

EPIC

ENTERPRISE PARK

80 & 84 BUSINESS PARK DRIVE, WINSTON SALEM, NC 27101



45K 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

Building	80 Business Park	84 Business Park
Total SF	±45,000 SF	±45,000 SF
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	(can be added)	(can be added)
Column Spacing	As Needed (Typical)	As Needed (Typical)
Electrical Service	Two (2) 30 MVA banks	Two (2) 30 MVA banks

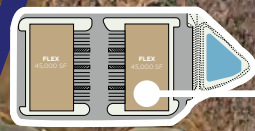
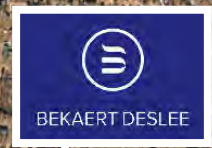
CORPORATE NEIGHBORS



EXIT 59

Union Cross Rd.

Wallburg Rd.



SITE PLAN

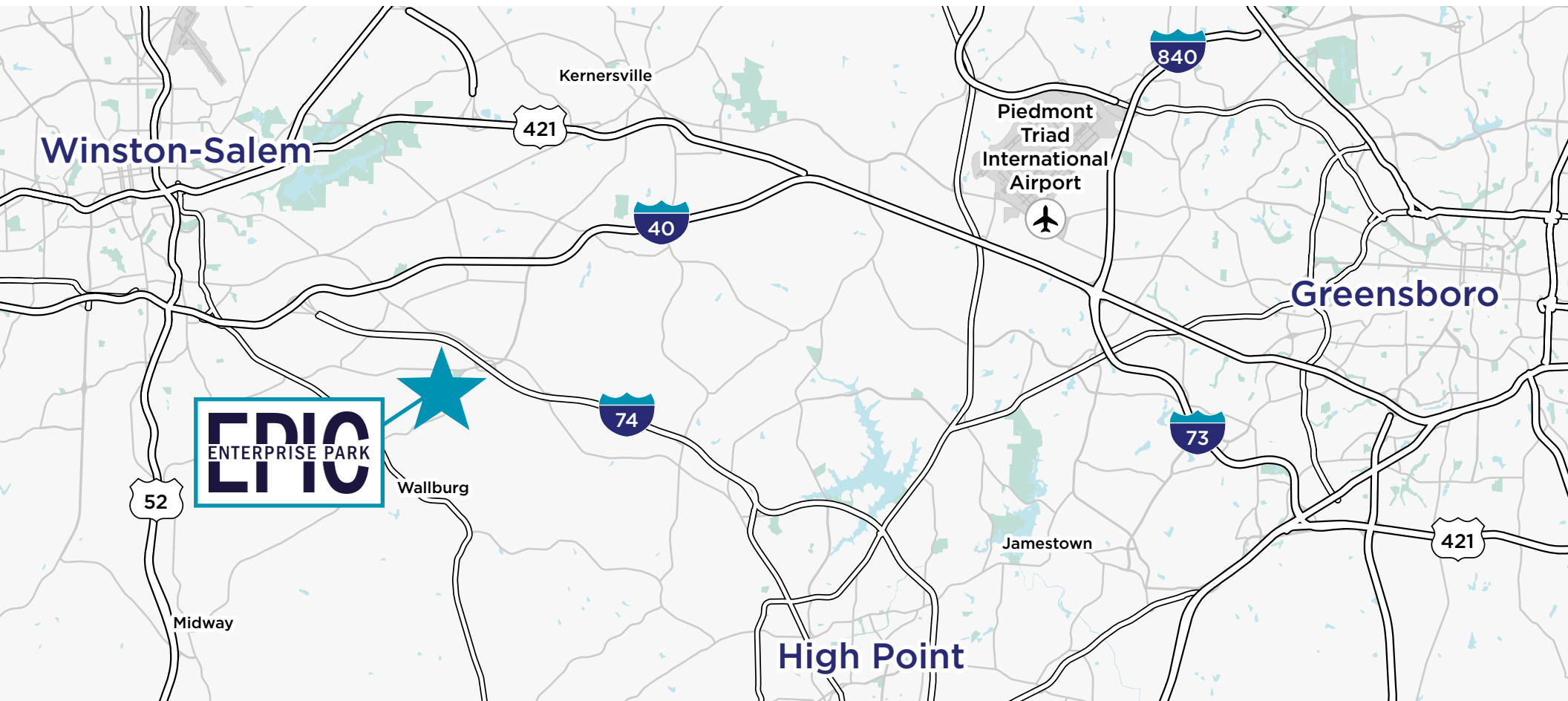


Property Overview

- 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, KrispyKreme, 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.



Area Overview



305,316

Jobs in Winston-Salem



325,504

Resident works in Winston-Salem

AIR

Winston Salem is served by Piedmont Triad International Airport, about 15 minutes from property and Smith Reynolds Airport, about 10 minutes.

The Piedmont Triad international airport facilities and services include:

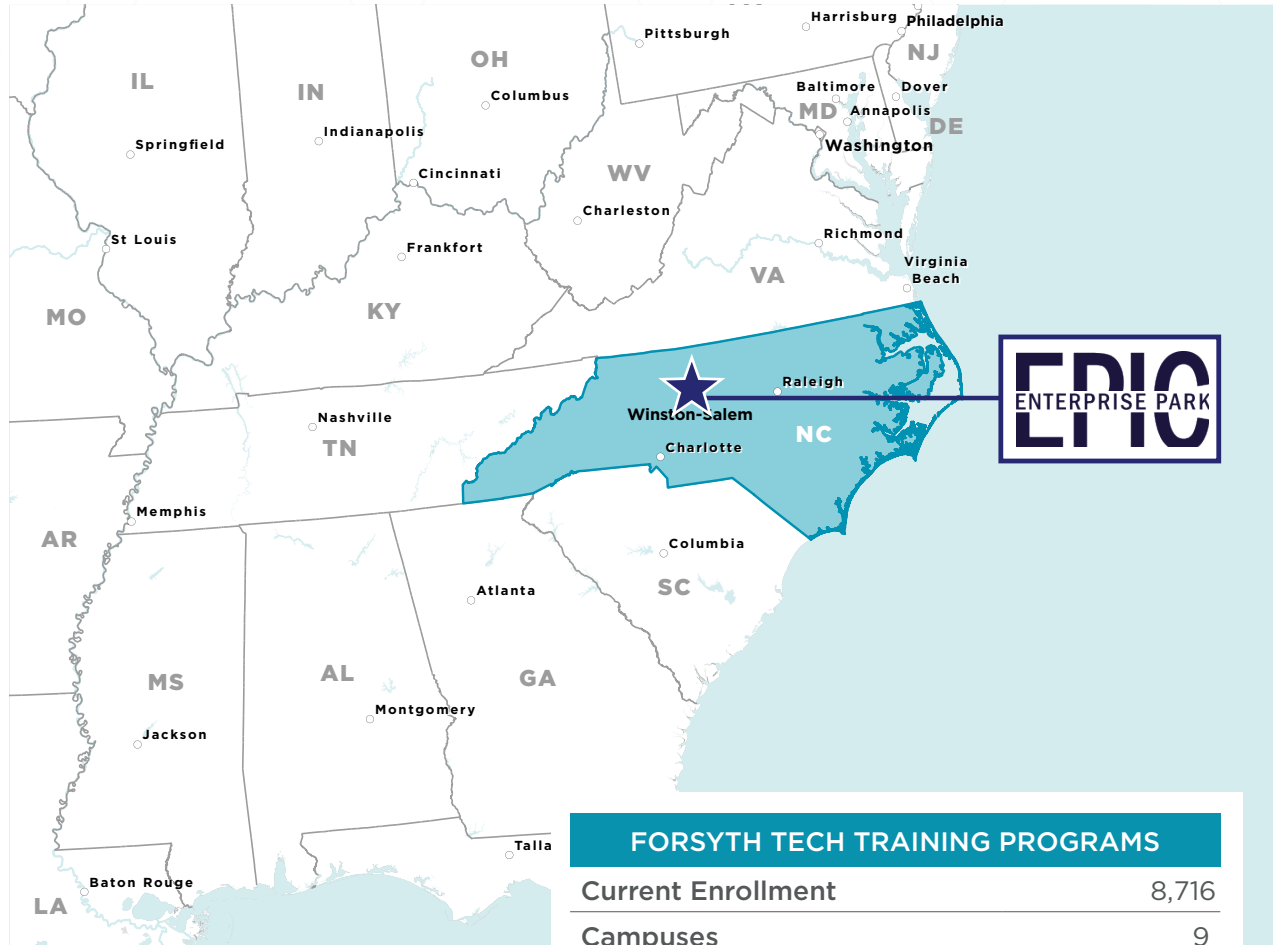
Daily Departures	77
Runways	3
Air Cargo Services	Yes
U.S. Customs Clearance	Yes
Charter Services	Yes

FedEx Mid-Atlantic Hub

FedEx operates its Mid-Atlantic Sorting hub at the Piedmont Triad International Airport. It is the company's fifth U.S. hub. In addition to the new facility, a third 9,000-foot runway has been constructed at PTIA to accommodate the HUB's operation.

RAIL

Winston-Salem Southbound Railway (WSS) connects Norfolk Southern and CSX.



FORSYTH TECH TRAINING PROGRAMS

Current Enrollment	8,716
Campuses	9
Associate Degrees	75
Online Programs	21
Diplomas	35
Certificates	67

* ALL DATA/INFORMATION ON THIS PAGE SUPPLIED BY WSBI

Community Summary



699,289
Population Total



0.65%
Population Growth



15.6%
Services

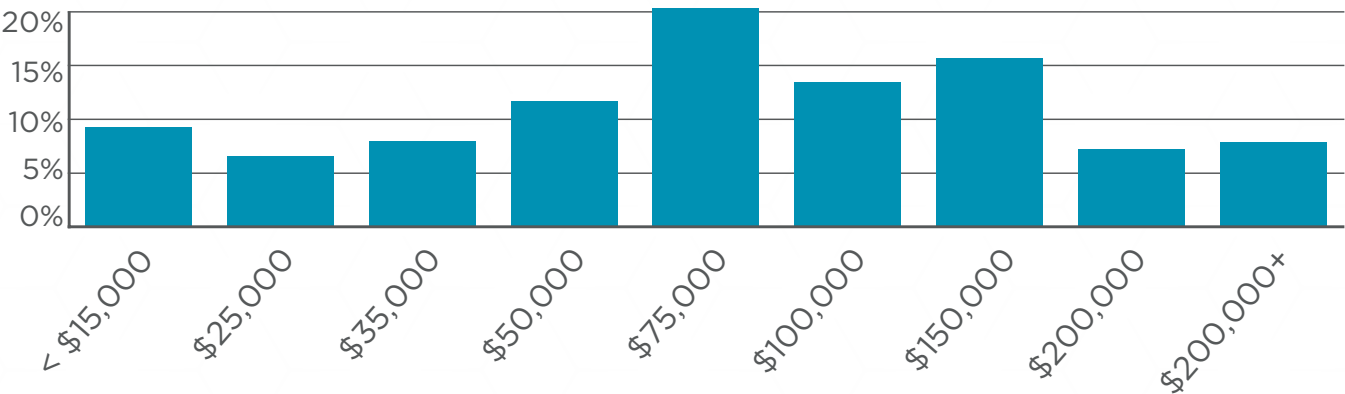


24.8%
Blue Collar

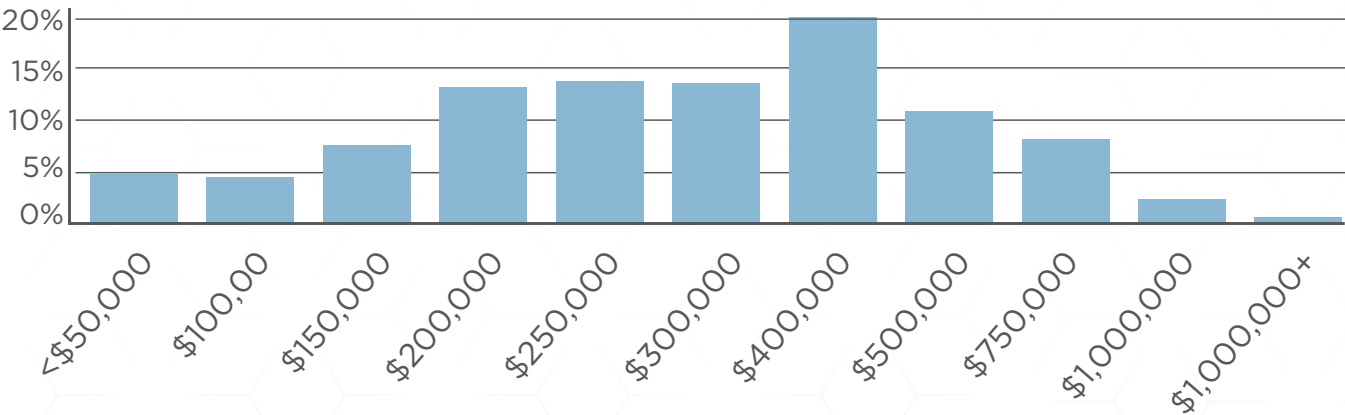


59.6%
White Collar

HOUSEHOLD INCOME



HOME VALUE



* ALL DATA/INFORMATION ON THIS PAGE SUPPLIED BY ESRI



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