

# 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

Union Cross Rd

High Point Rd

EXIT 59

Union Cross Rd

High Point Rd

Ridgewood Rd

FUTURE WINSTON SALEM LOOP



## SITE PLAN

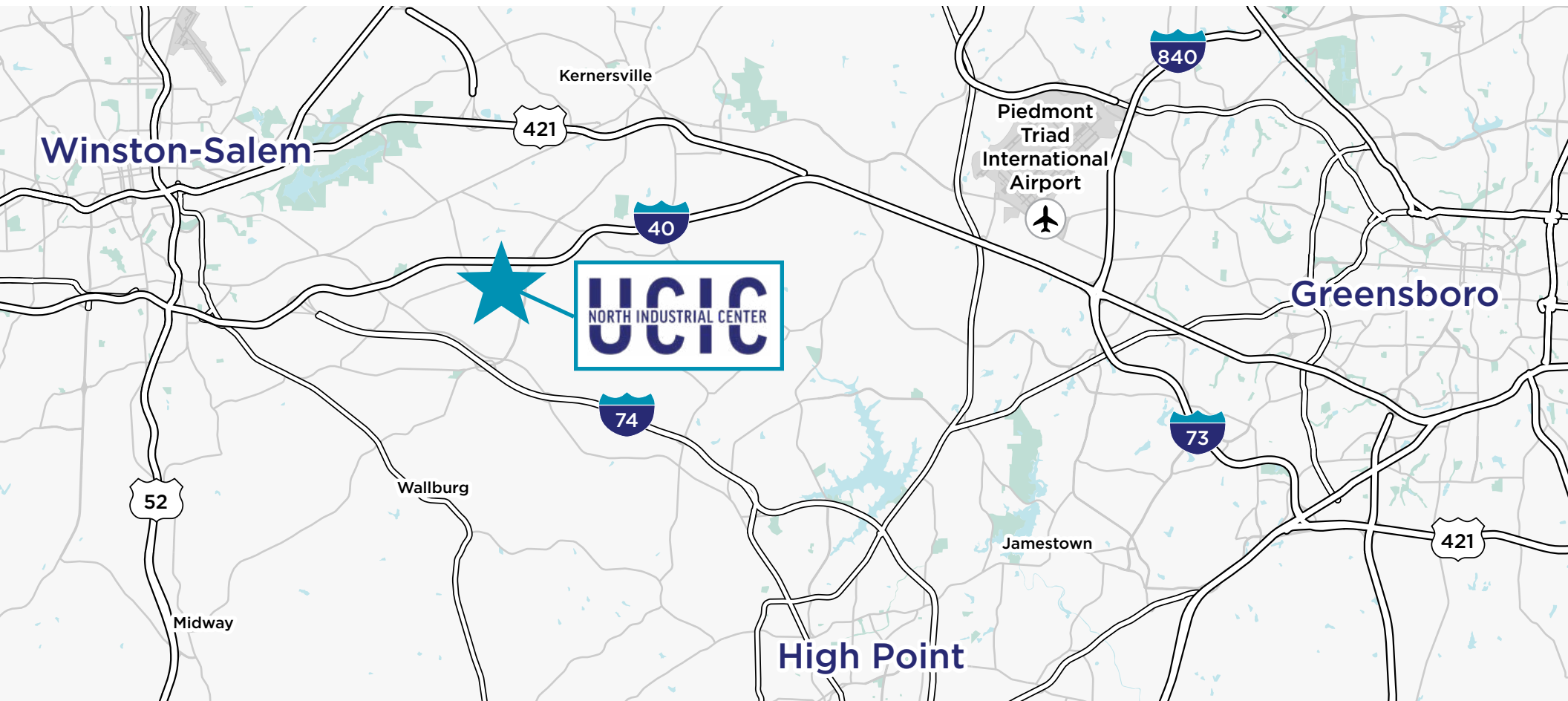


## Property Overview

- 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:

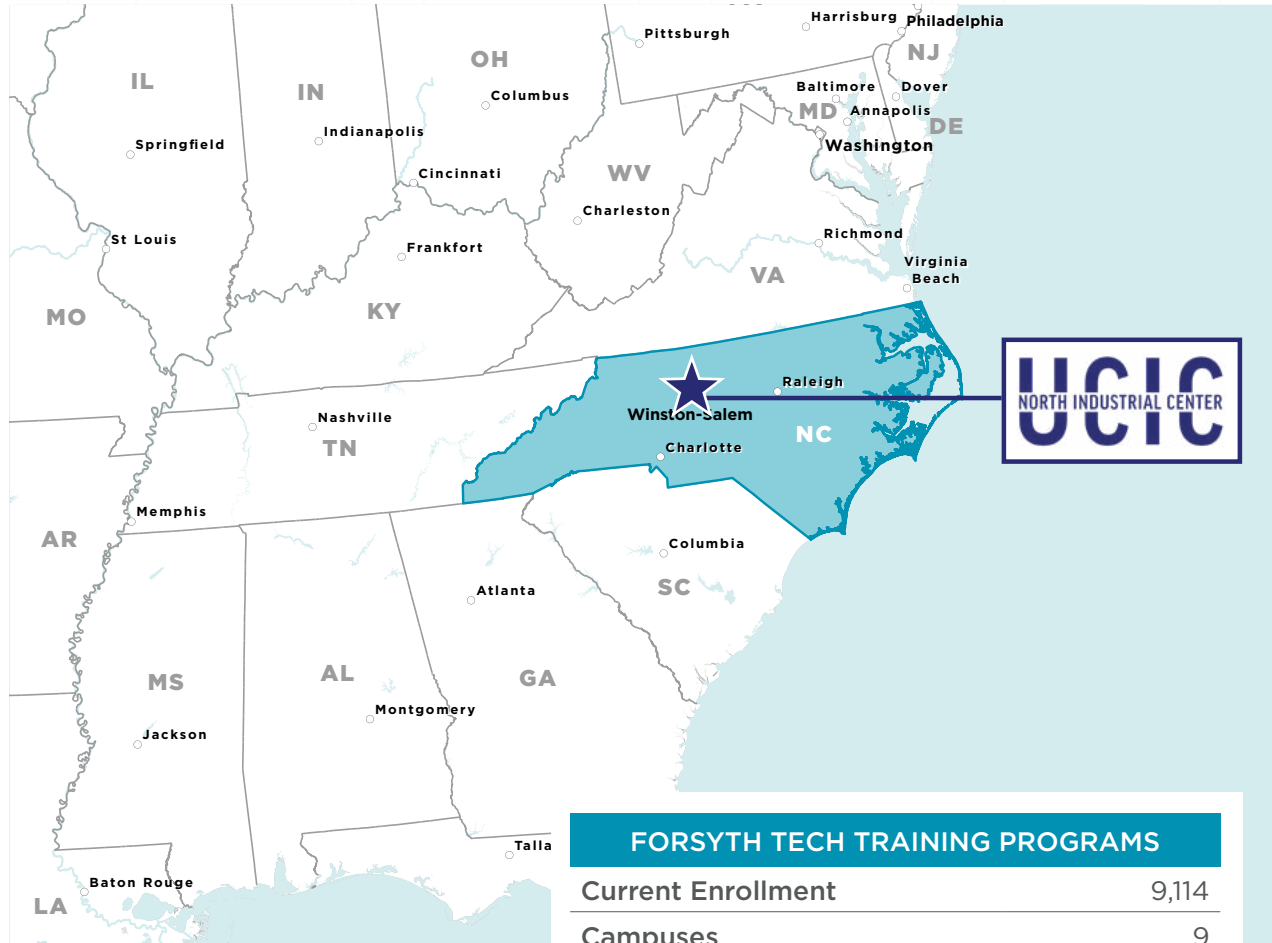
Daily Departures	280
Runways	3
Air Cargo Services	Yes
U.S. Customs Clearance	Yes
Charter Services	Yes

### 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





**For More Information,  
Please Contact:**

**Jason Ofsanko, SIOR**  
Managing Director  
+1 336 812 3300  
[jason.ofsanko@cushwake.com](mailto:jason.ofsanko@cushwake.com)

**Bobby Finch**  
Executive Director  
+1 336 812 3303  
[bobby.finch@cushwake.com](mailto:bobby.finch@cushwake.com)

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.