

# I-74 CORPORATE PARK

2775 NC HWY. 66 KERNERSVILLE, NC



±360,000 SF  
BUILD-TO-SUIT

## Property Features

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

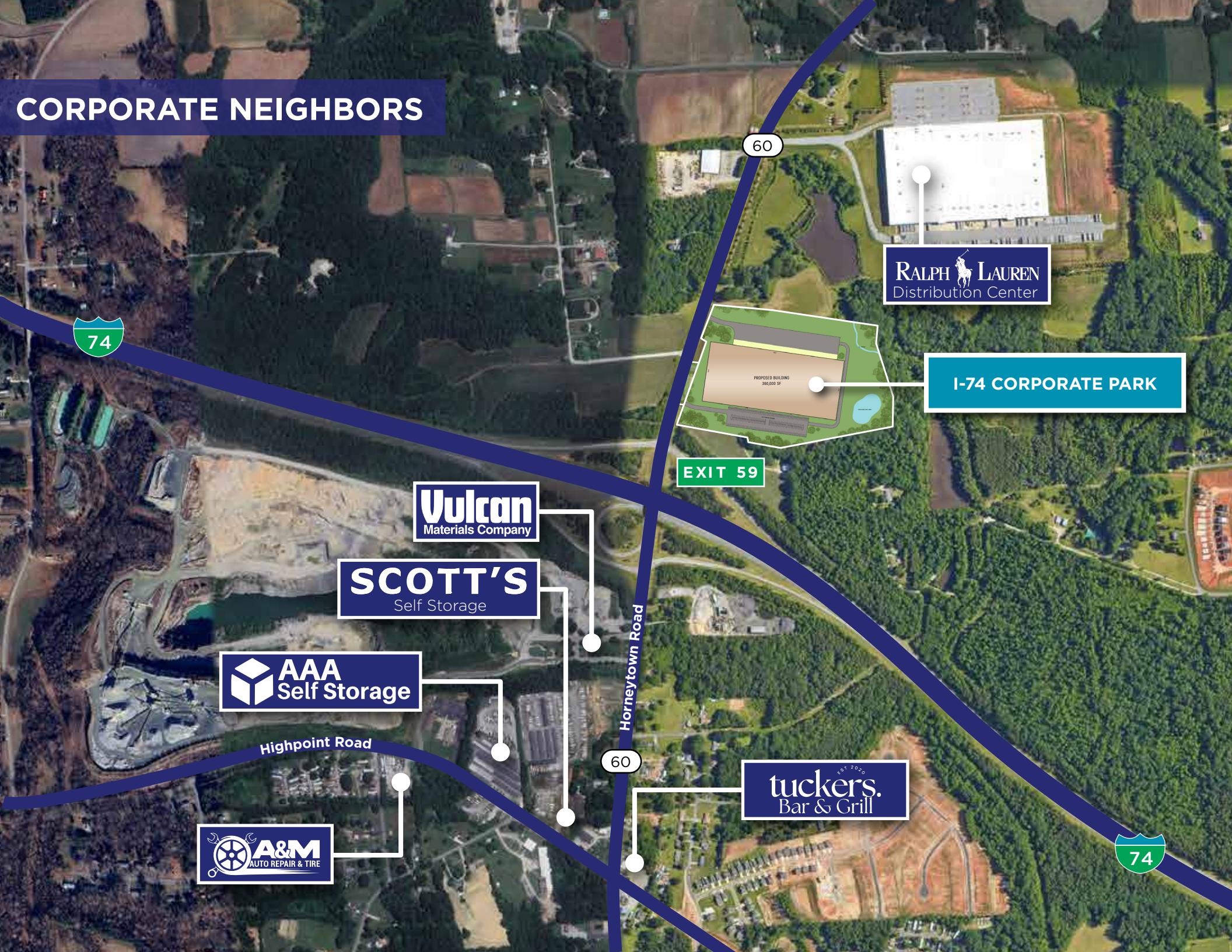
## Transportation

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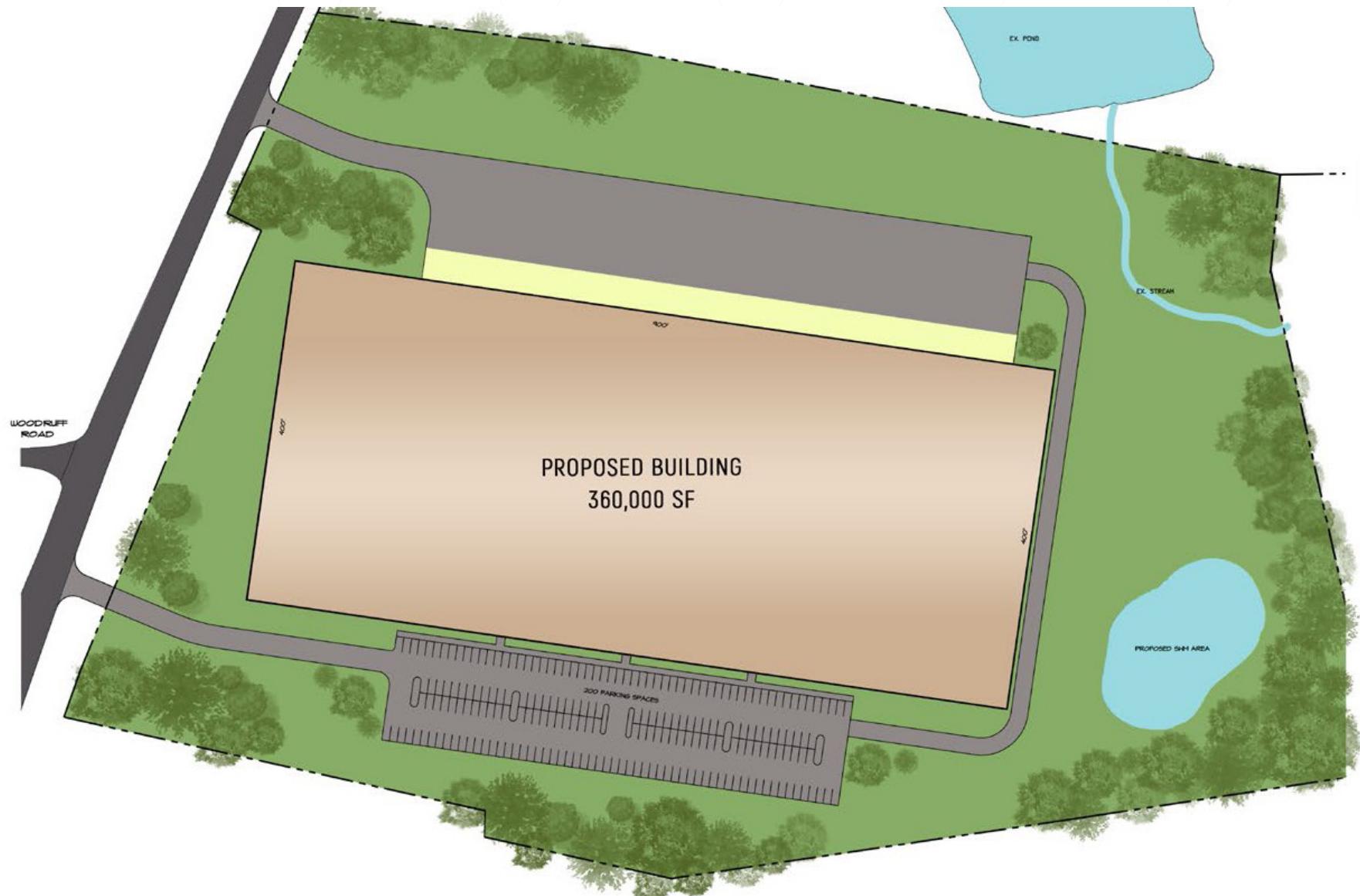
- Less than 1 mile to I-74 and 5 miles to I-40
- 20 Minutes from Piedmont Triad International Airport
- 20 Minutes from Smith-Reynold's Airport

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

## CORPORATE NEIGHBORS



## 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, 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.





FOR MORE INFORMATION, PLEASE CONTACT:

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