



PARK AT 74

80 & 84 BUSINESS PARK DRIVE, WINSTON SALEM, NC



**TWO 45,000 SF BUILDINGS
AVAILABLE Q3/Q4 2026**

Property 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 MGD
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
- 5 Minutes from Smith Reynolds Airport

Building	80 Business Park	84 Business Park
Total SF	±45,000 SF (will subdivide)	±45,000 SF (will subdivide)
Delivery Date	Q3/Q4 2026	Q3/Q4 2026
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

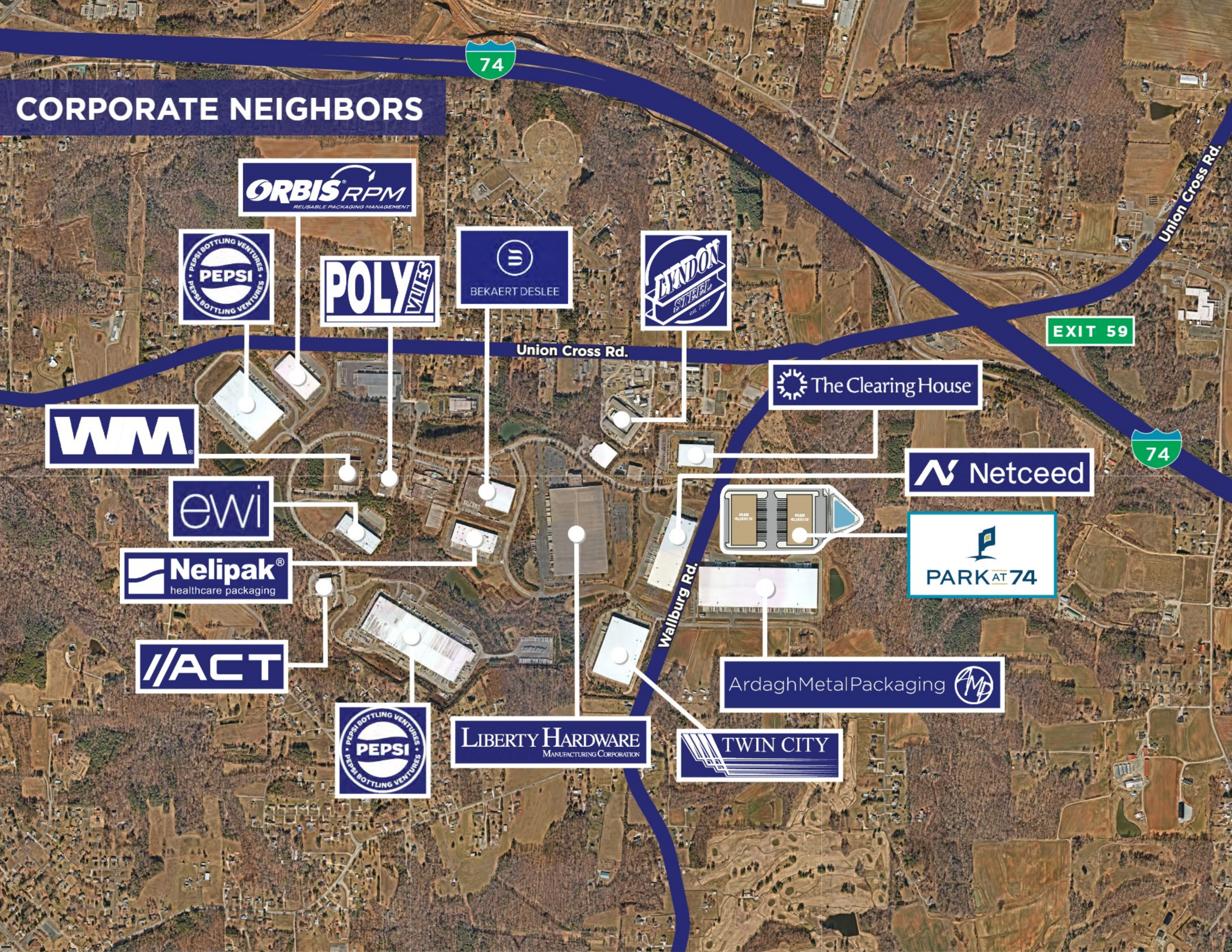
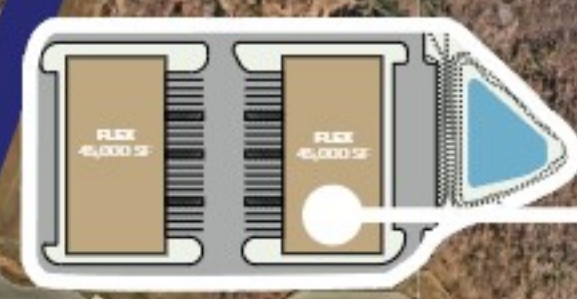
CORPORATE NEIGHBORS



EXIT 59

Union Cross Rd.

Wallburg Rd.



SITE PLAN

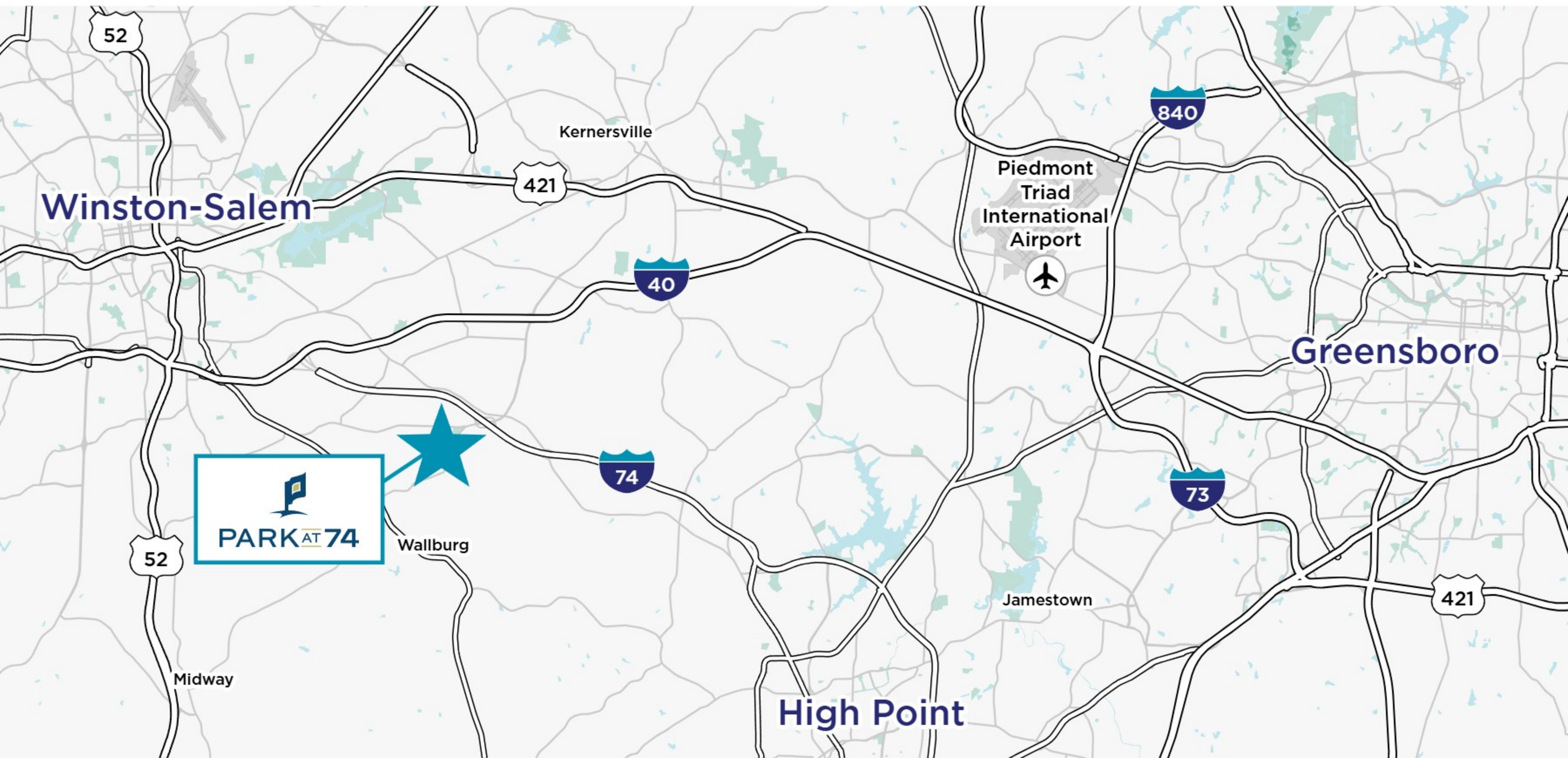


Property Overview

- 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.





**For More Information,
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