



PARK AT 74

110 BUSINESS PARK DRIVE
WINSTON-SALEM, NC 27107

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THE MARKETING VIDEO](#)



AVAILABLE NOW

250,000 SF

WINSTON-SALEM, NC 27107



**CUSHMAN &
WAKEFIELD**



**FRONT STREET
CAPITAL**

Property Features

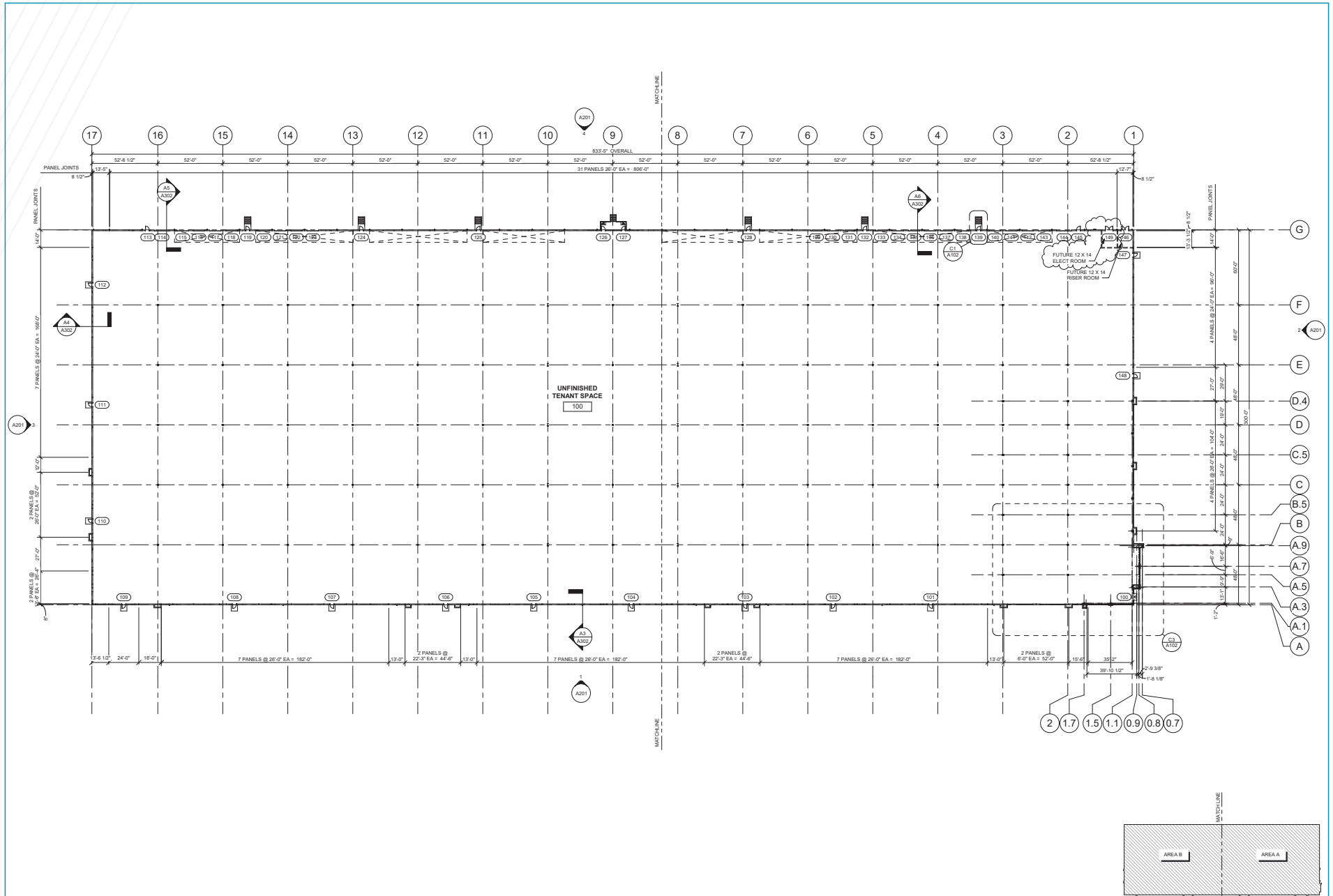
TOTAL SF:	250,000 +/- SF
PARKING:	196 spaces
LEASE RATE:	Call for rates
TICAM:	\$1.00/SF (Estimated)
ZONING:	LI-S
CEILING HEIGHT:	32'
LOADING:	TBD
COLUMN SPACING:	48' x 52'
DOCK DOORS:	TBD
INTERSTATES:	Proximity to I-40 (2.07 miles) & US Hwy 311 (1.82 miles)
AIRPORT:	Piedmont Triad International Airport (17 miles)
ADJACENT TENANTS:	Pepsi, Liberty Hardware, Waste Management, EWI Worldwide, Bekaert Deslee
ELECTRIC:	Duke Energy: Willard Rd. Substation (2.4 miles). Two (2) 30 MVA banks with reserve circuit capacity in excess of 12 MVA Sedge Garden Substation: (4 miles) 291 MVA. 24 KV transformer bank with reserve circuit capacity in excess of 12 MVA
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 WATER:	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
CERTIFICATION:	Certified Site by the State of North Carolina
SITE AWARD:	Austin Consulting / Duke Energy "Shovel-Ready" Site Designation Award for the Food & Beverage Industry





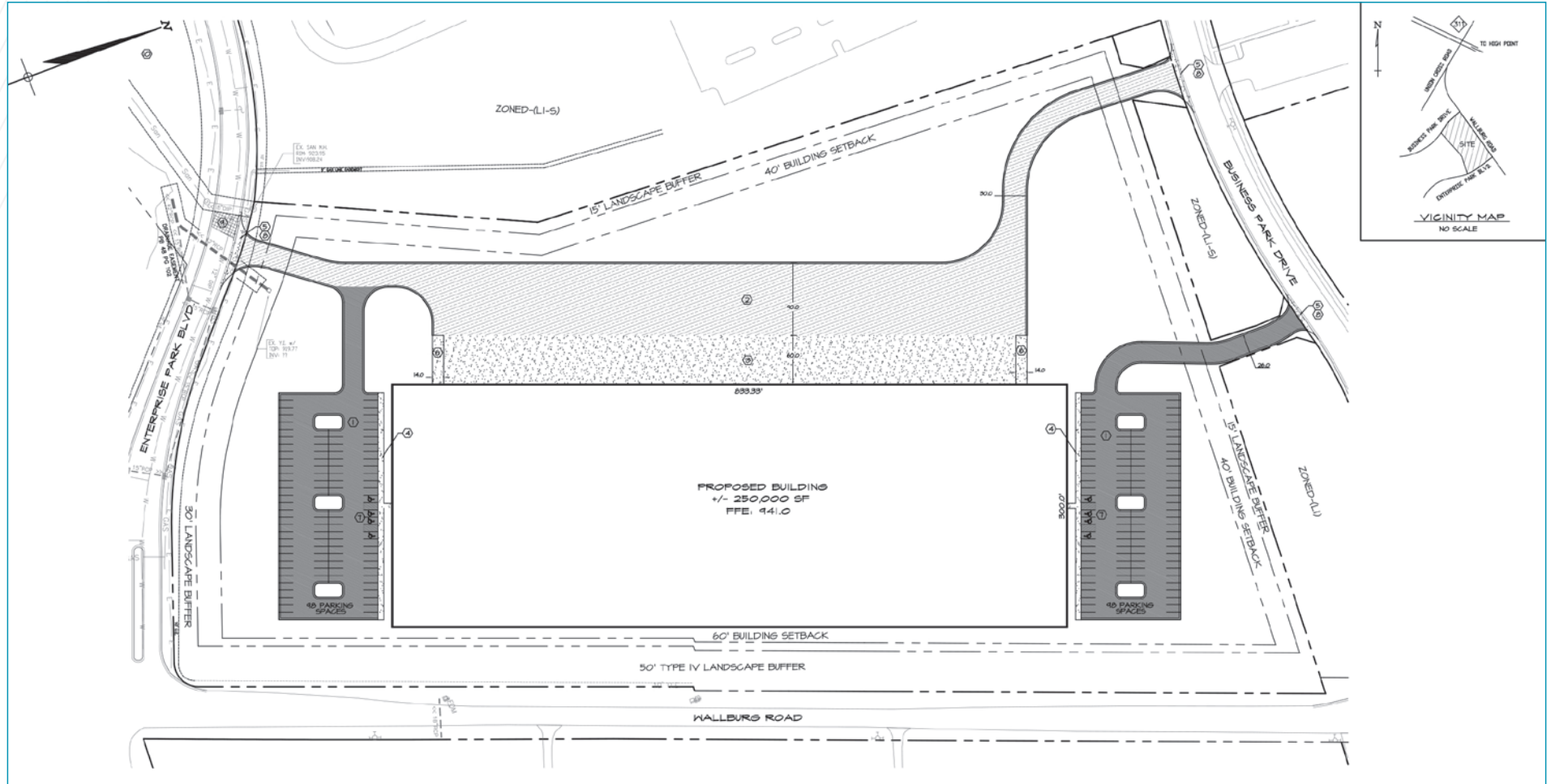
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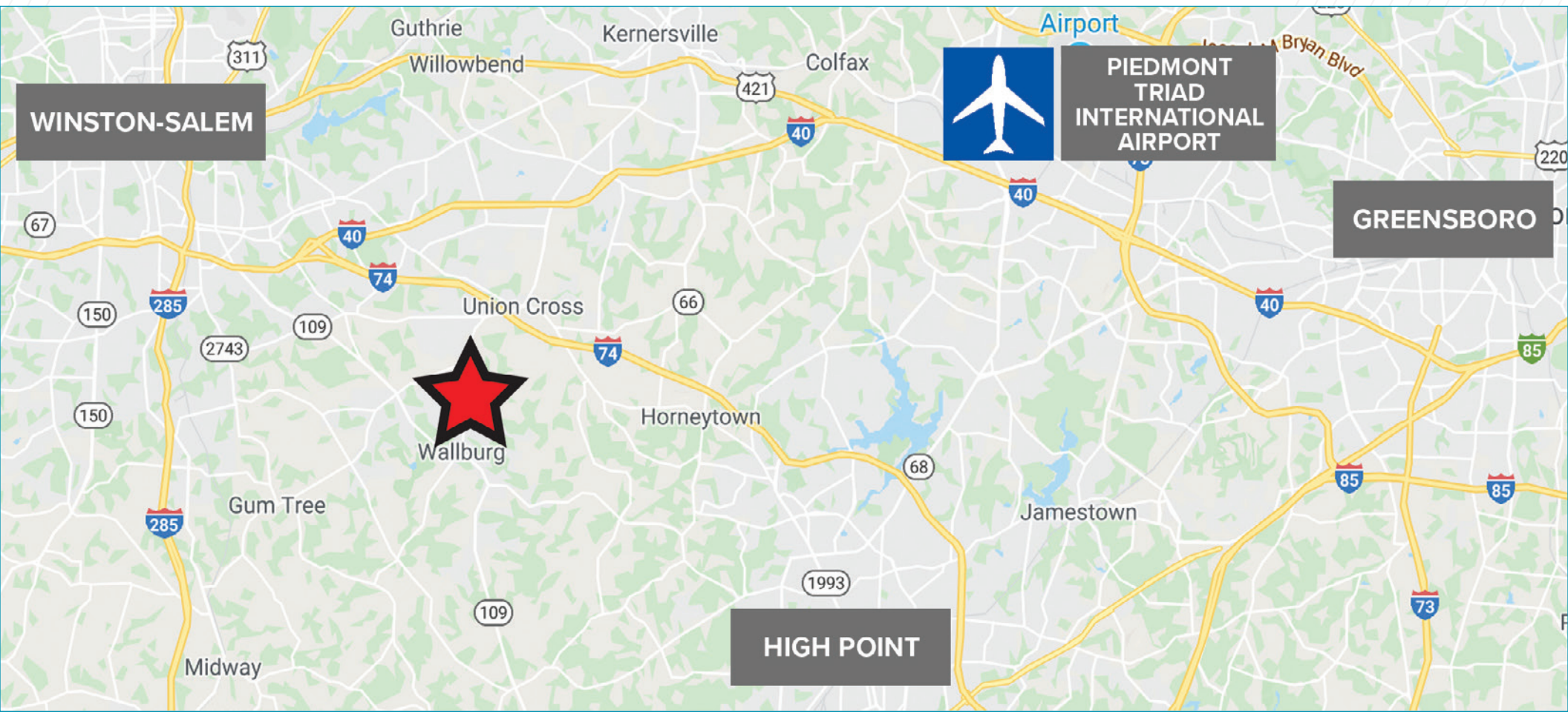


Location

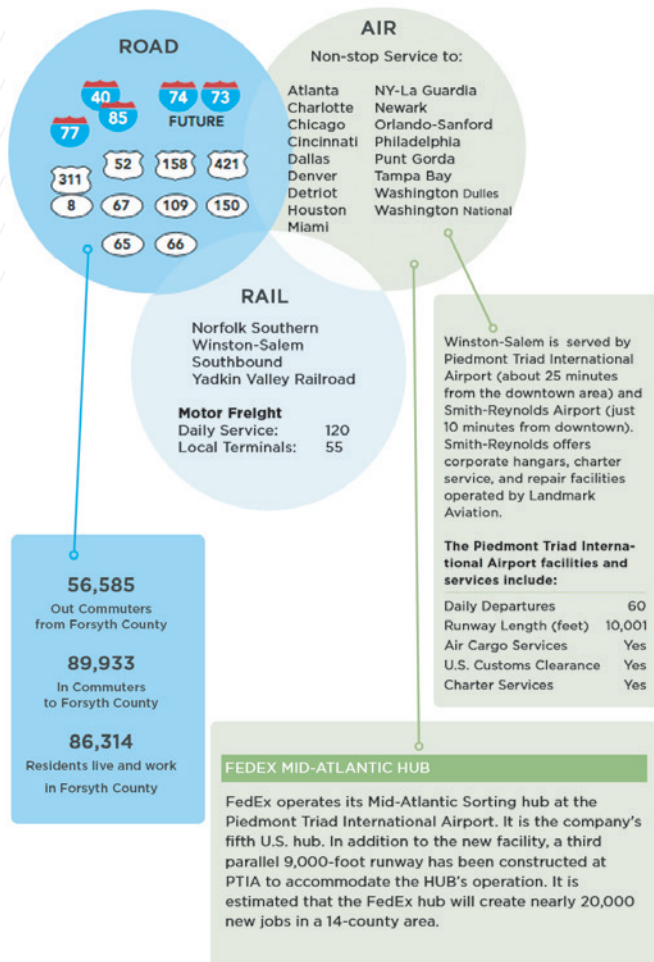
Winston-Salem is located in the Piedmont Triad region of North Carolina about 100 miles west of Raleigh and 80 miles northeast of Charlotte. It is Forsyth County's largest city and currently the fifth largest city in the state.

Many well-known companies are headquartered in Winston-Salem including BB&T, HanesBrands, Krispy Kreme Doughnuts, Lowes Foods, and Reynolds American.

Historically, Winston-Salem has been associated primarily with the textile and tobacco industries, although with Wake Forest Baptist Medical Center and the addition of the Wake Forest Innovation Quarter downtown, it is transforming itself into a leader in the nanotech, high-tech and bio-tech fields. Winston-Salem is home to a number of colleges and universities including Wake Forest University, Winston-Salem State University, UNC School of the Arts and Salem College.



AREA TRANSPORTATION



*ALL DATA/INFORMATION ON THIS PAGE SUPPLIED BY WSBI

FORSYTH TECH TRAINING PROGRAMS 2013-2014

Staff	1,461
Current Enrollment	12,940
Economic and Workforce Development from Corporate and Continuing Ed	24,342
Campuses	11
Associate Programs	87
Diploma Programs	37
Certificate Programs	70



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