

I-74 CORPORATE PARK

2775 NC HWY. 66 KERNERSVILLE, NC



**±360,000 SF
BUILD-TO-SUIT**

Property Features

Adjacent Tenants	Polo Ralph Lauren
Electric	Duke Energy
Natural Gas	PNG
Water	City of High Point
Waste Sewer	City of High Point
Telecom	As needed
Zoning	Light Industrial (LI)
Clear Height	As needed
Column Spacing:	As needed (Typical)

Transportation

- Less than 1 mile to I-74 and 5 miles to I-40
- 20 Minutes from Piedmont Triad International Airport
- 20 Minutes from Smith-Reynold’s Airport

Building	2775 NC HWY 66
Total SF	360,000 SF
Delivery Date	TBD
Parking	TBD
Lease Rate	Call For Rate
TICAM	TBD
Zoning	LI
Clear Height	As Needed
Loading	TBD
Drive-In Doors	TBD
Column Spacing	As Needed (Typical)
Electrical Service	TBD

CORPORATE NEIGHBORS

RALPH LAUREN
Distribution Center

PROPOSED BUILDING
380,000 SF

I-74 CORPORATE PARK

EXIT 59

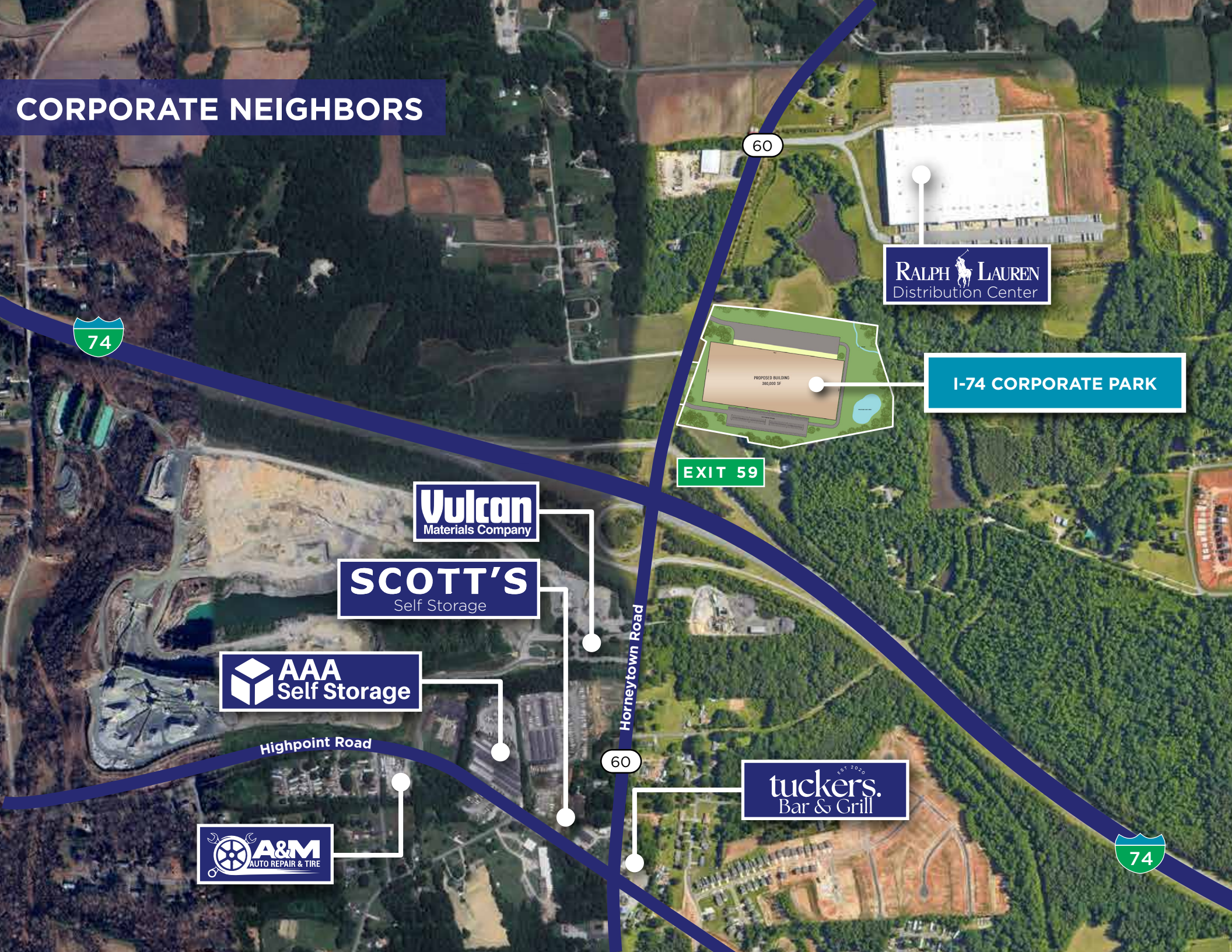
Vulcan
Materials Company

SCOTT'S
Self Storage

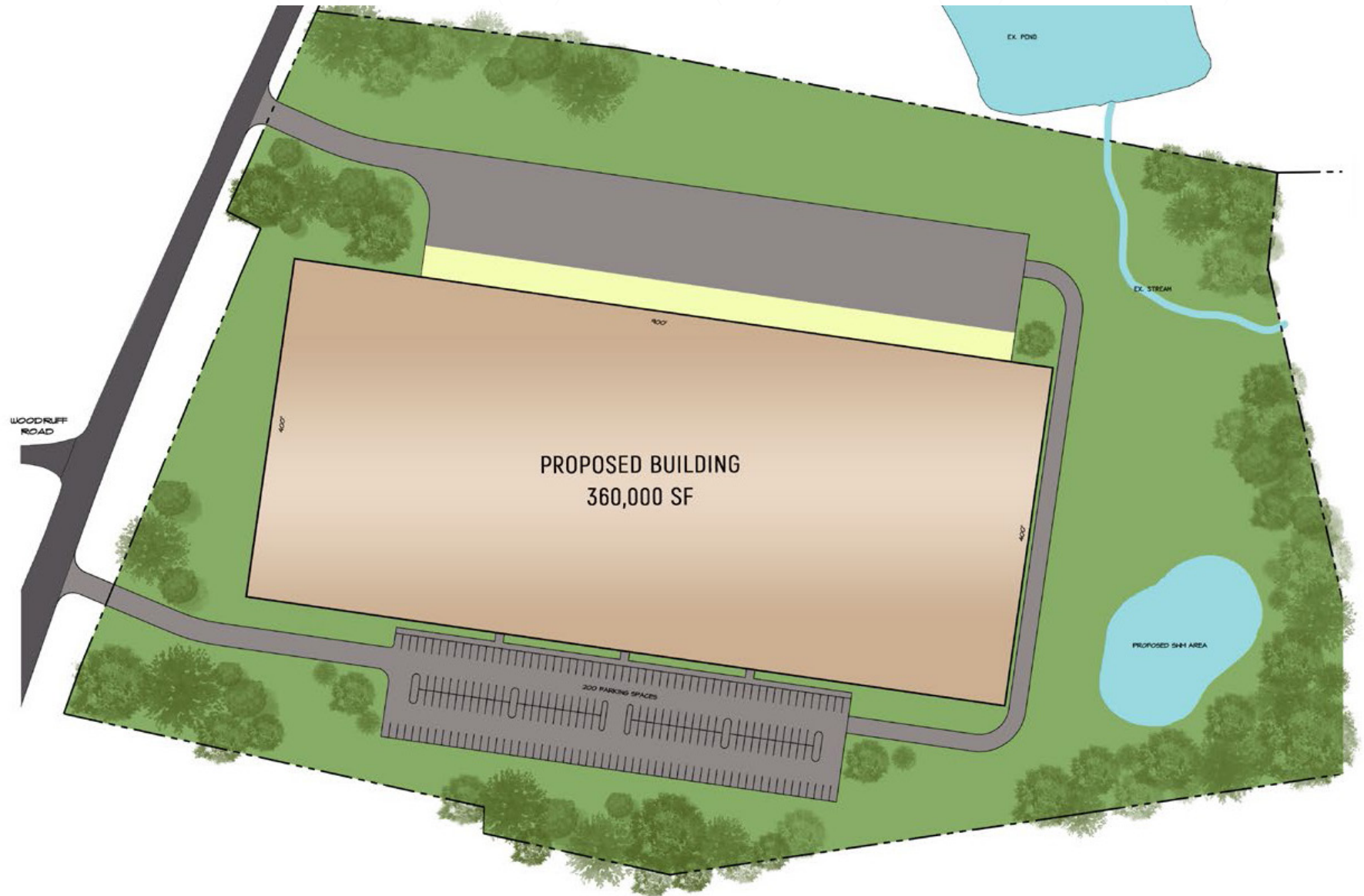
AAA
Self Storage

A&M
AUTO REPAIR & TIRE

tuckers.
Bar & Grill



SITE PLAN FOR PROPOSED BTS



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.





**CUSHMAN &
WAKEFIELD**



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