



# PIEDMONT

## COMMERCE CENTER

1605 PIEDMONT COMMERCE DRIVE | KERNERSVILLE, NC  
± 94,454 SF AVAILABLE FOR LEASE



**BUILDING 4**  
±94,454 SF AVAILABLE  
TOTAL BUILDING: ±312,361 SF

FOR MORE INFORMATION, PLEASE CONTACT

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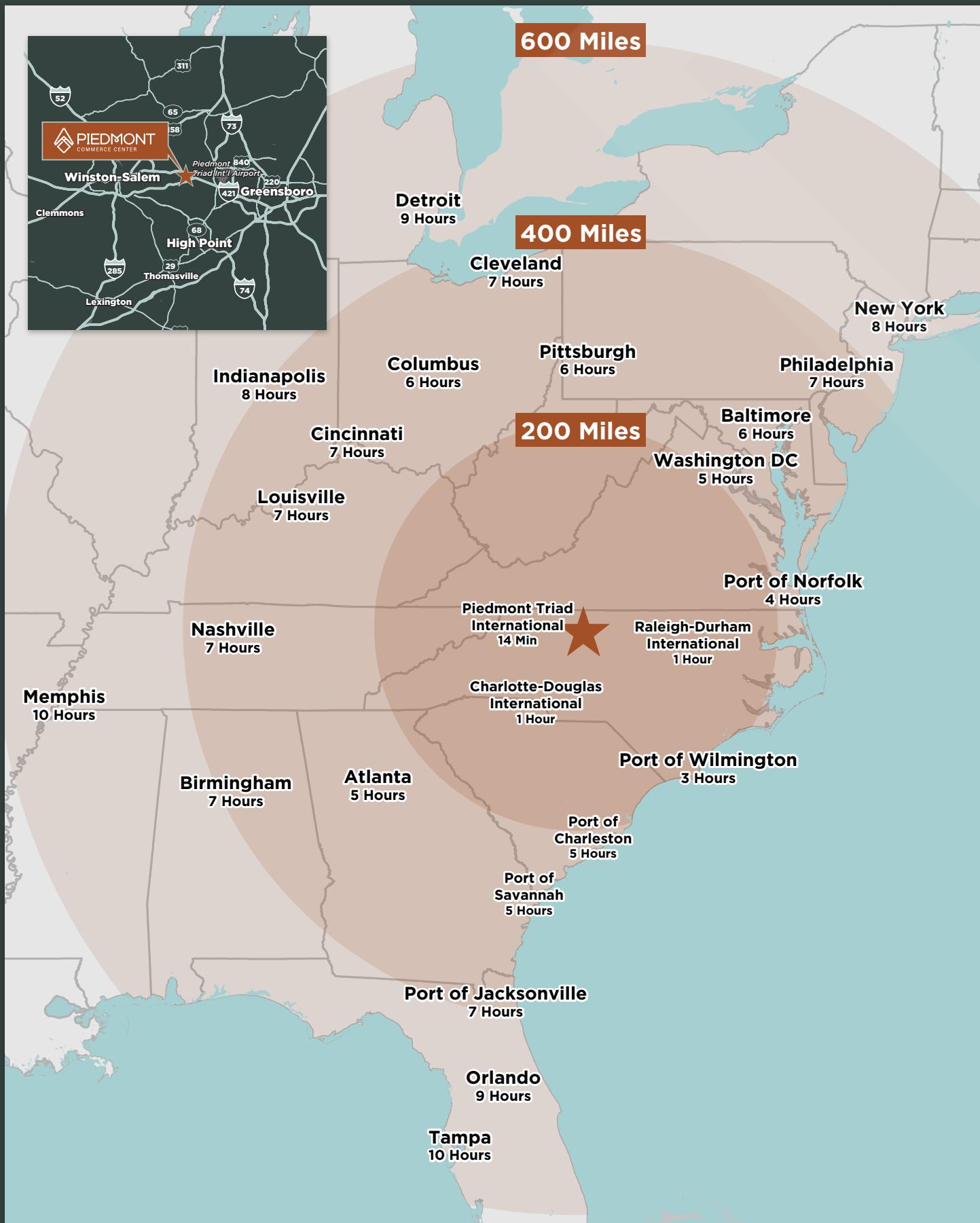
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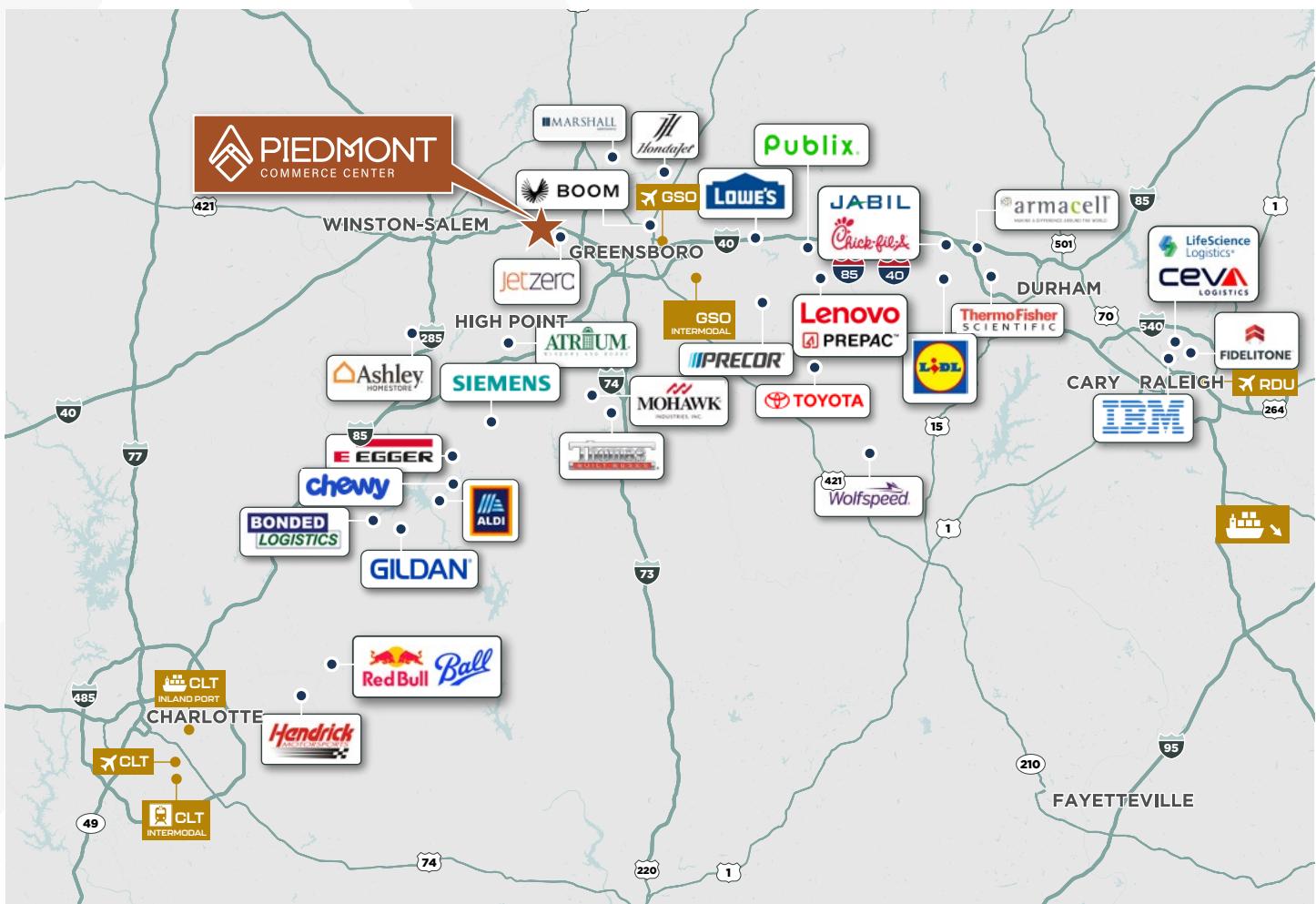
 **NorthPoint**<sup>TM</sup>  
DEVELOPMENT

 **CUSHMAN &**  
**WAKEFIELD**

# PROPERTY LOCATION



# CORPORATE NEIGHBORS



## SITE ADVANTAGES

- Piedmont Commerce Center enjoys a strategic location easily accessible and well-connected to six major interstates, five major east coast seaports, and three international airports.
- All four newly constructed buildings are modern and energy-efficient with easily maneuverable truck courts and onsite trailer parking making the park well suited for all facets of warehousing and distribution operations.
- Centrally located in the Greensboro, Winston-Salem and High Point MSA, Piedmont Commerce Center draws from the most highly skilled and educated workforce in North Carolina's most business-friendly region.
- Lower city and county taxes help reduce the overall cost of doing business to maximize profitability and competitiveness.
- About NorthPoint Development Established in 2012, NorthPoint Development is a privately held real estate operating company specializing in developing, leasing, and managing Class A industrial and multi-family properties. We invest alongside our partners through various fund and venture structures to develop industrial and multi-family assets. We differentiate ourselves with a data-driven approach to site acquisitions and a high level of technical expertise in engineering, architecture, and construction. Through our in-house suite of services, NorthPoint can provide end-to-end expertise, leading to expedited solutions. Today, the company is part of a network of eleven companies with a logistics focus and an emphasis on a factory-to-front-door approach.

# MASTER PLAN



# BUILDING 4 SPECS

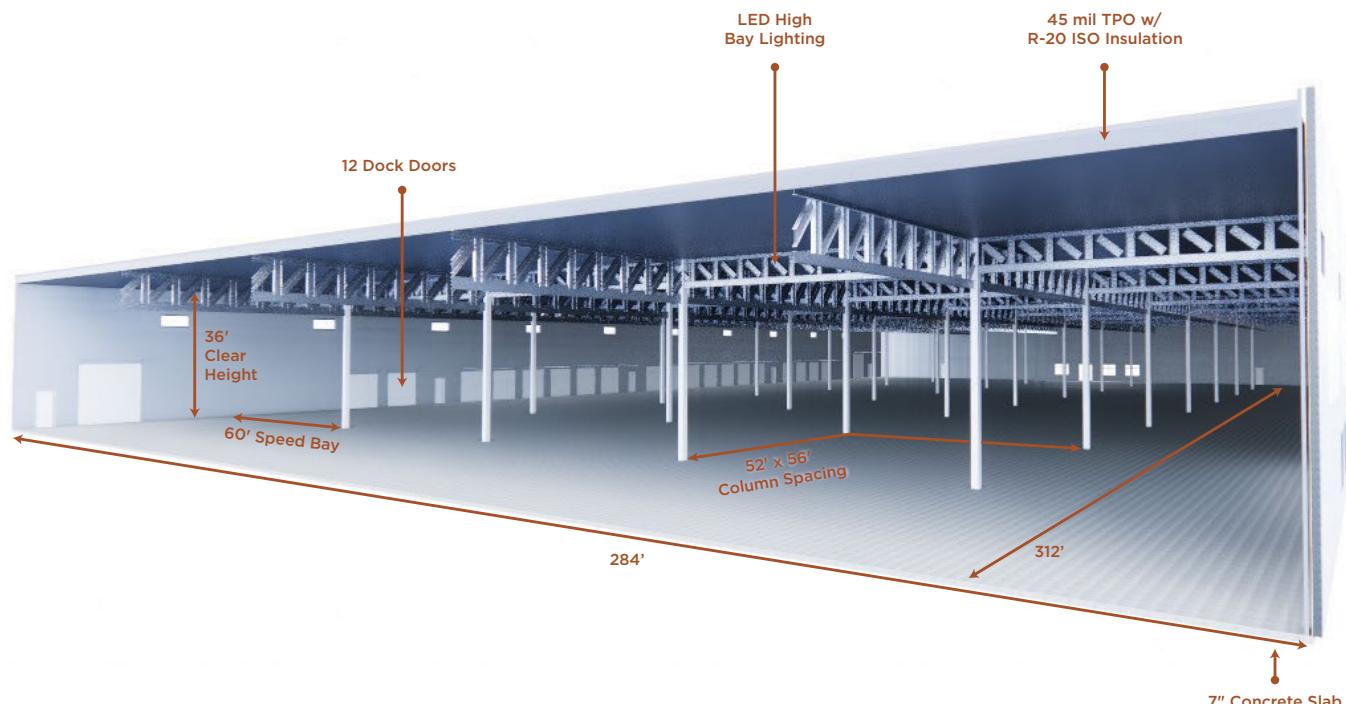


Spec Office Space	1,797 SF
Car Parking	70
Building Depth	284'
Column Spacing	52' x 56' w/ 60' Speed Bays
Dock Doors	12 (6 Future)
Electric	600 Amp, 480V 3-phase
Floor Slab	7" Non-reinforced Concrete, 4,000 PSI
Truck Court	130' (185' with Trailer Parking)
Lighting	LED with Motion Sensors, 30 FC Average; Measured at 30" AFF
Construction	100% Tilt Up Concrete
Sprinkler System	ESFR
HVAC	50° at ASHRAE Minimum per Region, 0.25 AC/HR

# INSIDE LOOK

1605 PIEDMONT COMMERCE DRIVE

94,454 SF



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