

2775 NC HWY 66, KERNERSVILLE, NC

I-74

CORPORATE PARK

Up To 550,000 SF
Build-to-Suit



SITE PLAN FOR PROPOSED BTS



± 550,000 SF EXPANDABLE OPTION



PROPERTY HIGHLIGHTS

FEATURES

ADJACENT TENANTS	Polo Ralph Lauren
ELECTRIC	Duke Energy
NATURAL GAS	Piedmont Natural Gas
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 Reynolds Airport

BUILDING	2775 NC HWY 66
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Total SF	Up To 550,000 SF
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Delivery Date	TBD
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Parking	TBD
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Lease Rate	Call For Rate
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TICAM	TBD
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Zoning	LI
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Clear Height	As Needed
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Loading	TBD
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Drive-In Doors	TBD
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Column Spacing	As Needed (Typical)
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Electrical Service	TBD
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LOCATION OVERVIEW

Centrally located between Raleigh (100 miles east) and Charlotte (80 miles southwest), with direct interstate access via I-40, I-74, I-73, and I-85 — and minutes from central Winston-Salem, Greensboro, and High Point.

20 minutes from Piedmont Triad International Airport (PTI), a 4,000-acre campus serving domestic and international routes and rapidly emerging as a national aerospace manufacturing hub.

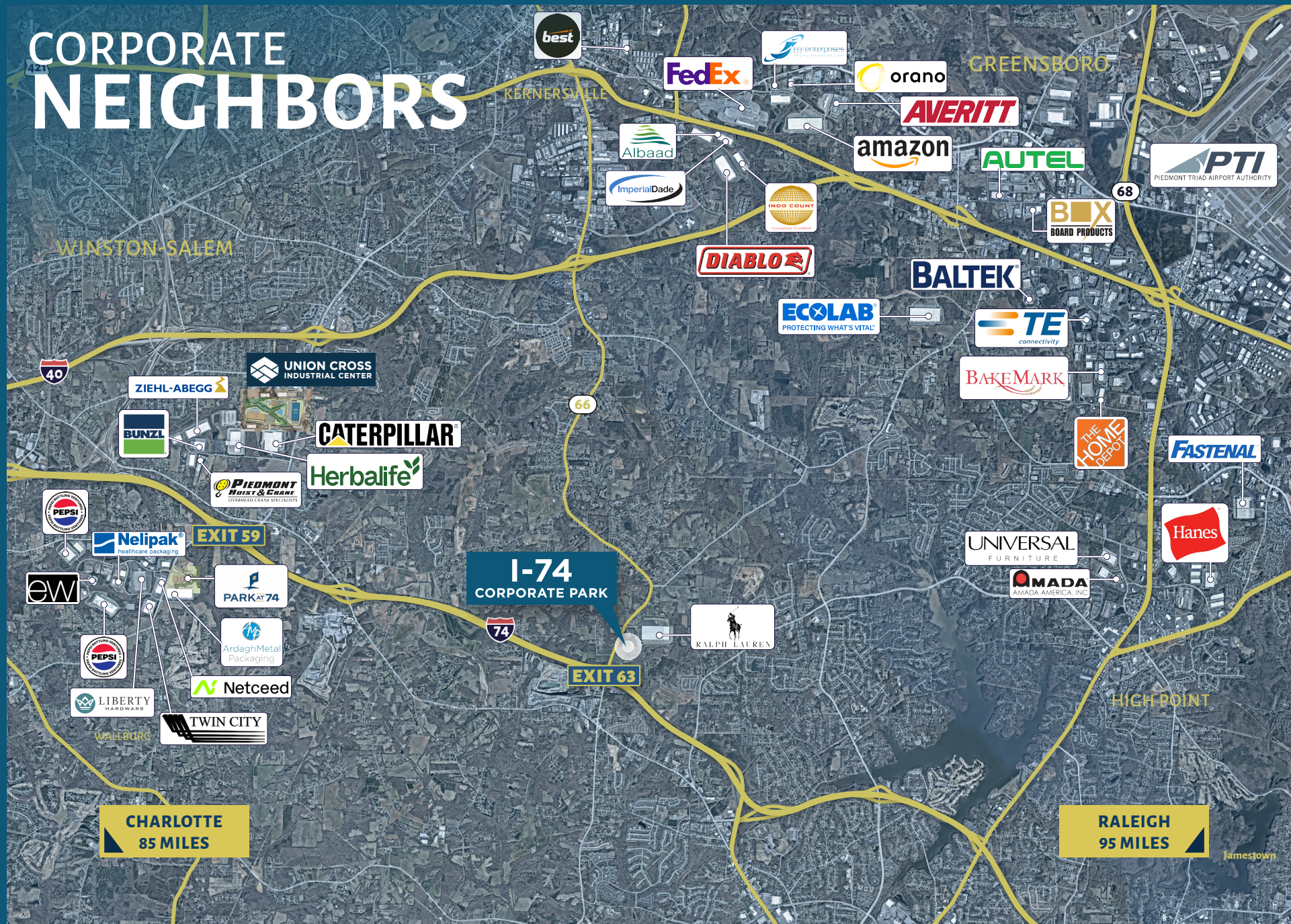
The Piedmont Triad is home to over 1.7 million residents and a labor force exceeding 815,000 — one of the largest workforce pools in the Southeast. Approximately 25,000 degrees are awarded annually across the region.

The Triad is home to major corporate headquarters and operations including HanesBrands, Reynolds American, Novant Health, Labcorp and Truliant.

The region is anchored by 13 colleges and universities — including Wake Forest University, UNC Greensboro, NC A&T State University, and High Point University.



CORPORATE NEIGHBORS



I-74 CORPORATE PARK

2775 NC HWY 66, KERNERSVILLE, NC

For More Information,
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