

INDUSTRIAL FACILITY

±609,000 SF

Available for Lease



S MAIN ST



TRIAD TECH CENTER

90 PIEDMONT INDUSTRIAL DR, WINSTON SALEM, NC

PROPERTY DESCRIPTION



PROPERTY OVERVIEW

ADDRESS	90 Piedmont Industrial Dr, Winston Salem, NC
LAND AREA	72.46 acres
PARCEL	6832 58 2908.00
FLOOD ZONE	None
WETLANDS	None
TOPOGRAPHY	Generally suitable for large scale redevelopment (additional detail available in site plan)
ZONING	Heavy Industrial GI/HI - allows Data Centers by right

EXISTING IMPROVEMENTS

INDUSTRIAL FACILITY	±1,008,500 SF
YEAR BUILT	1969
RENOVATED	2000

CONSTRUCTION	<ul style="list-style-type: none"> Insulated metal sandwich panels, precast concrete, pre engineered metal Gypsum deck with 4 ply membrane roof ESFR + Ordinary Hazard sprinkler systems Gas fired air rotation HVAC Ceiling height: ~25' Column spacing: 40'x40' typical; 60'x40' at dock wall
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PARKING	560 spaces
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CURRENT USE	Industrial warehouse/light manufacturing
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REDEVELOPMENT POTENTIAL	<ul style="list-style-type: none"> Full demolition or adaptive reuse Large contiguous footprint suitable for multi building data center campus Ability to phase power delivery with phased construction Zoning and utility profile align with hyperscale requirements
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POWER & UTILITIES

POWER (DUKE ENERGY)	<ul style="list-style-type: none"> 90 MW committed for delivery on/about June 2027 Potential for up to 300MW
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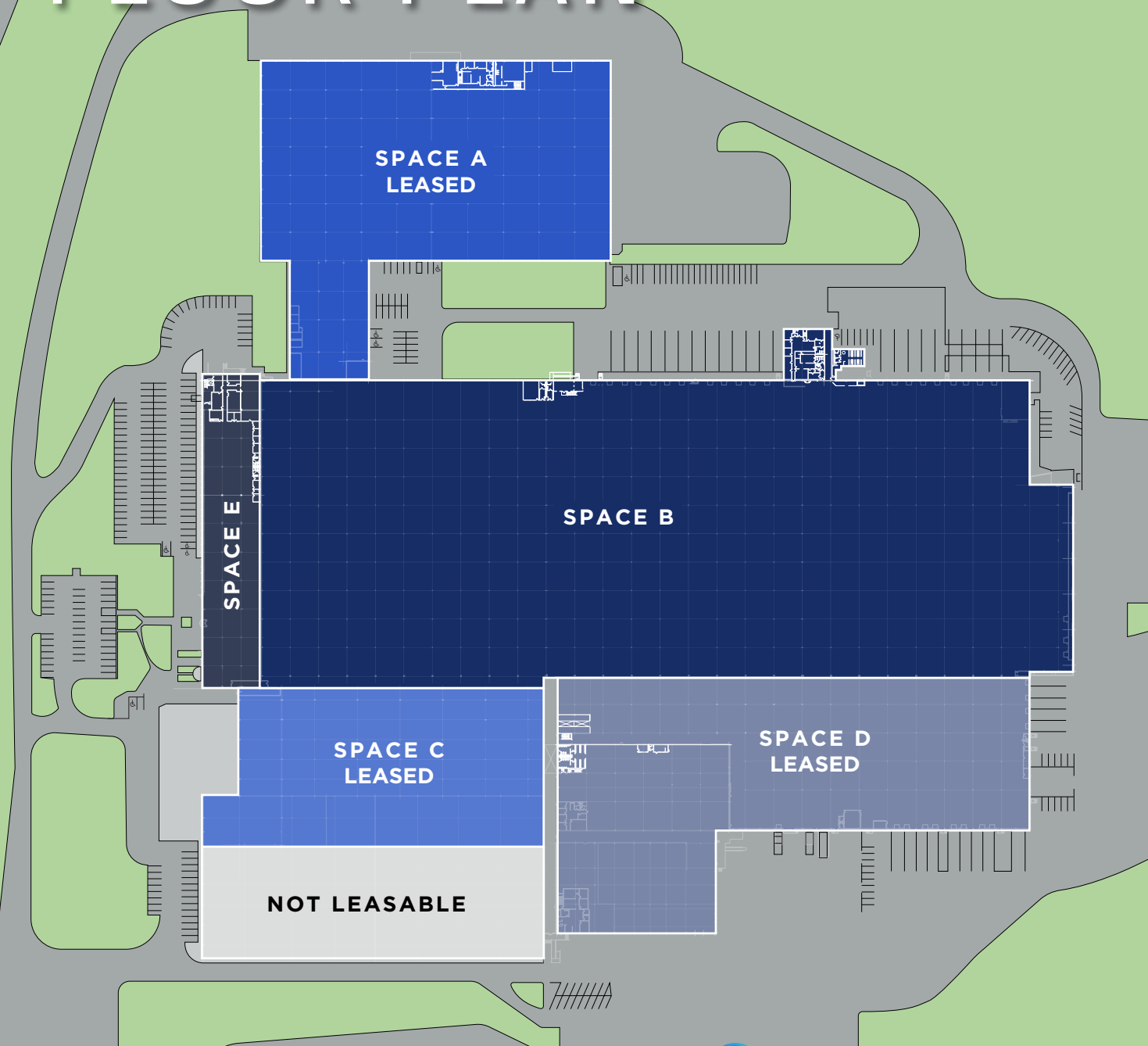
WATER	16" line; 5,040,000 GPD capacity (Winston Salem/Forsyth County Utilities)
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SEWER	24" line; 1,440,000 GPD capacity
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GAS	Piedmont Natural Gas
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FIBER	Region includes Segra, Lumen, Windstream, AT&T, Zayo, and regional carriers
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FLOOR PLAN



Available for Lease

SPACE B

±540,000 SF

22 Dock High Doors
2 Drive-in Doors with Ramp
Partial ESFR Sprinkler System

SPACE E

±69,000 SF

Unfinished Office Space - Shell

Leased

SPACE A

±158,000 SF

8 Dock High Doors
1 Drive-in Door with Ramp
Partial ESFR Sprinkler System

SPACE C

±97,500 SF

8 Dock High Doors
1 Drive-in Door with Ramp
Partial ESFR Sprinkler System

SPACE D

±144,500 SF

12 Dock High Doors
1 Drive-in Door with Ramp
Partial ESFR Sprinkler System

THE OFFERING

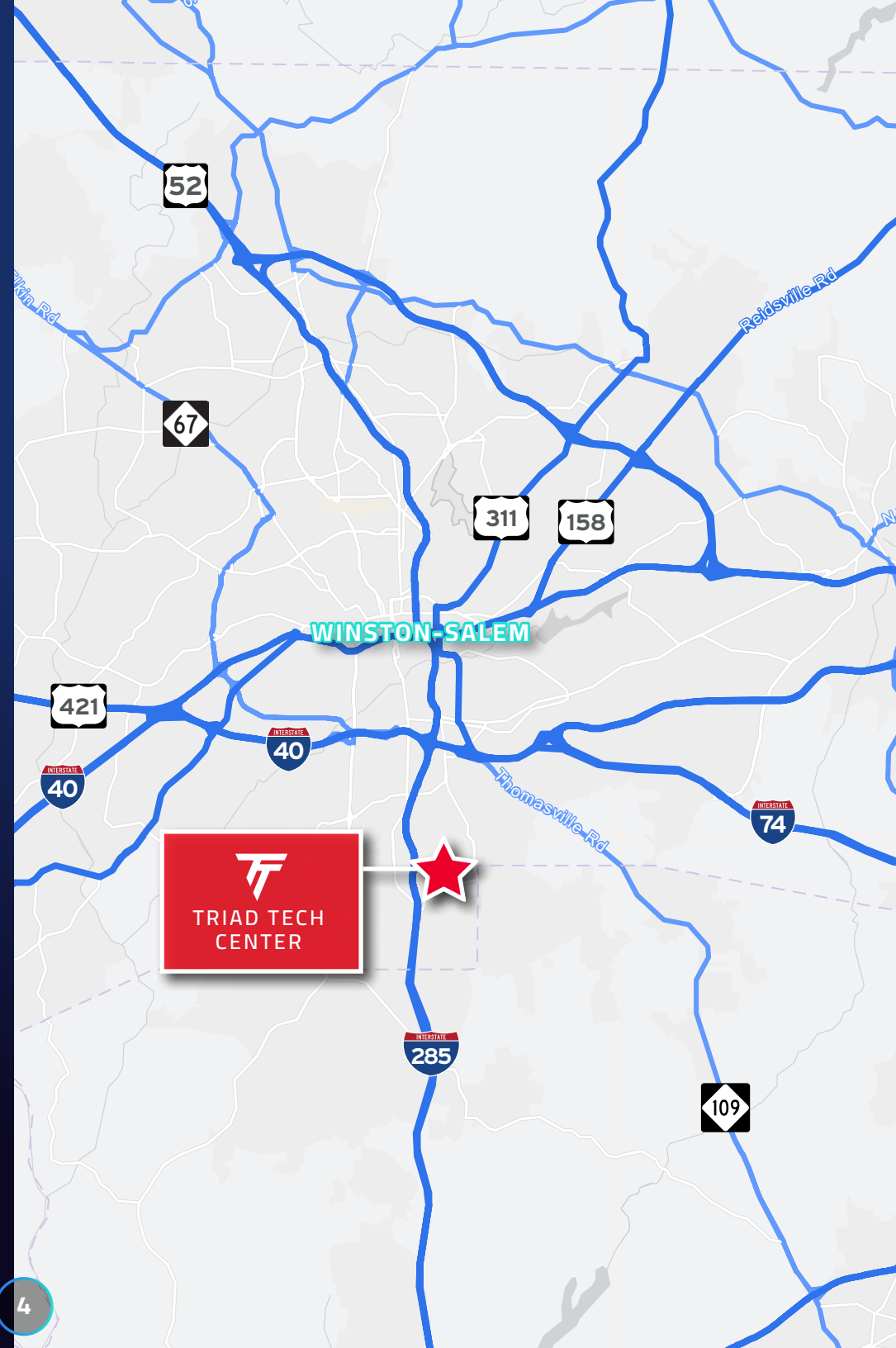
Cushman & Wakefield is pleased to present **90 Piedmont Industrial Drive** — a 72.46-acre industrial campus located directly off I-285 in Winston-Salem, North Carolina. The existing ±1,008,500 SF facility offers approximately 5 MW of available power today, with the ability to scale significantly over time to support more energy-intensive operations.

The site features flexible GI/HI zoning that accommodates a wide range of heavy industrial uses. Within the existing footprint, approximately ±609,000 SF of contiguous space is currently available for lease, providing a unique opportunity for immediate occupancy while maintaining flexibility for future expansion, retrofit, or redevelopment.

Strategically positioned with direct access to Interstate 285, the property provides excellent connectivity to key regional and national transportation corridors, making it highly attractive for logistics and distribution users. The site is also rail-served, offering a significant advantage for bulk shipping and manufacturing operations.

Located within the Piedmont Triad, the property offers access to Greensboro, Charlotte, and the Research Triangle, along with a strong labor pool and a business-friendly environment supportive of large-scale industrial users.

This offering represents a compelling opportunity to acquire a well-located, scalable industrial site with multimodal logistics capabilities in one of North Carolina's most active industrial markets.



AREA OVERVIEW

HIGHLIGHTS



INTERSTATES

Interstate 40
4.1 miles north
Interstate 85
18 miles south



CITIES

Winston-Salem
7.3 miles north
Charlotte
72.2 miles south

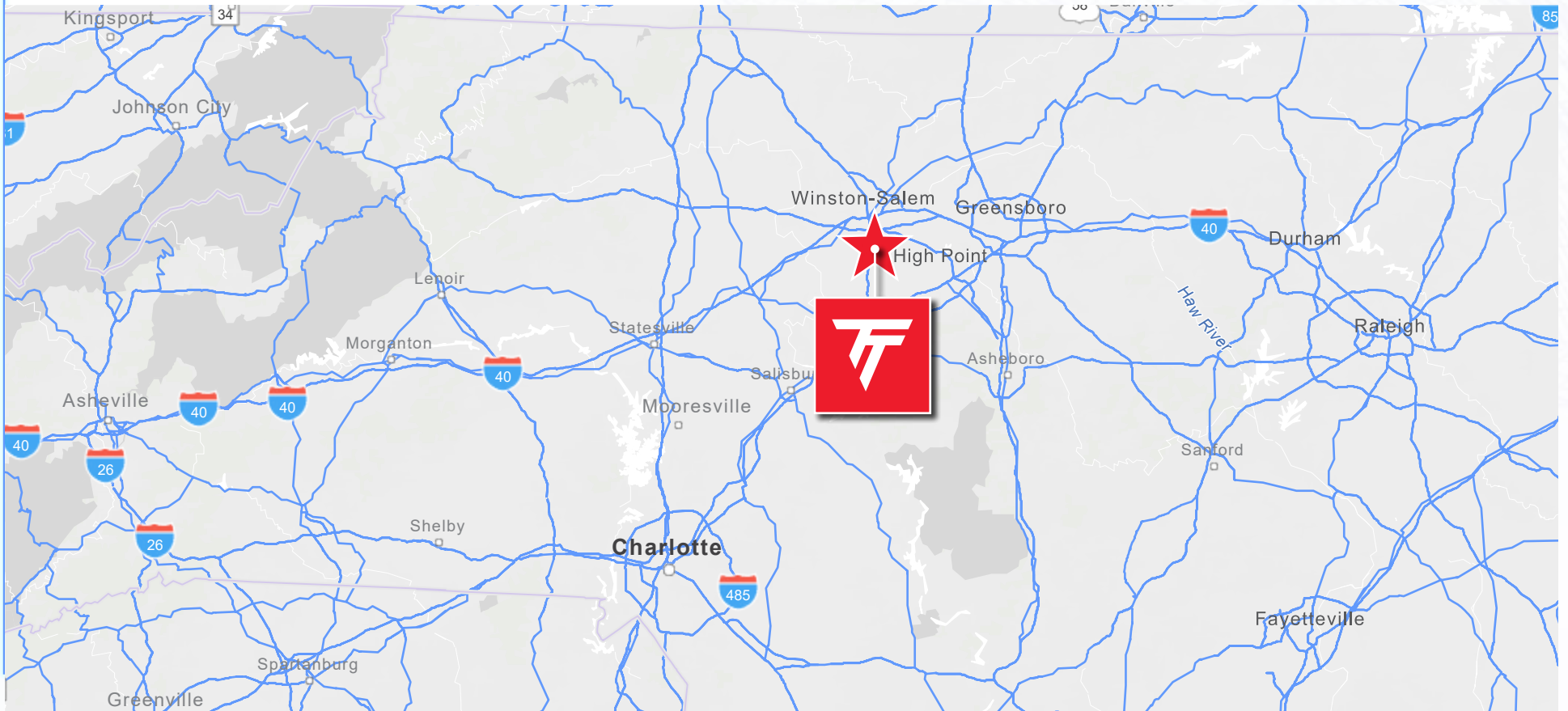


AIRPORTS

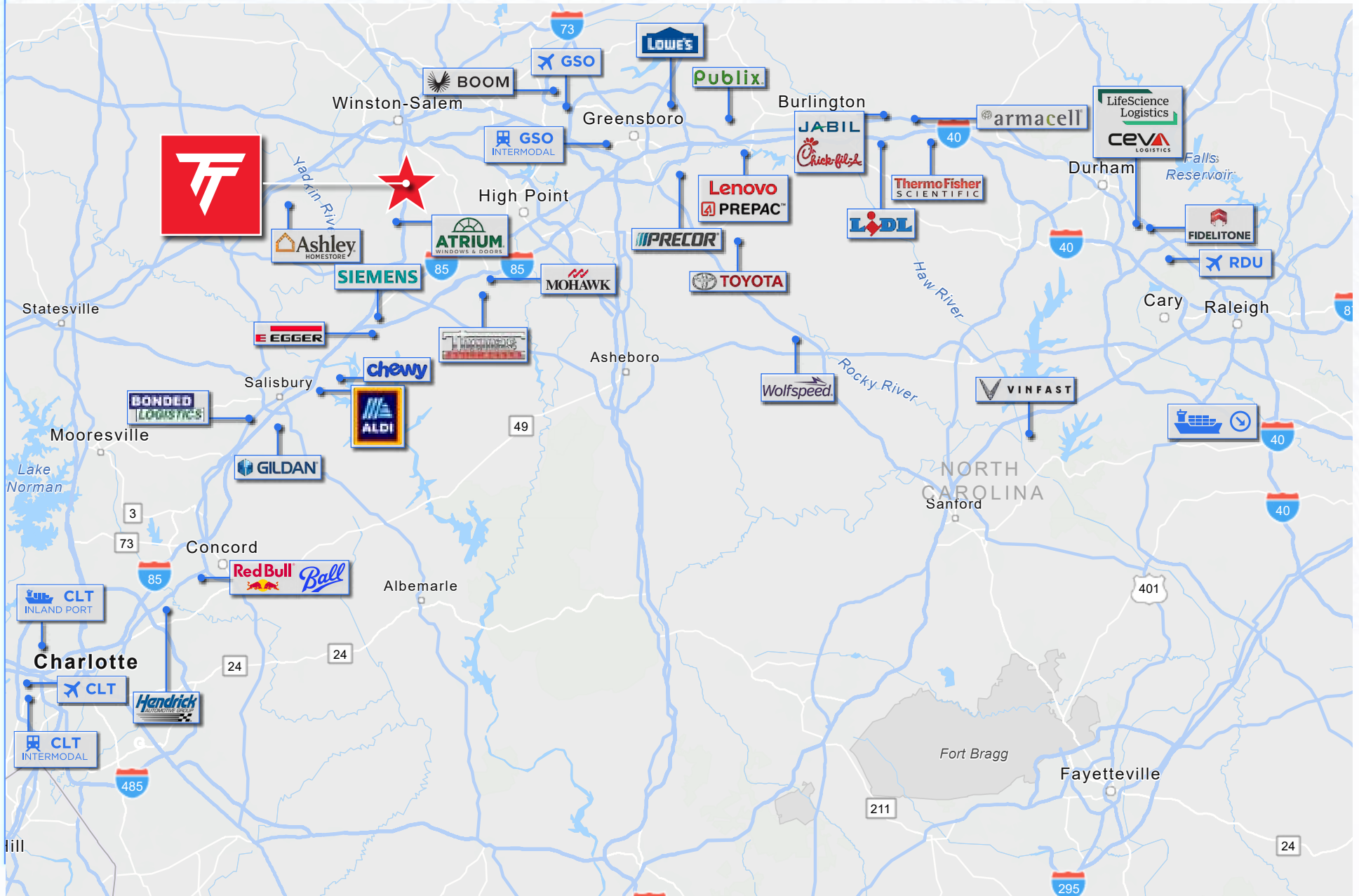
Piedmont Triad
International Airport
26.4 miles
Charlotte International
Airport 77 miles

LOCATION

- **Interstate 85** 18 miles
- **Charlotte** 72.2 miles
- **Interstate 40** 4.1 miles
- **Winston-Salem** 7.3 miles



CORPORATE NEIGHBORS



WORKFORCE AND TALENT PROFILE



BROAD LABOR BASE

- 900,000 jobs region-wide (Triad total employment)
- Strong daytime worker population / employment totals support hiring demand



LOW UNEMPLOYMENT

- Unemployment ~ 4.0%-4.3% (2024-2025), reflecting a tight job market and labor availability



JOB & INDUSTRY GROWTH

- Winston-Salem MSA saw ~2% job growth, outpacing statewide trends; professional & technical services driving gains



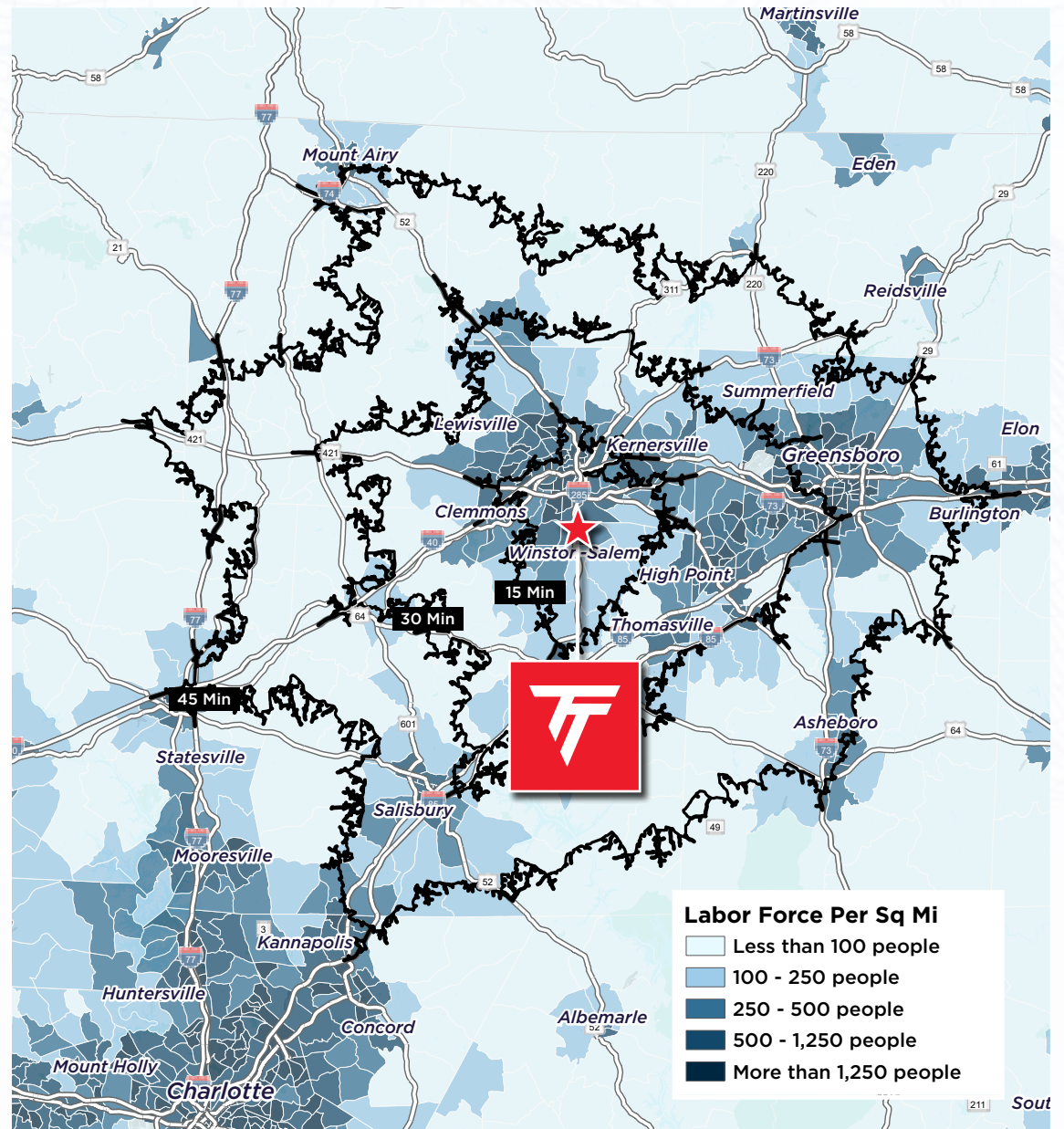
EDUCATION & TALENT PIPELINE

- Significant output of associate and bachelor's degree holders
- 13+ universities + 9+ technical /community colleges with 60k+ total enrollment



OCCUPATIONAL DEPTH

- NC shows strong representation in computer, engineering, IT and related occupational groups





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