



# PARK AT 74

80 & 84 BUSINESS PARK DRIVE, WINSTON SALEM, NC



## Property Features

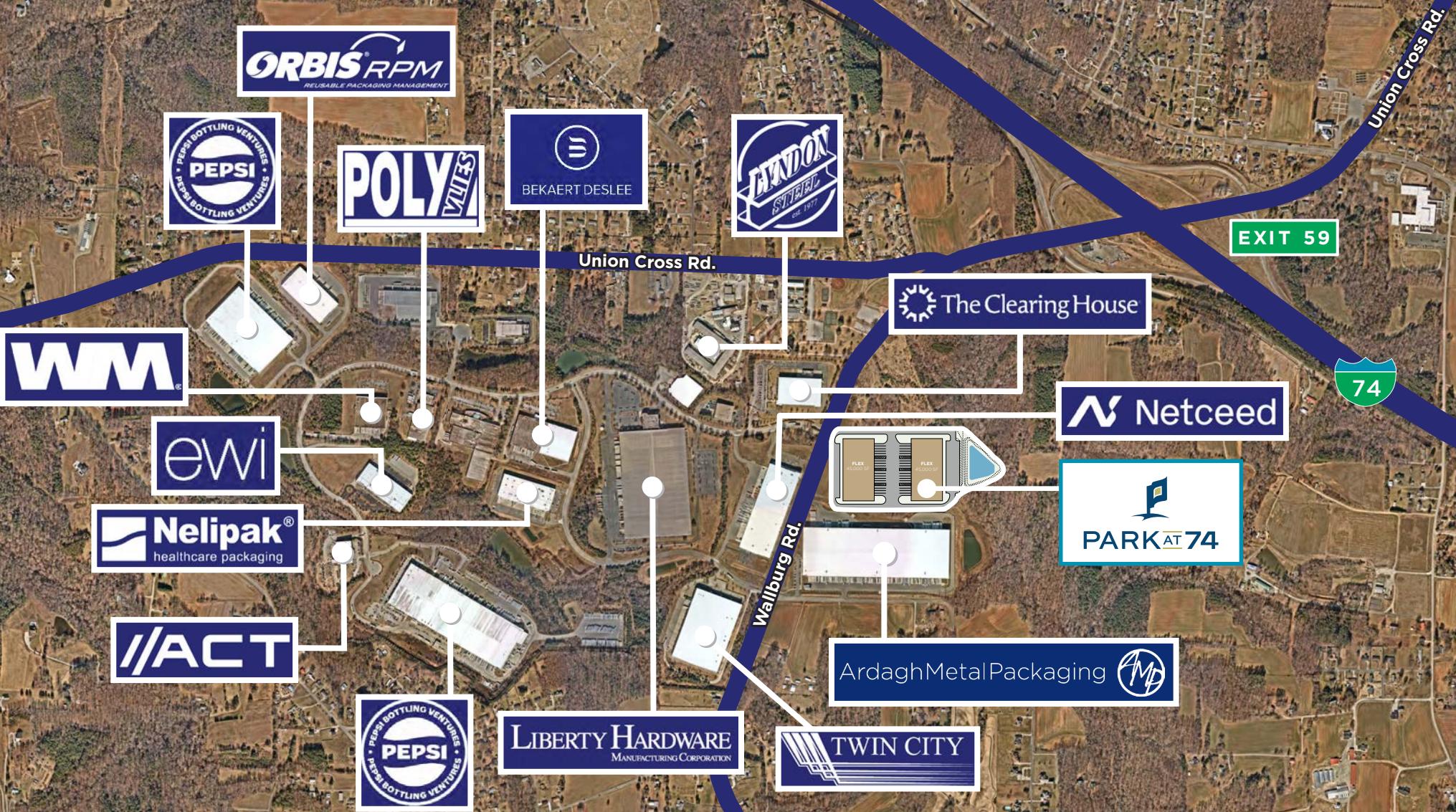
|                         |  |
|-------------------------|--|
| <b>Adjacent Tenants</b> | Ardagh Metal Beverage, Netceed, Pepsi, Liberty Hardware                                    |
| <b>Electric</b>         | Duke Energy  |
| <b>Natural Gas</b>      | PNG: 6" line adjacent to site w/60 psi of capacity   |
| <b>Water</b>            | City of Winston-Salem: 16" line at site boundary with average capacity of 91 MGD           |
| <b>Waste Sewer</b>      | City of Winston-Salem: 15" line (gravity) at site boundary with average capacity of 51 MGD |
| <b>Telecom</b>          | AT&T: Fiber and T-1 lines available at the site  |
| <b>Zoning</b>           | 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                  | 80 Business Park            | 84 Business Park            |
|---------------------------|-----------------------------|-----------------------------|
| <b>Total SF</b>           | ±45,000 SF (will subdivide) | ±45,000 SF (will subdivide) |
| <b>Delivery Date</b>      | Q3/Q4 2026                  | Q3/Q4 2026                  |
| <b>Parking</b>            | ±48 Spaces                  | ±48 Spaces                  |
| <b>Lease Rate</b>         | Call For Rate               | Call For Rate               |
| <b>TICAM</b>              | TBD                         | TBD                         |
| <b>Zoning</b>             | LI                          | LI                          |
| <b>Clear Height</b>       | 24'                         | 24'                         |
| <b>Loading</b>            | 10 (5 knock out panels)     | 10 (5 knock out panels)     |
| <b>Drive-In Doors</b>     | (TBD)                       | (TBD)                       |
| <b>Column Spacing</b>     | 60' x 50'                   | 60' x 50'                   |
| <b>Electrical Service</b> | Two (2) 30 MVA banks        | Two (2) 30 MVA banks        |

# CORPORATE NEIGHBORS



# SITE PLAN

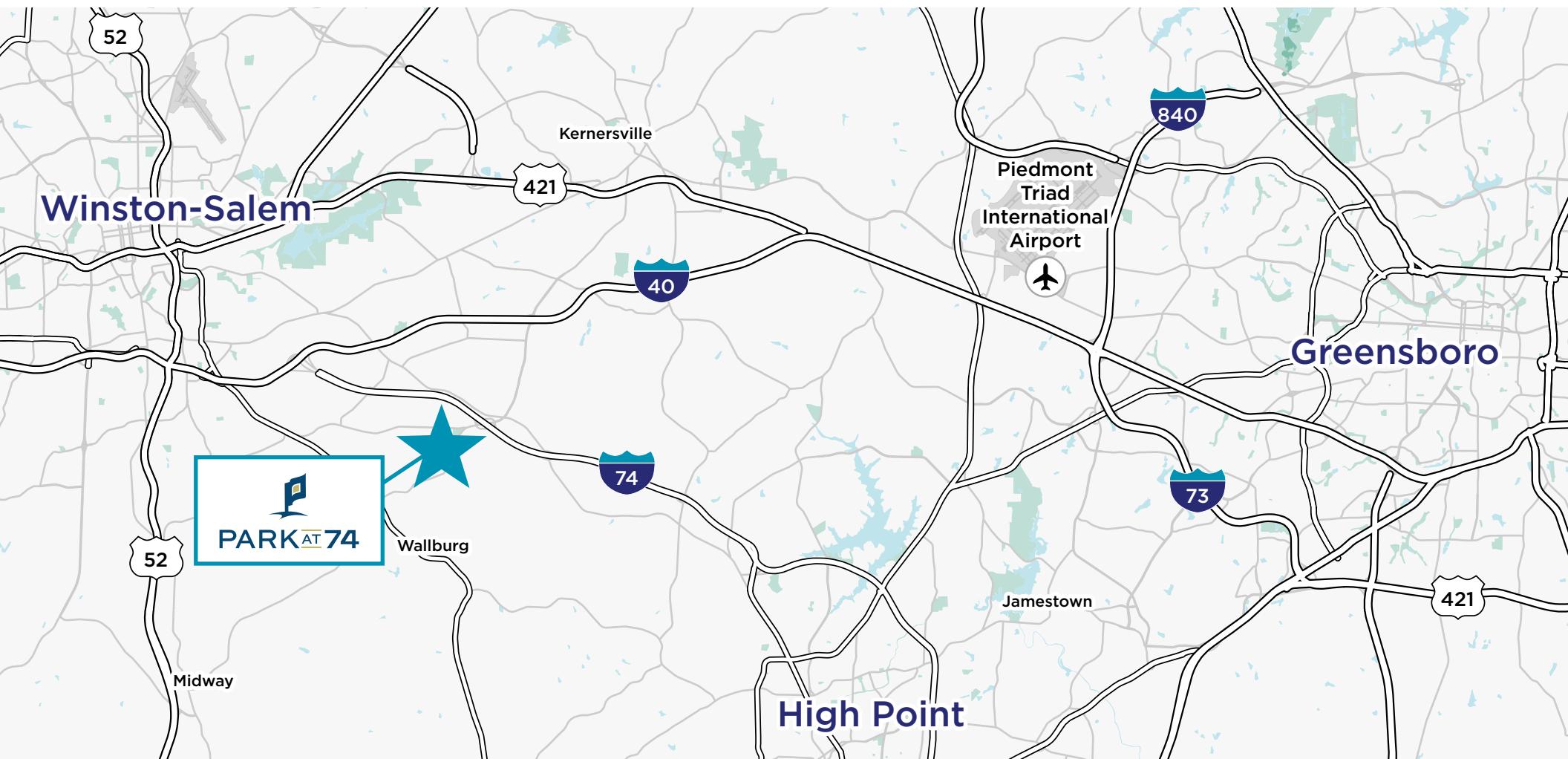


## Property Overview

- 42-acre development ready site located in the Piedmont Triad Region of North Carolina.
- Class A flex buildings that can be subdivided.

## 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, 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.





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