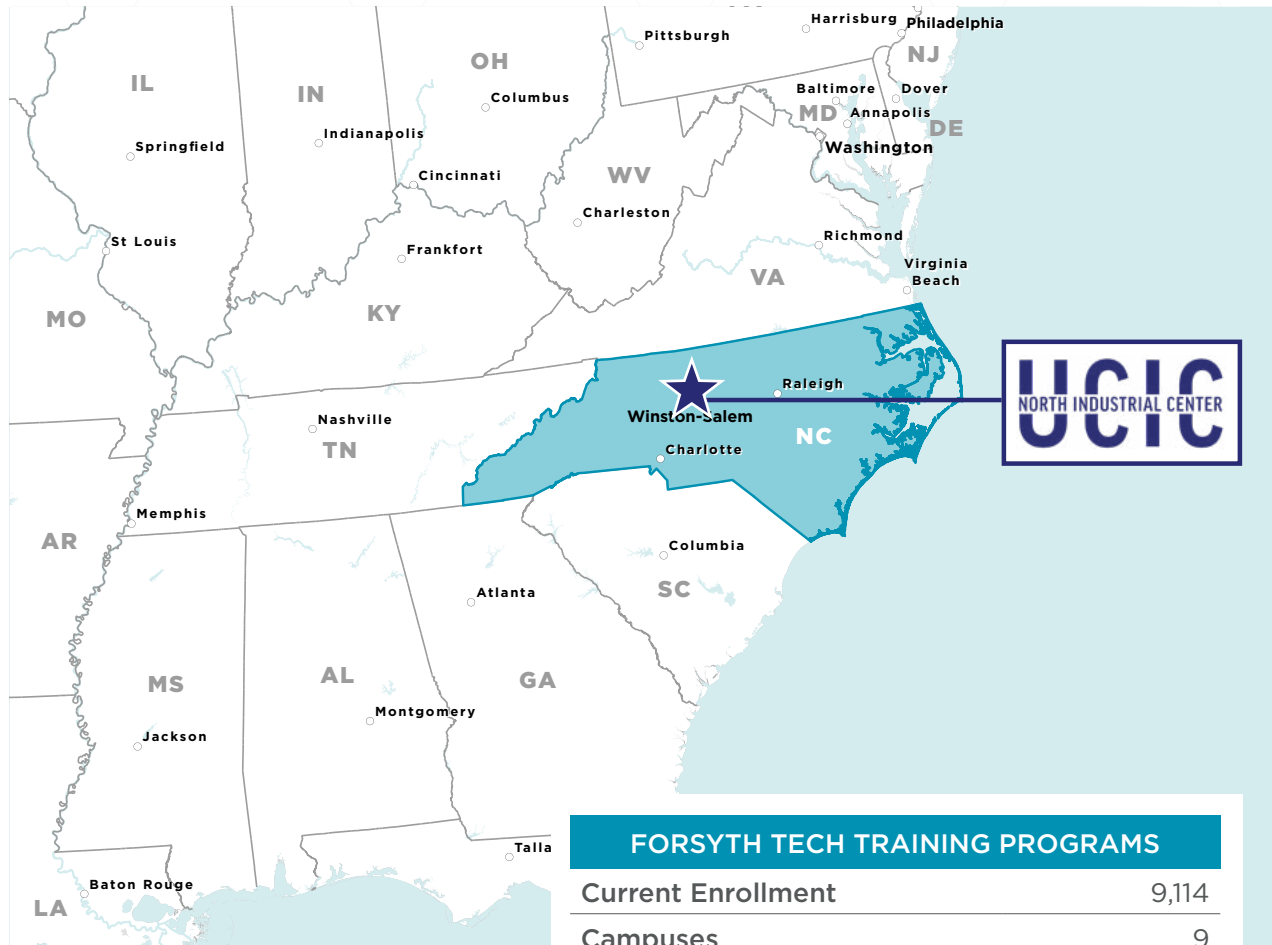
Daily Departures	280
Runways	3
Air Cargo Services	Yes
U.S. Customs Clearance	Yes
Charter Services	Yes

### 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





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