



# 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<sup>®</sup> RPM**  
REUSABLE PACKAGING MANAGEMENT

PEPSI BOTTLING VENTURES  
**PEPSI**  
PEPSI BOTTLING VENTURES

**POLYSETHA**

  
**BEKAERT DESLEE**

**BYNDON STEEL**  
EST. 1977

 **The Clearing House**

**WM**

 **Netceed**

**ewi**

 **Nelipak<sup>®</sup>**  
healthcare packaging

**//ACT**

PEPSI BOTTLING VENTURES  
**PEPSI**  
PEPSI BOTTLING VENTURES

**LIBERTY HARDWARE**  
MANUFACTURING CORPORATION

 **TWIN CITY**



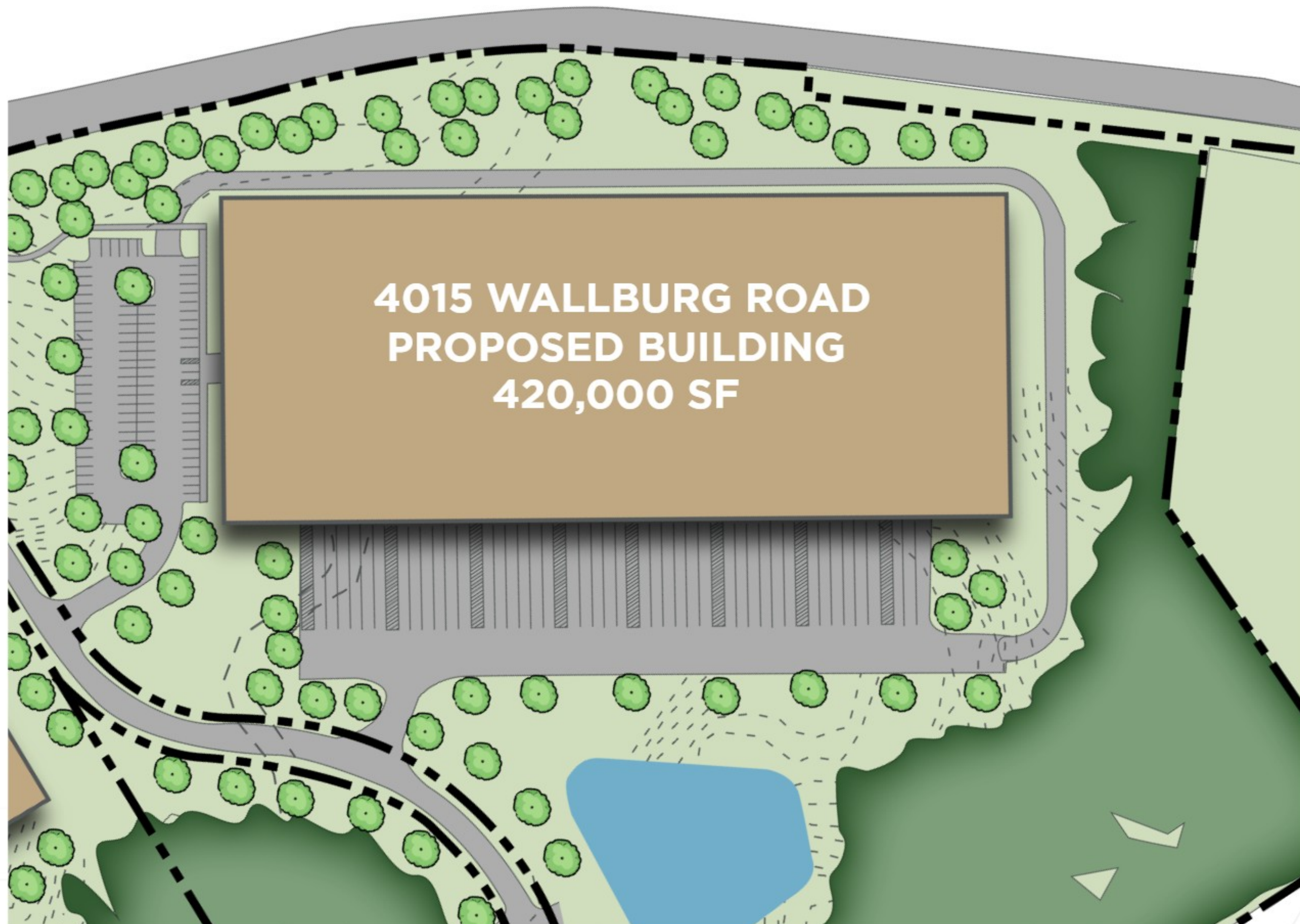
  
**PARK AT 74**

**ArdaghMetalPackaging** 





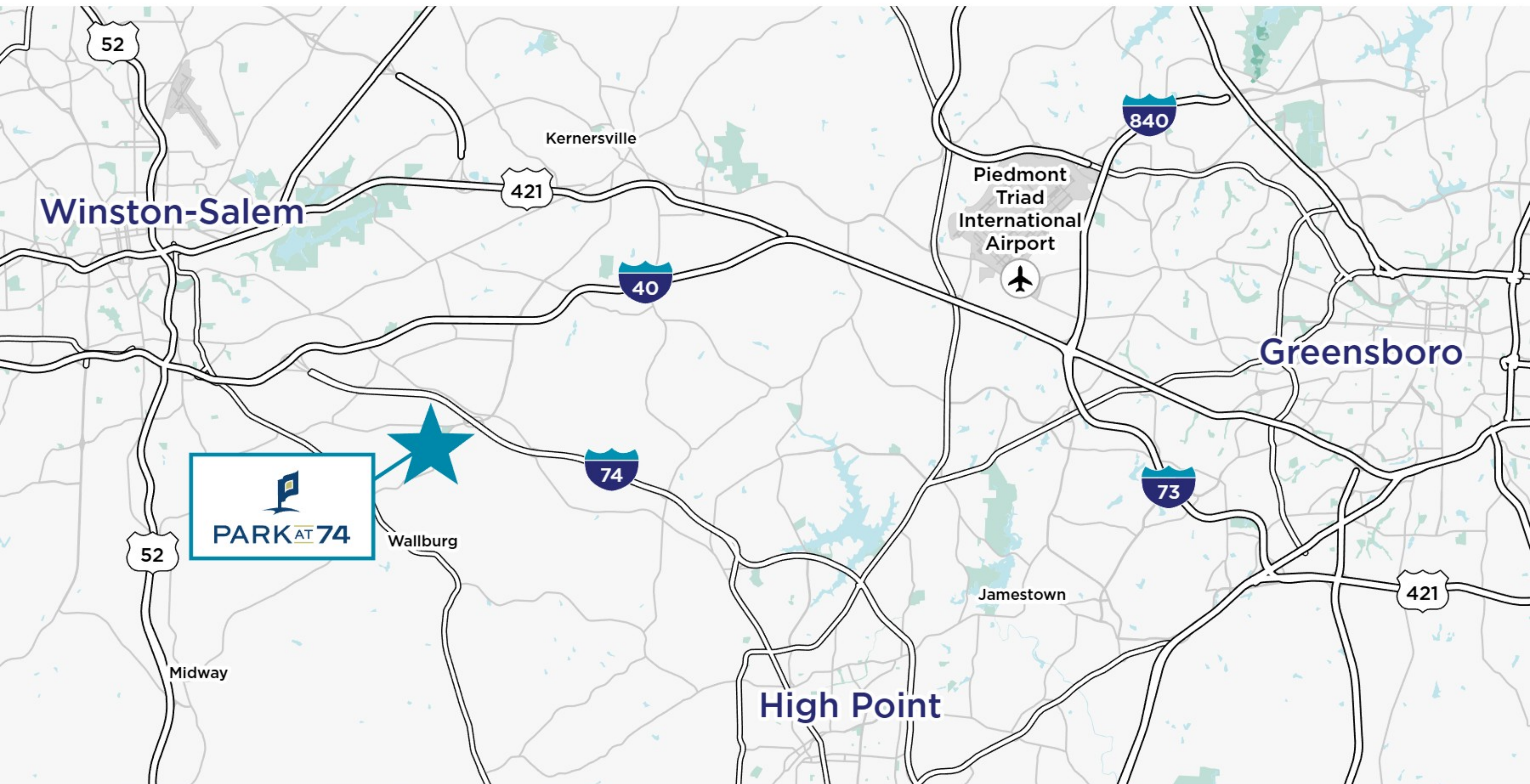
## SITE PLAN FOR PROPOSED BTS





## 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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