



M E R I D I A N

147 S. CHERRY STREET, SUITE 200 | WINSTON-SALEM, NC 27101 | P 336.722.1986 | F 336.723.3173 | MERIDIANREALTY.COM

Industrial /MFG | 113,350± SF | 67± AC

5568 Gumtree Road

Wallburg, NC 27107



Flexible Manufacturing / Distribution building. 1.6 miles to Union Cross Business Park. 2.5 miles to I-74 / Hwy 311. 3.6 miles to I-40. 5 docks with pit levelers, seals, & locks with electric openers. Security and fire monitoring in place. Extensive camera and card access system (JCI), 3 ton and 1/4 ton cranes to remain. 250k gallon water tank feeds 1,500 gpm at 125 psi wet sprinkler system. 49± acres of excess land for expansion.

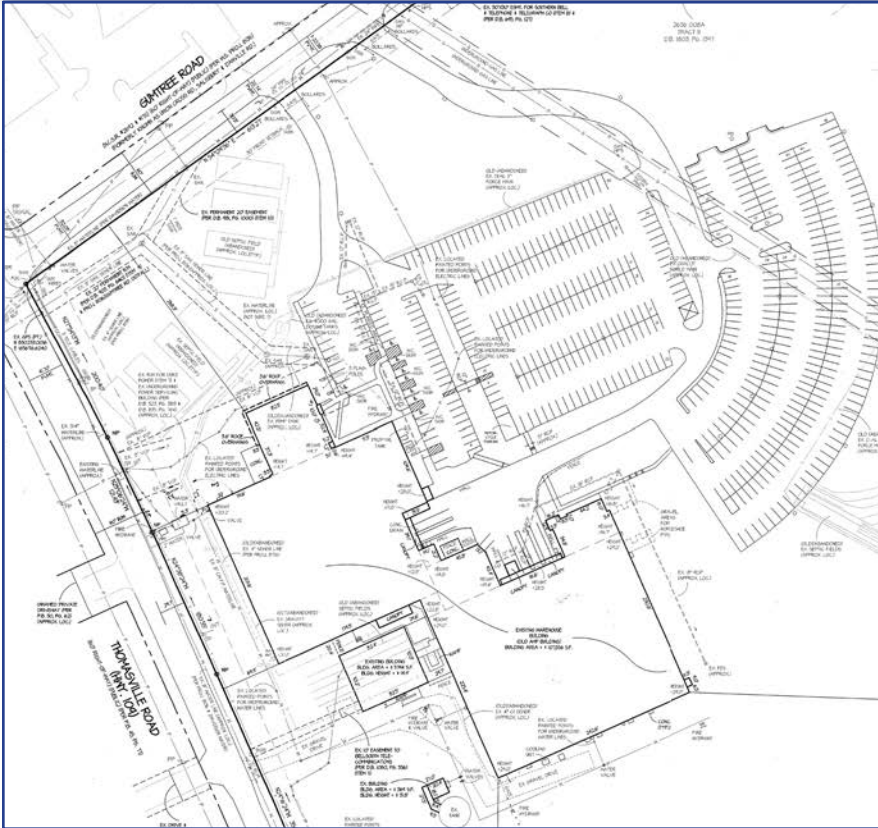
For more information:

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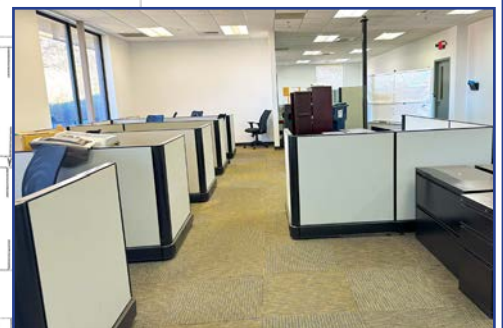
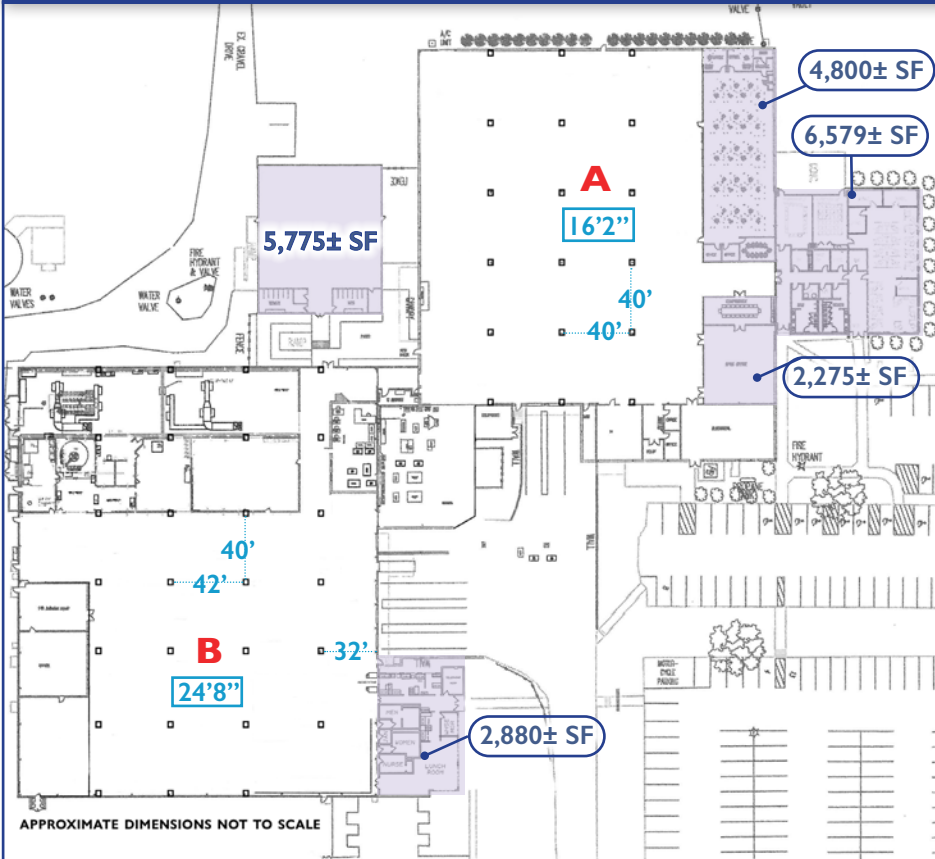
FOR SALE: \$12,075,000.00
FOR LEASE: \$7.50 PSF NET

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Site Plan



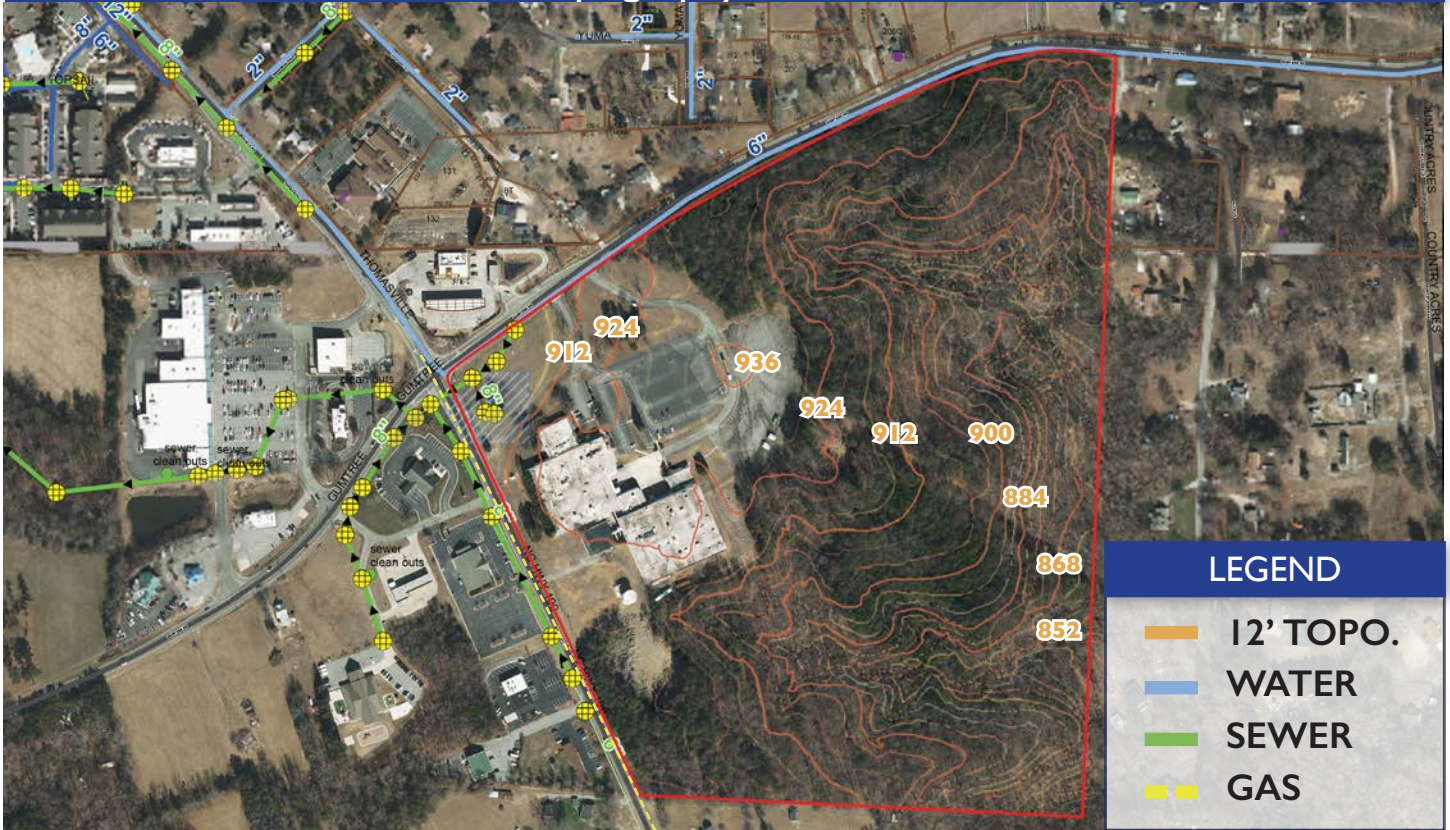
Floor Plan



LEGEND

Warehouse: 91,041± SF
A: 36,674± SF | B: 54,367± SF
Office: 22,309± SF

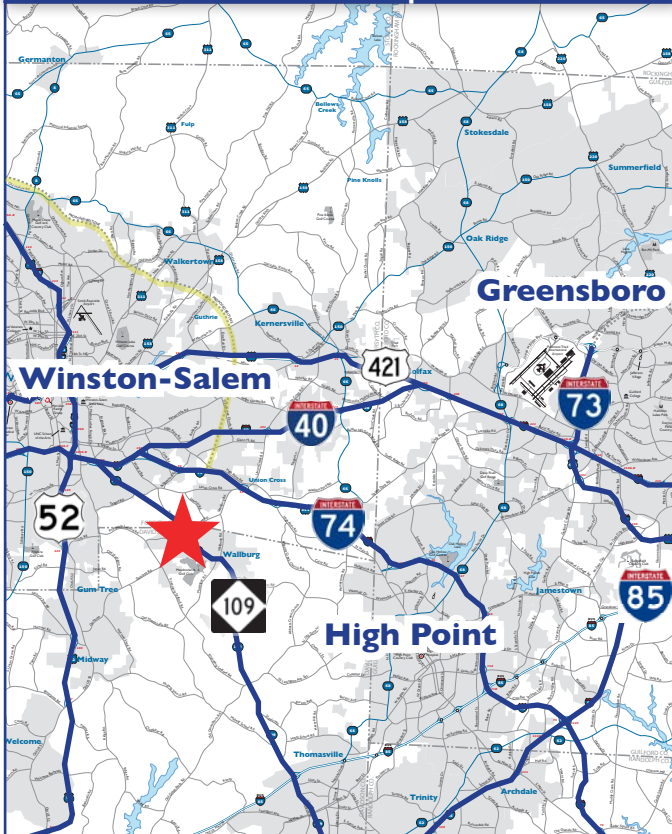
Topography / Utilities



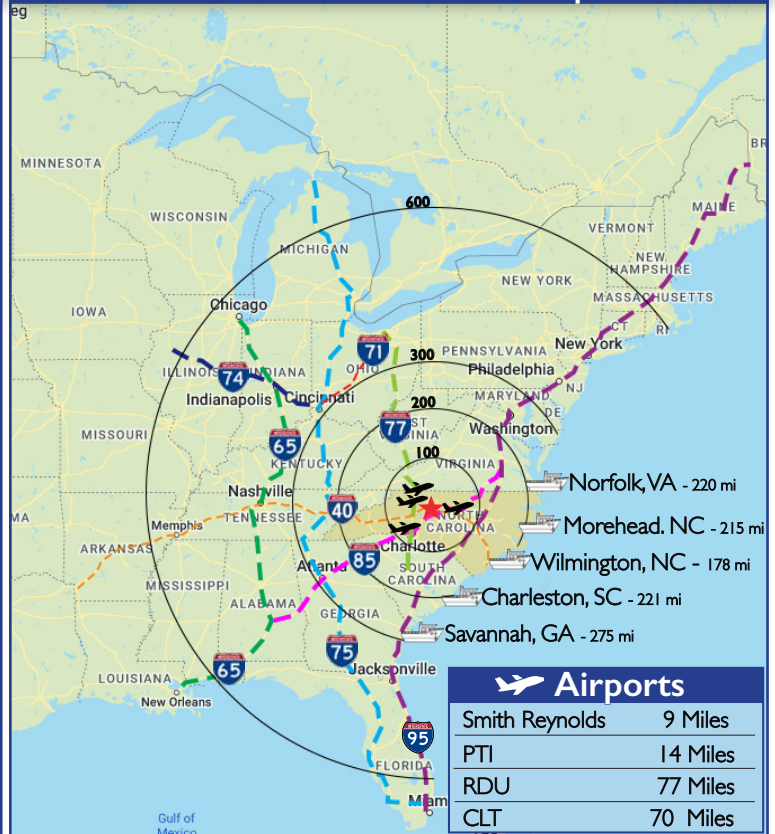
LEGEND

- 12' TOPO.
- WATER
- SEWER
- GAS

Triad Map



East Coast Radius Map



Aerial



	1	2	3	4
DRIVE TIMES	Piedmont Triad Industrial Center	Center 311 Business Park	Union Cross Business Park	Winston-Salem Alliance Technology Park
➔ PTI 24 min	EcoLab	Corning Cable Plant	Pepsi Bottling Ventures	Ziehl Abegg (2024)
➔ Smith Reynolds 16 min	Netceed	Modern Machine & Metal	BekaertDeslee	Caterpillar
➔ Charlotte 1 hr. 15 min		Avid Solutions	Liberty Hardware	Herbalife
➔ Raleigh 1 hr. 24 min		Krispy Kreme	Polyvlies	Bunzl
		Tarheel Paper Supply	ORBIS RPM	Southern Carlson
			Waste Management	

Piedmont Triad Demographics (2023)

Total Population	1,751,405
Households:	711,844
Median HH Income	\$58,538
Unemployment Rate	4.8%
Total Employees	797,036
Manufacturing Employees:	15.5%
*Second largest in the Piedmont Triad.	

Tax Rates by County

Davidson NORTH CAROLINA County	\$0.5400
Forsyth County North Carolina	\$0.6778
DAVIE EST. 1840	\$0.7330

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