



VIEW
ADDITIONAL PHOTOS



VIEW VIDEO

PARK AT 74

±9,000 - 90,000 SF
Available Q1 2027



80 & 84 BUSINESS PARK DRIVE
WINSTON-SALEM, NC 27284



PROPERTY HIGHLIGHTS

FEATURES

ADJACENT TENANTS	Ardagh Metal Beverage, Netceed, Pepsi, Liberty Hardware
ELECTRIC	Duke Energy
NATURAL GAS	PNG: 6" line adjacent to site w/60 psi of capacity
WATER	City of Winston-Salem: 16" line at site boundary with average capacity of 91 MGD
WASTE SEWER	City of Winston-Salem: 15" line (gravity) at site boundary with average capacity of 51 MGwvD
TELECOM	AT&T: Fiber and T-1 lines available at the site
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

15 Minutes from Smith Reynolds Airport

BUILDING	80 BUSINESS PARK	84 BUSINESS PARK
Total SF	±45,000 SF (Divisible by ±9,000 SF)	±45,000 SF (Divisible by ±9,000 SF)
Delivery Date	Q1 2027	Q1 2027
Parking	±48 Spaces	±48 Spaces
Lease Rate	Call For Rate	Call For Rate
TICAM	TBD	TBD
Zoning	LI	LI
Clear Height	24'	24'
Loading	10 (5 knock out panels)	10 (5 knock out panels)
Drive-In Doors	TBD	TBD
Column Spacing	60' x 50'	60' x 50'
Electrical Service	Two (2) 30 MVA banks	Two (2) 30 MVA banks

SITE PLAN



80 & 84 BUSINESS PARK DRIVE | AVAILABLE Q1 2027 ±9,000 - 90,000 SF



PROPERTY OVERVIEW

42-acre development ready site located in the Piedmont Triad Region of North Carolina.

Class A flex buildings that can be subdivided.

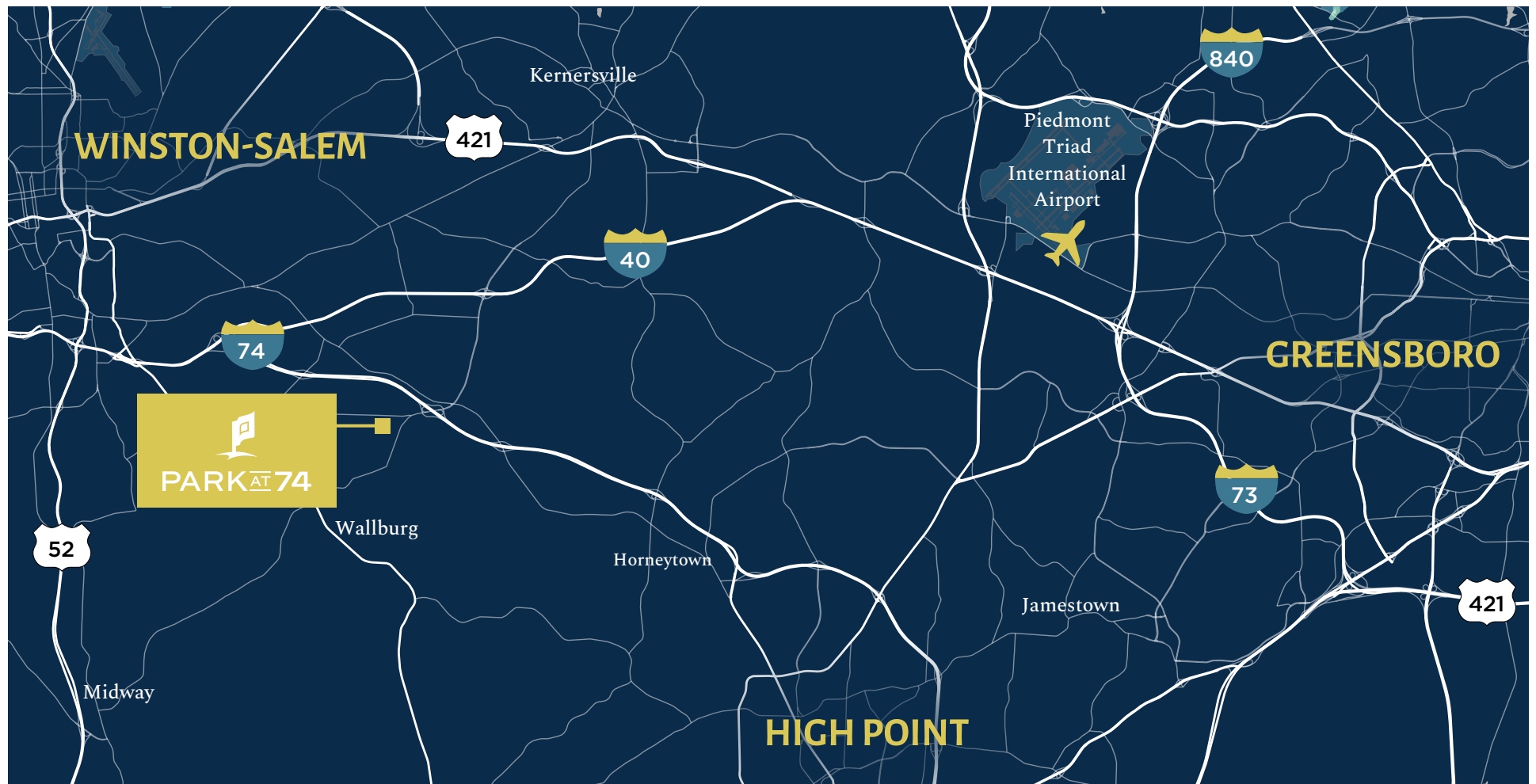
LOCATION OVERVIEW

100 miles west of Raleigh and 80 miles northeast of Charlotte.

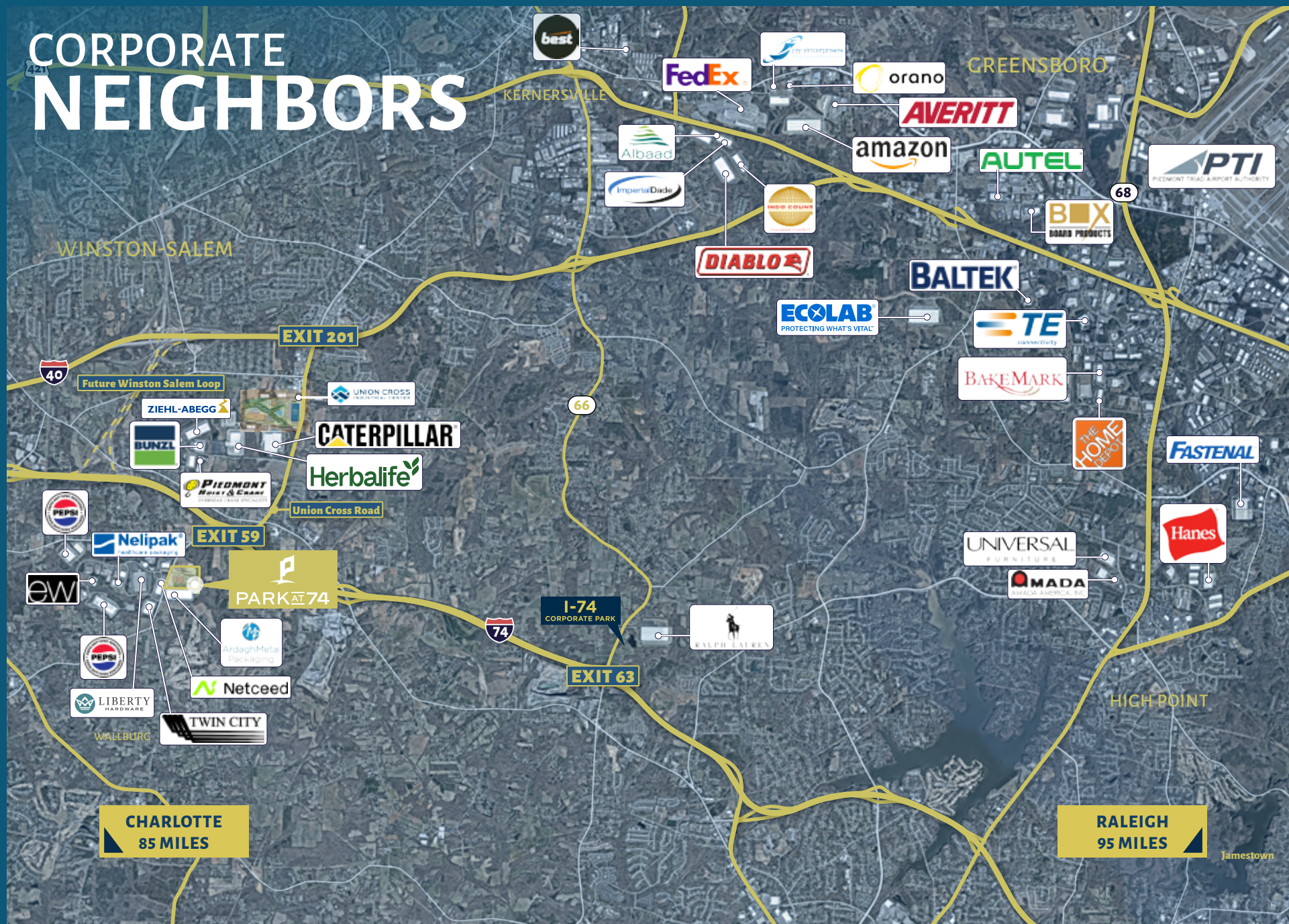
Winston-Salem is Forsyth's largest city and North Carolina's 5th largest in population.

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.



CORPORATE NEIGHBORS





PARK AT 74

For More Information,
Please Contact:

JASON OFSANKO

Executive Director

+1 336 812 3300

jason.ofsanko@cushwake.com

BOBBY FINCH

Executive Managing Director

+1 336 812 3303

bobby.finch@cushwake.com



©2026 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.