



UNION CROSS INDUSTRIAL CENTER

WINSTON-SALEM, NC



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)

Transportation

- Less than 1 mile to I-40 and less than 2 miles to I-74
- Less than 2 miles to Future Winston Salem Urban Loop interchange via I-40
- 15 minutes from Piedmont Triad International Airport
- 5 Minutes from Smith-Reynolds Airport

Building	4245 Envision Dr Under Construction	Building #6 Proposed	Building #7 Proposed
Total SF	±300,000 SF	±270,000 SF	±50,000 SF
Acres	±21.70	±27.02	±12.80
Parking	±130	±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'	28'
Loading	±54 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



SITE PLAN



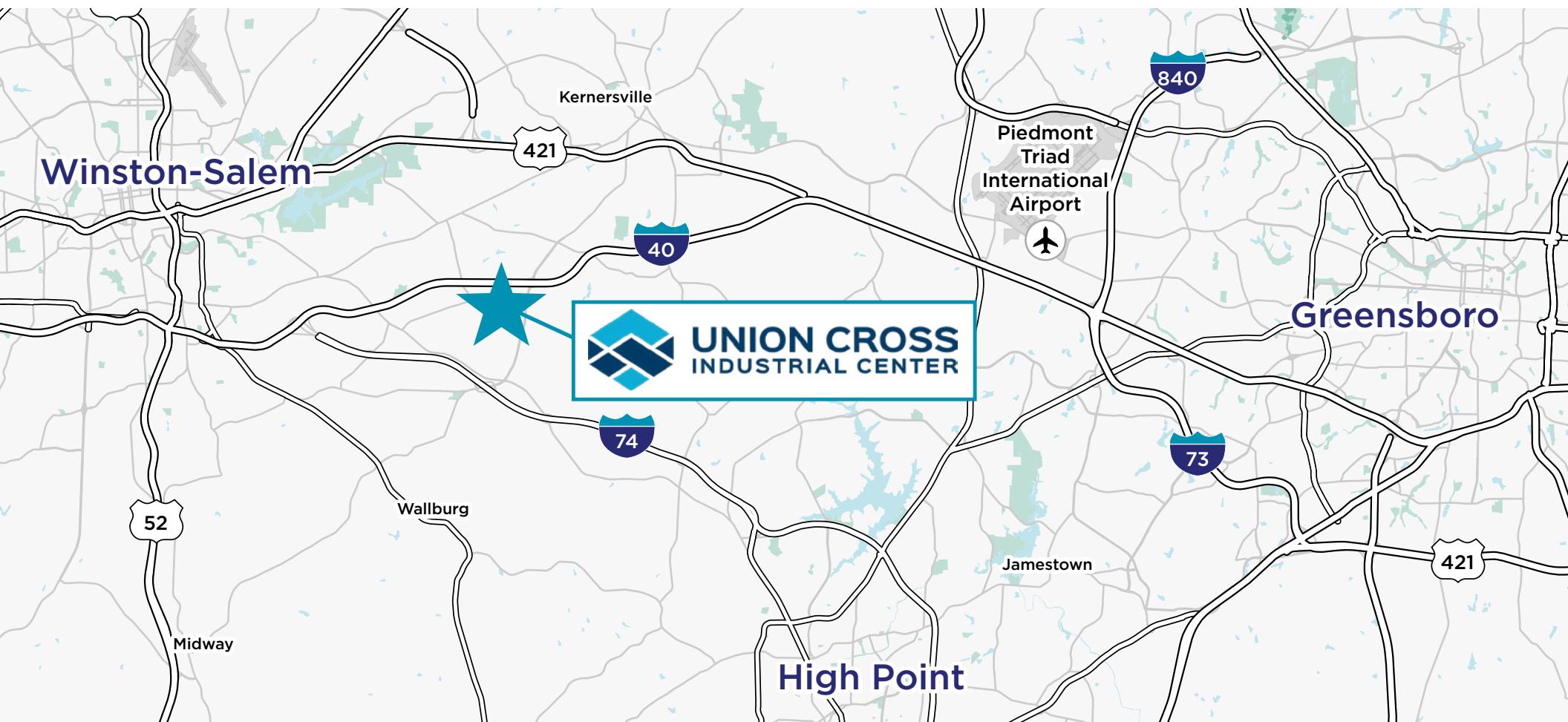
This is a preliminary site plan based on limited information and therefore may not reflect final site features. No site research has been conducted. Site conditions may change significantly.

Property Overview

- Electrical, water/sewage, natural gas, and telecommunication infrastructure onsite.
- 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, Truliant Federal Credit Union, 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.





**For More Information,
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