



PARK AT 74

4015 WALLBURG ROAD, WINSTON-SALEM, NC



±420,000 SF
BUILD TO SUIT

Property Features

Adjacent Tenants	Netceed, The Clearing House, Ardagh Metal Packaging, Lyndon Steel
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

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
- 15 Minutes from Piedmont Triad International Airport
- 5 Minutes from Smith Reynolds Airport

Building

4015 WALLBURG ROAD

TOTAL SF

±420,000 SF

DELIVERY DATE

TBD

PARKING

TBD

LEASE RATE

Call for Pricing

TICAM

TBD

ZONING

LI

CEILING HEIGHT

TBD

LOADING

TBD

DRIVE-INS

TBD

COLUMN SPACING

TBD

ELECTRICAL SERVICES

TBD

CORPORATE NEIGHBORS

74

Union Cross Rd

EXIT 59

74

Wallburg Rd

ORBIS[®] RPM
REUSABLE PACKAGING MANAGEMENT

PEPSI BOTTLING VENTURES

POLY *SETH*


BEKAERT DESLEE

BYNDON
STEEL
EST. 1977

 The Clearing House

WM

 Netceed

ewi

 **Nelipak[®]**
healthcare packaging

//ACT


PEPSI BOTTLING VENTURES

LIBERTY HARDWARE
MANUFACTURING CORPORATION

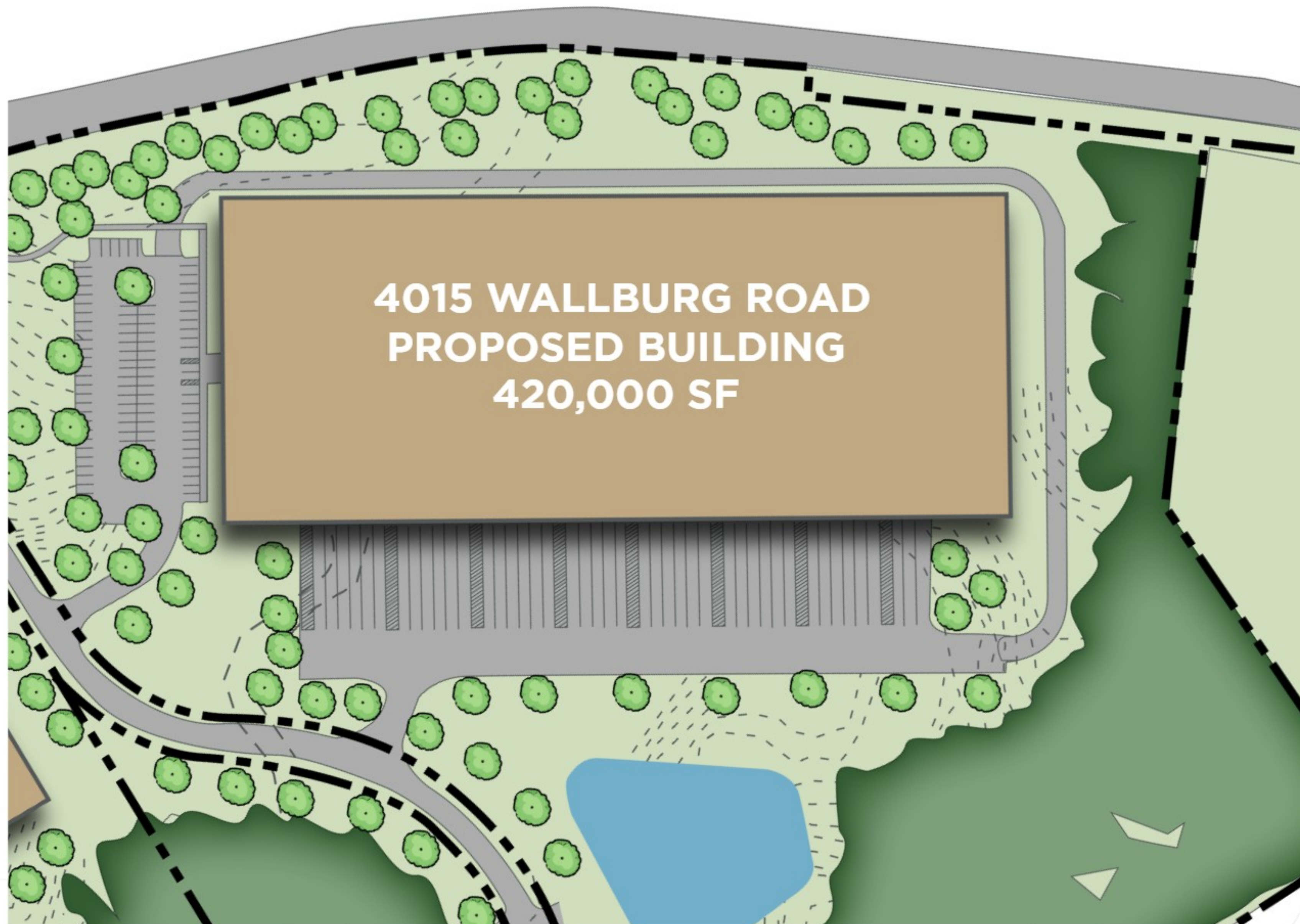
 **TWIN CITY**




PARK AT 74

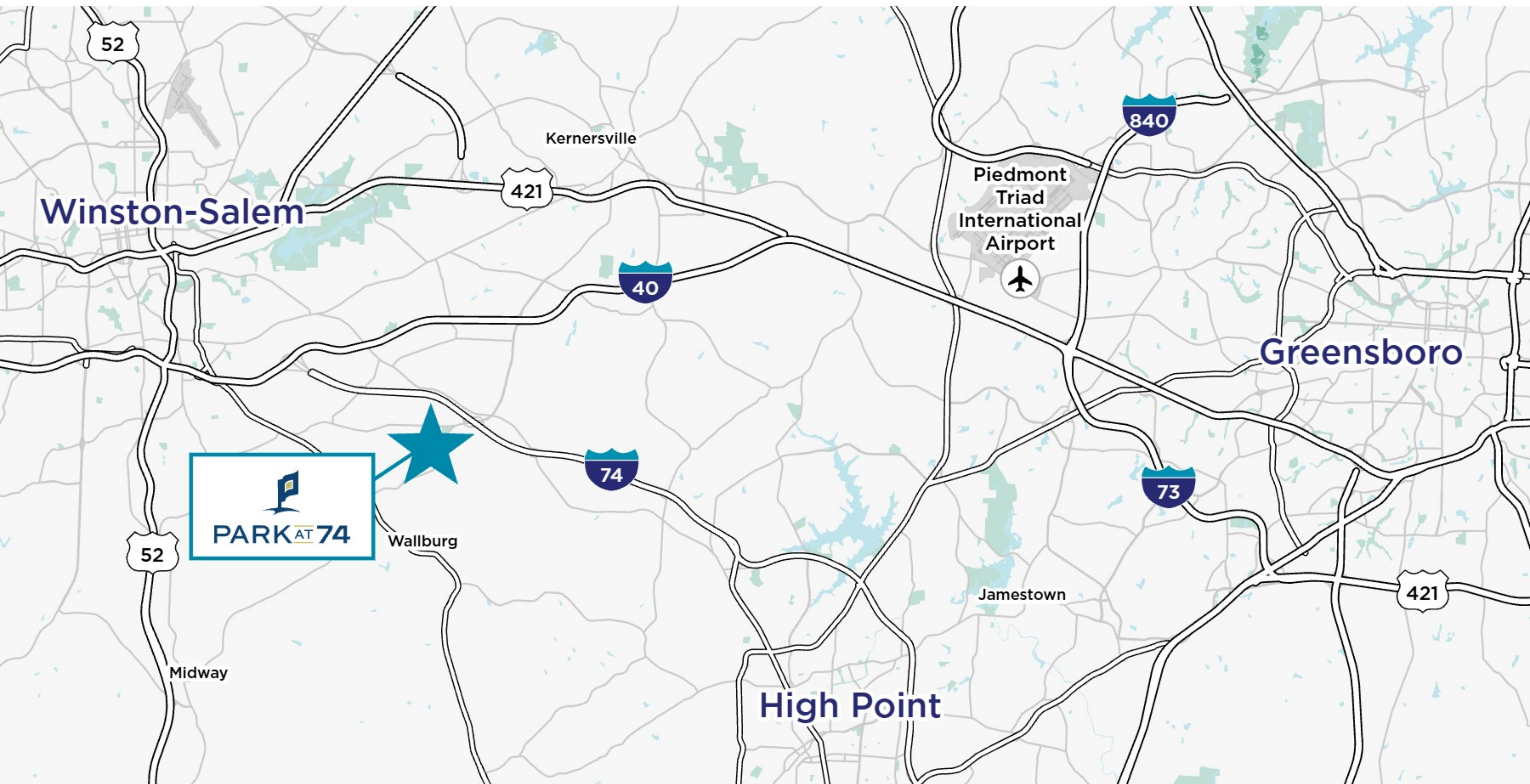
ArdaghMetalPackaging 

SITE PLAN FOR PROPOSED BTS



LOCATION OVERVIEW

- 100 miles west of Raleigh and 80 miles northeast of Charlotte.
- Winston-Salem is Forsyth's largest county 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.





**For More Information,
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