



PARK AT 74

4015 WALLBURG ROAD, WINSTON-SALEM, NC



Property Features

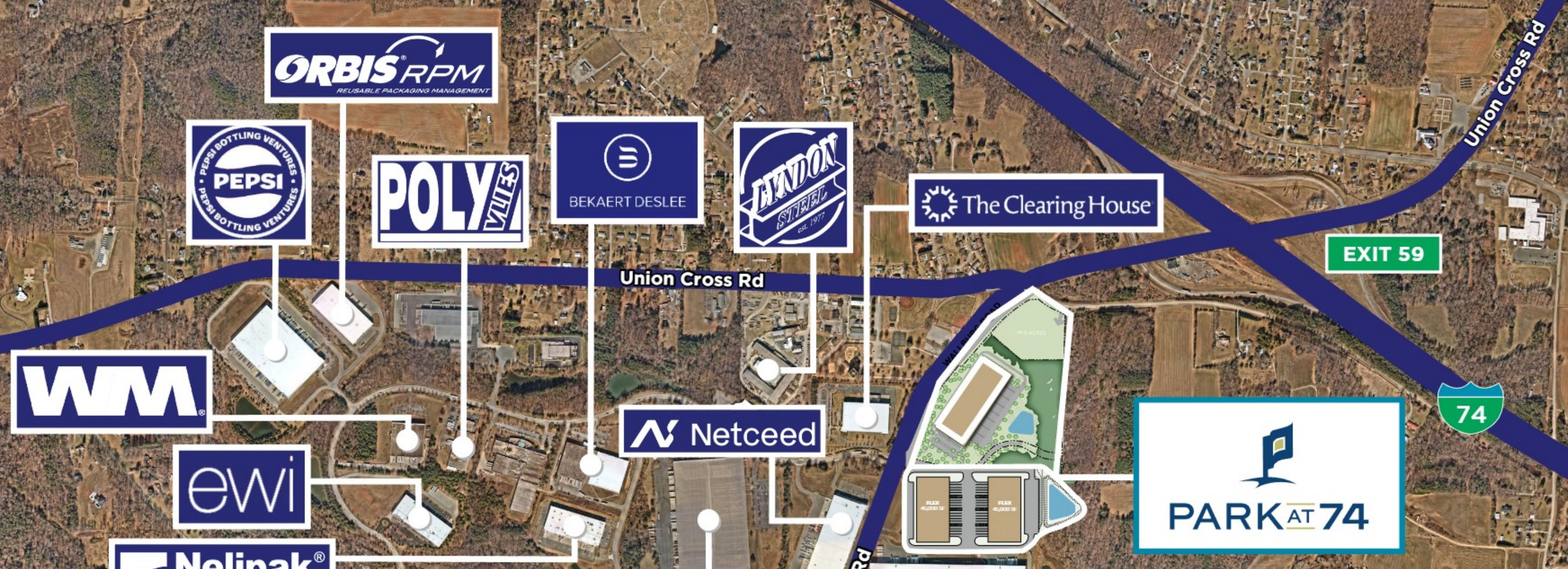
Adjacent Tenants	Netceed, The Clearing House, Ardagh Metal Packaging, Lyndon Steel
Electric	Duke Energy
Natural Gas	PNG: 6" line adjacent to site w/60 psi of capacity
Water	City of Winston-Salem: 16" line at site boundary with average capacity of 91 MGD
Waste Sewer	City of Winston-Salem: 15" line (gravity) 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

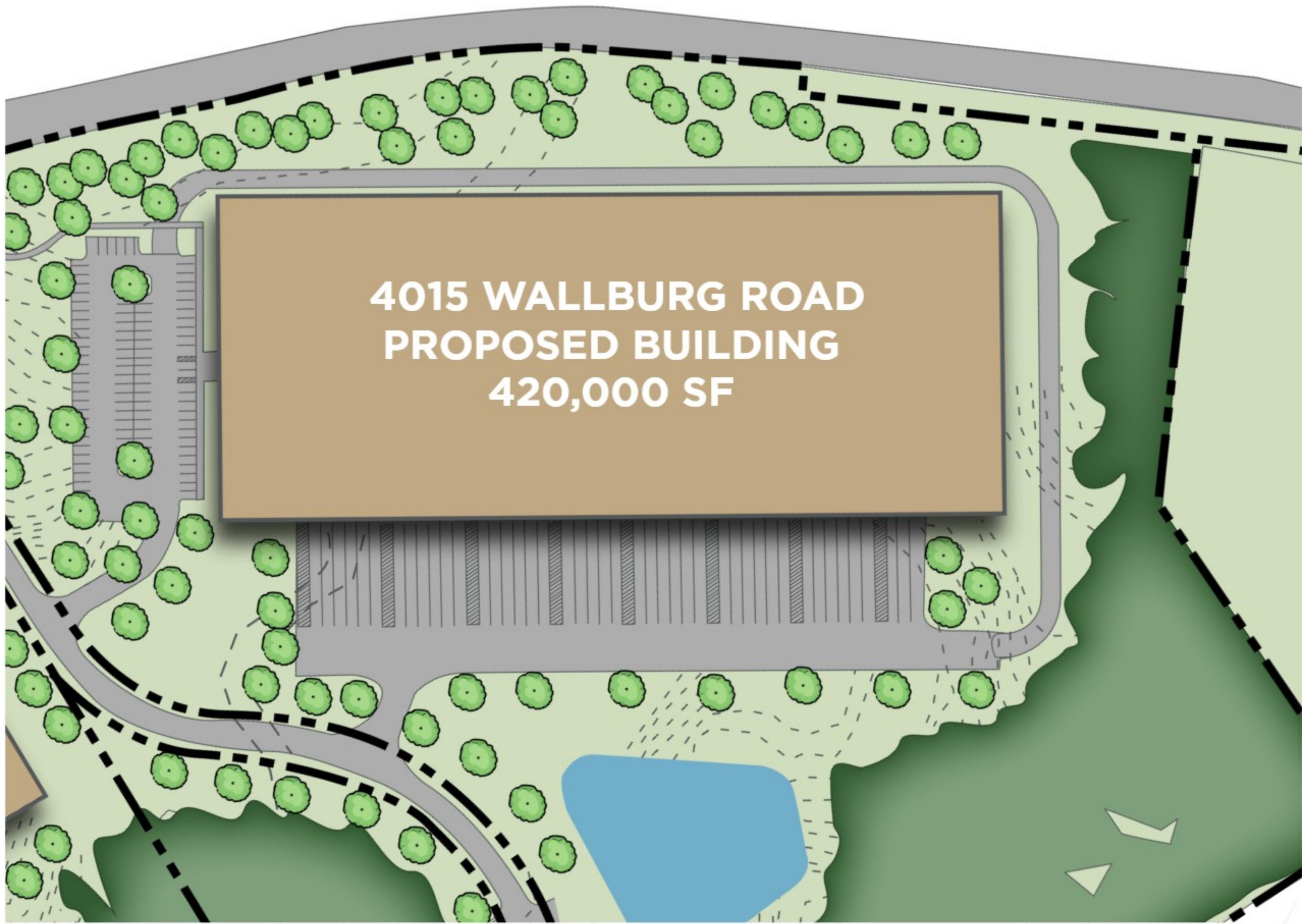
- Less than 1 mile to I-40 and less than 2 miles to I-74
- Less than 2 miles to Future Winston-Salem Urban Loop interchange via I-40
- 15 Minutes from Piedmont Triad International Airport
- 5 Minutes from Smith Reynolds Airport

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

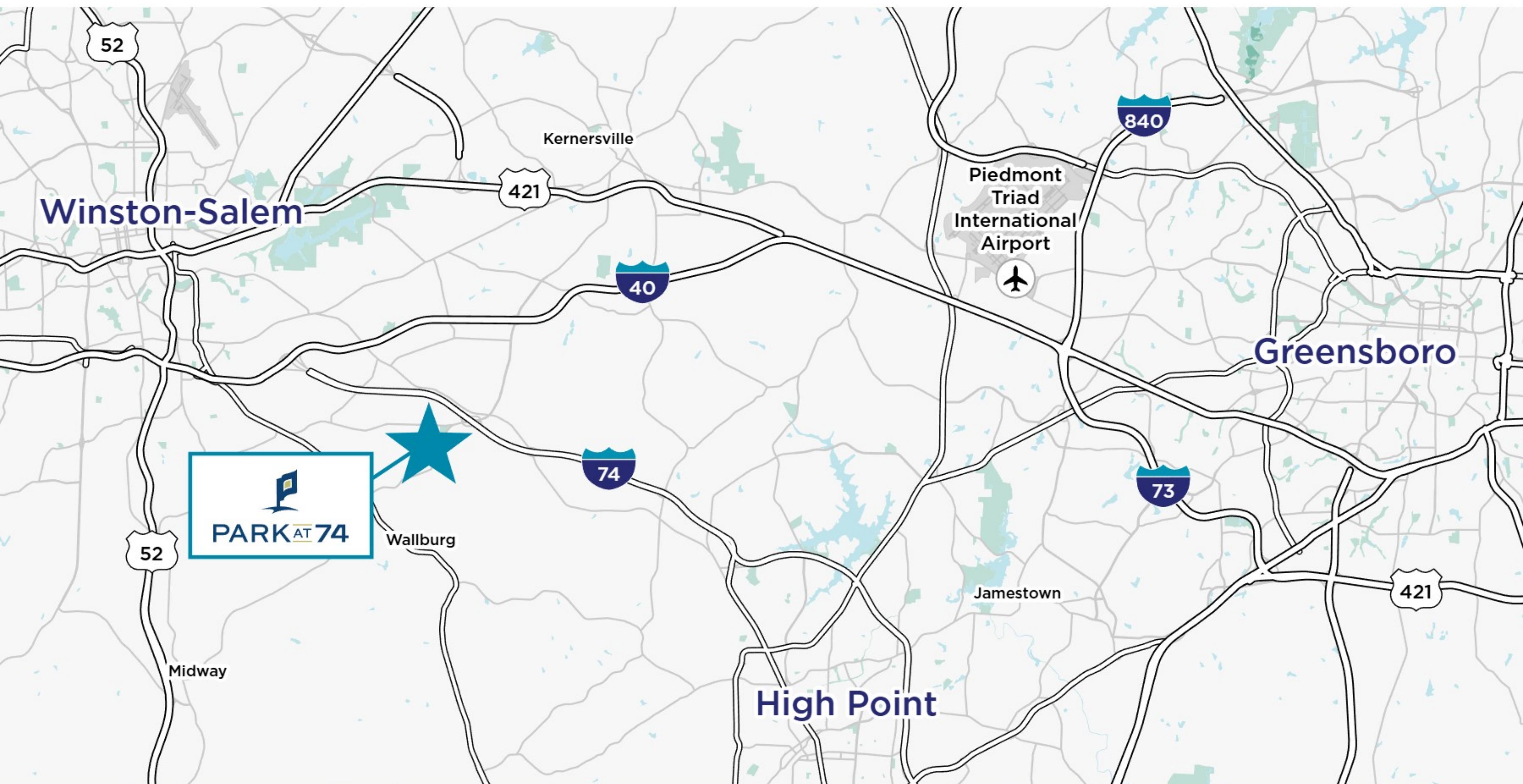


SITE PLAN FOR PROPOSED BTS



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,
Please Contact:**

Jason Ofsanko
Executive Director
+1 336 812 3300
jason.ofsanko@cushwake.com

Bobby Finch
Executive Managing Director
+1 336 812 3303
bobby.finch@cushwake.com

