



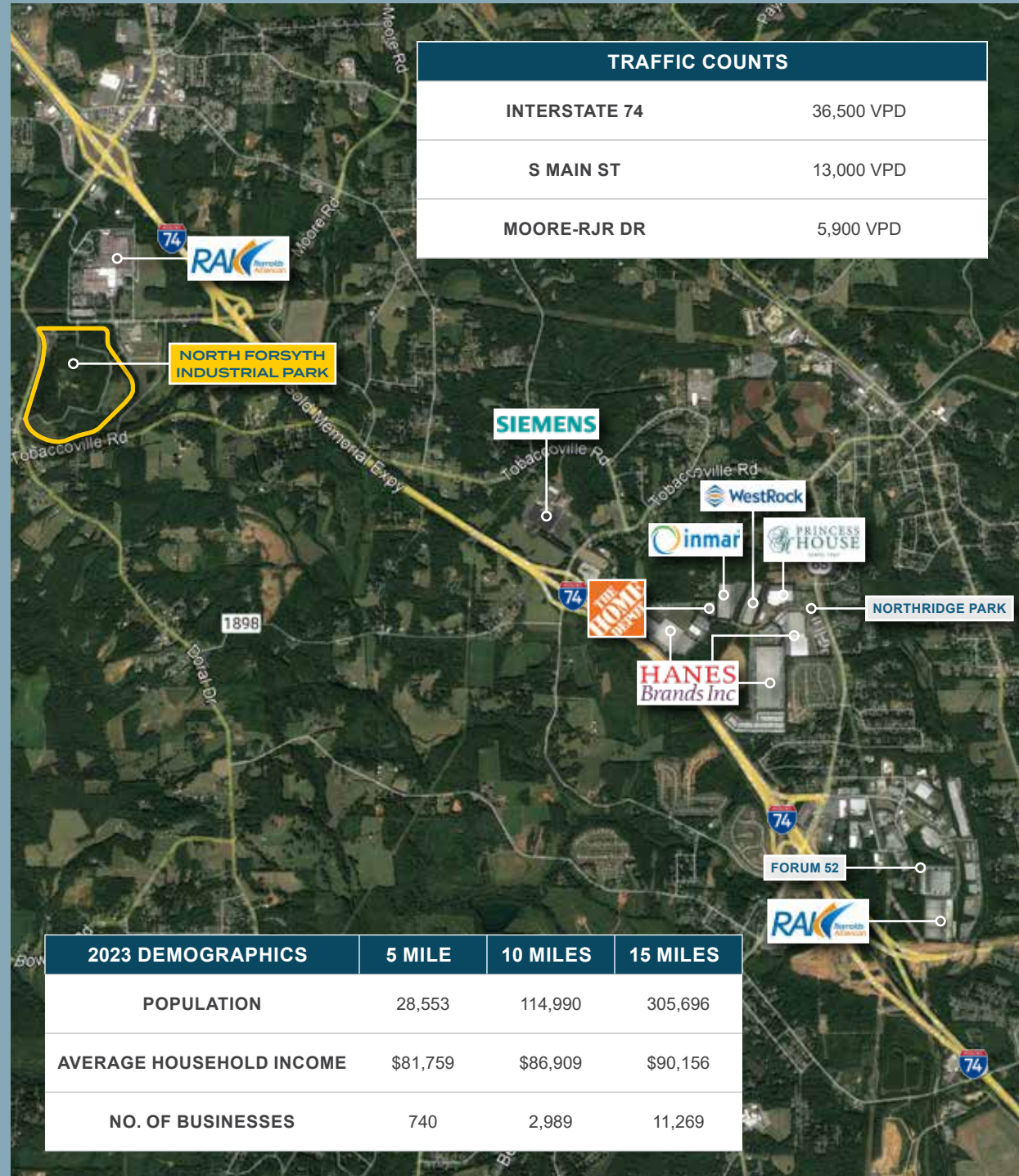
FOR SALE

NORTH FORSYTH INDUSTRIAL PARK

KING-TOBACCOVILLE ROAD • TOBACCOVILLE, NC 27050

NORTH FORSYTH INDUSTRIAL PARK

- **Property Address:** King-Tobaccoville Road, Tobaccoville, NC
- **Site Size:** 147± Acres
- **Zoning:** General Industrial (GI)
- **Power:** Duke Energy
 - Site is adjacent to dual circuit 230kV and single circuit 100kV adjacent to the Reynolds Tobaccoville substation
- **Gas:** Piedmont Natural Gas
 - 4 inch main with 60 PSI. A short, 200 feet main extension required to serve the site
- **Water:** City of King
 - 12" main available for service located along Doral Drive. | WTP: Currently operating at about 1.7 MGD from the 3.0 MGD WTP. Preparing for WTP upgrade that will double capacity
- **Wastewater:** City of King
 - Nearest public gravity sewer is located near the intersection of Tobaccoville Road and Stout Farm Road. 24" Line. | WWTP: Site could discharge into Winston-Salem's line on the south side of the Reynolds property. Alternatively, City of King is building a WWTP and a gravity main that reaches up to Doral Drive (2 years out from completion)
- **Rail Line Access:** Can be made available
- **Interstate Access:** North/South Access via I-85/I-77/I-81 with convenient East/West Access to I-40 via new beltway interchange in Rural Hall
- **Due Diligence Items:** Phase I Environmental, Wetlands Delineation, Geo-technical, and Endangered Species reports available upon request



CONCEPTUAL SITE PLAN

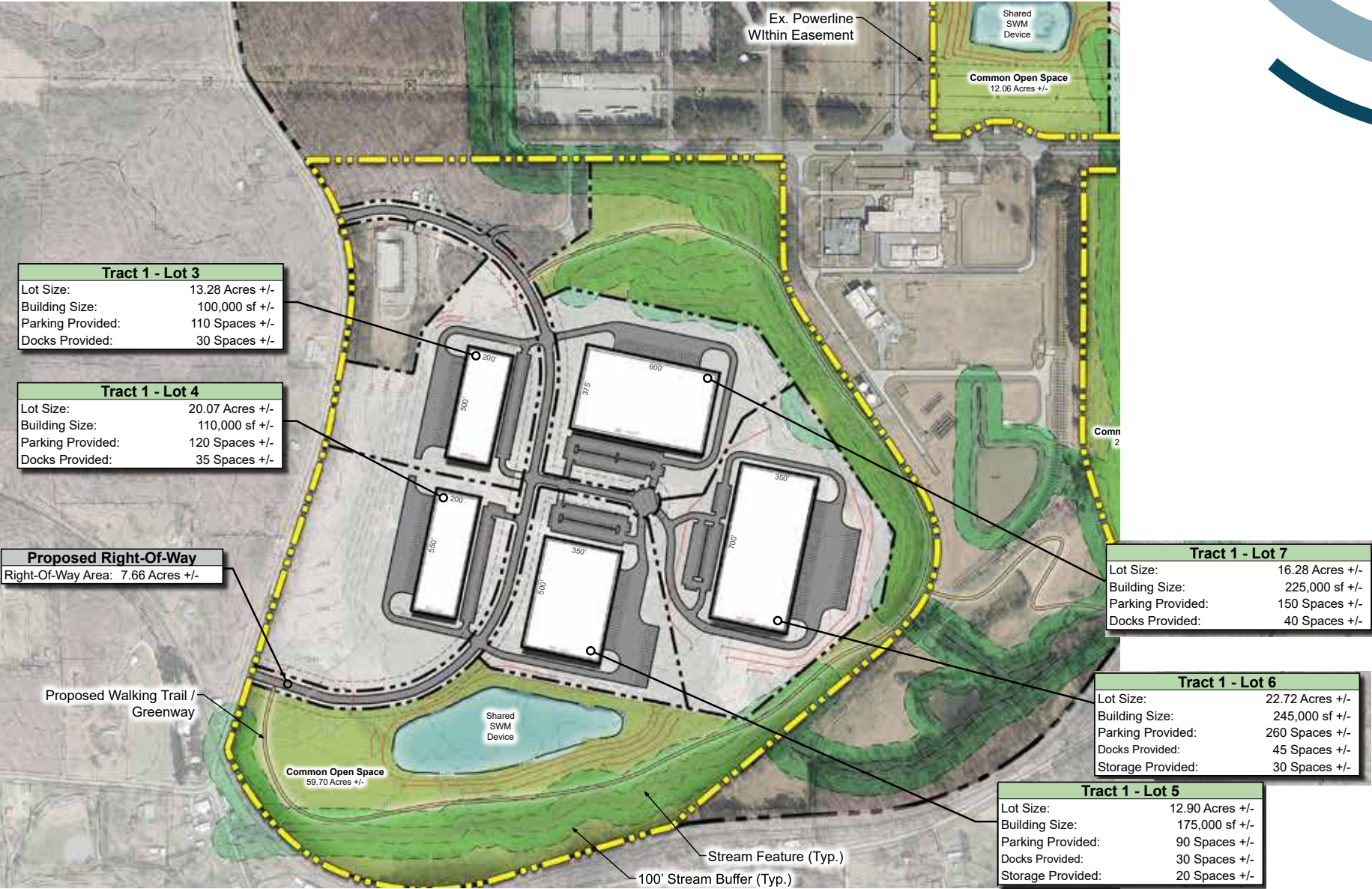
ONE BUILDING



BOUNDARY LINES ARE APPROXIMATE - TO BE ESTABLISHED IN FINAL SURVEY

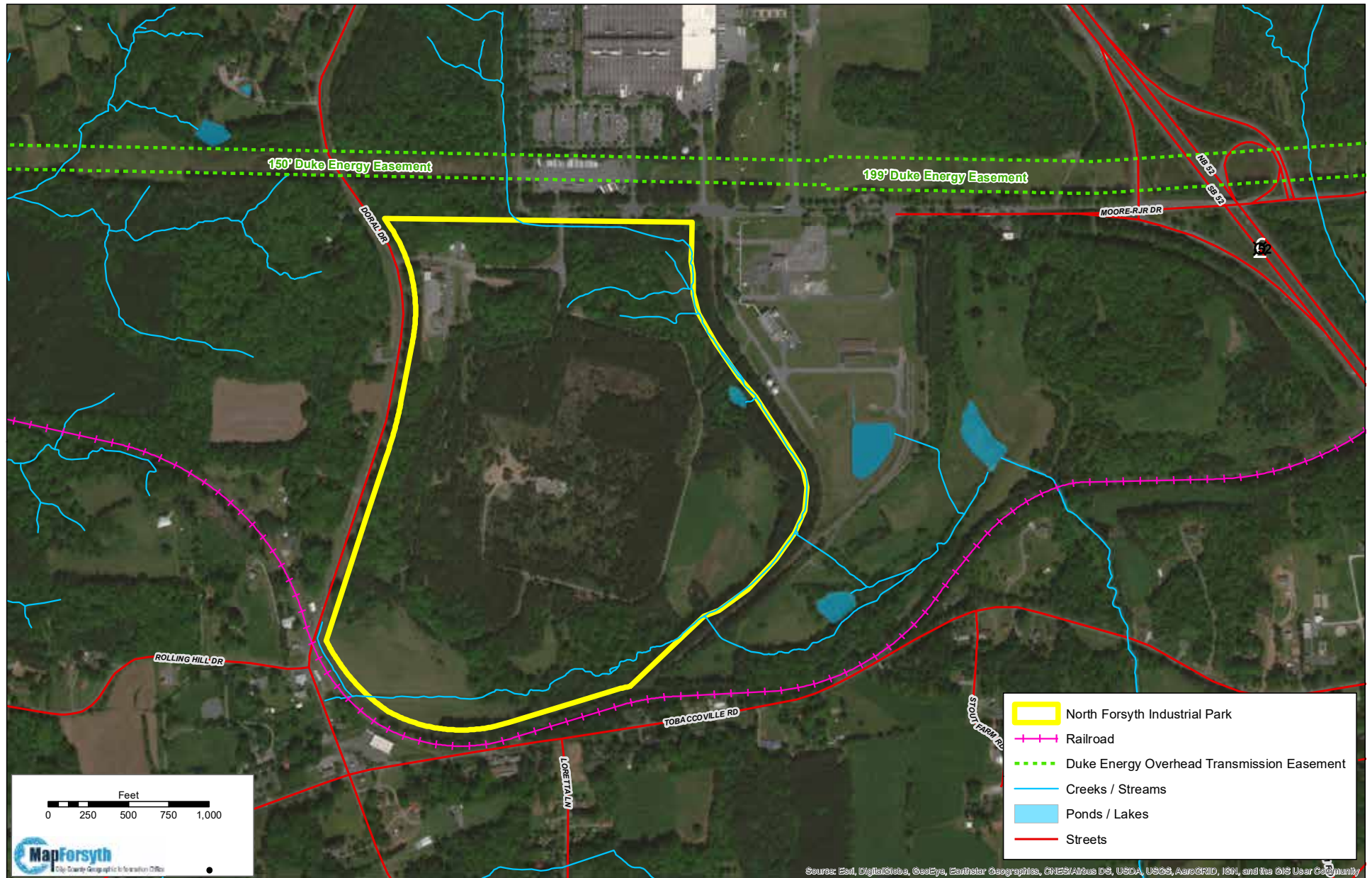
CONCEPTUAL SITE PLAN

MULTIPLE BUILDINGS

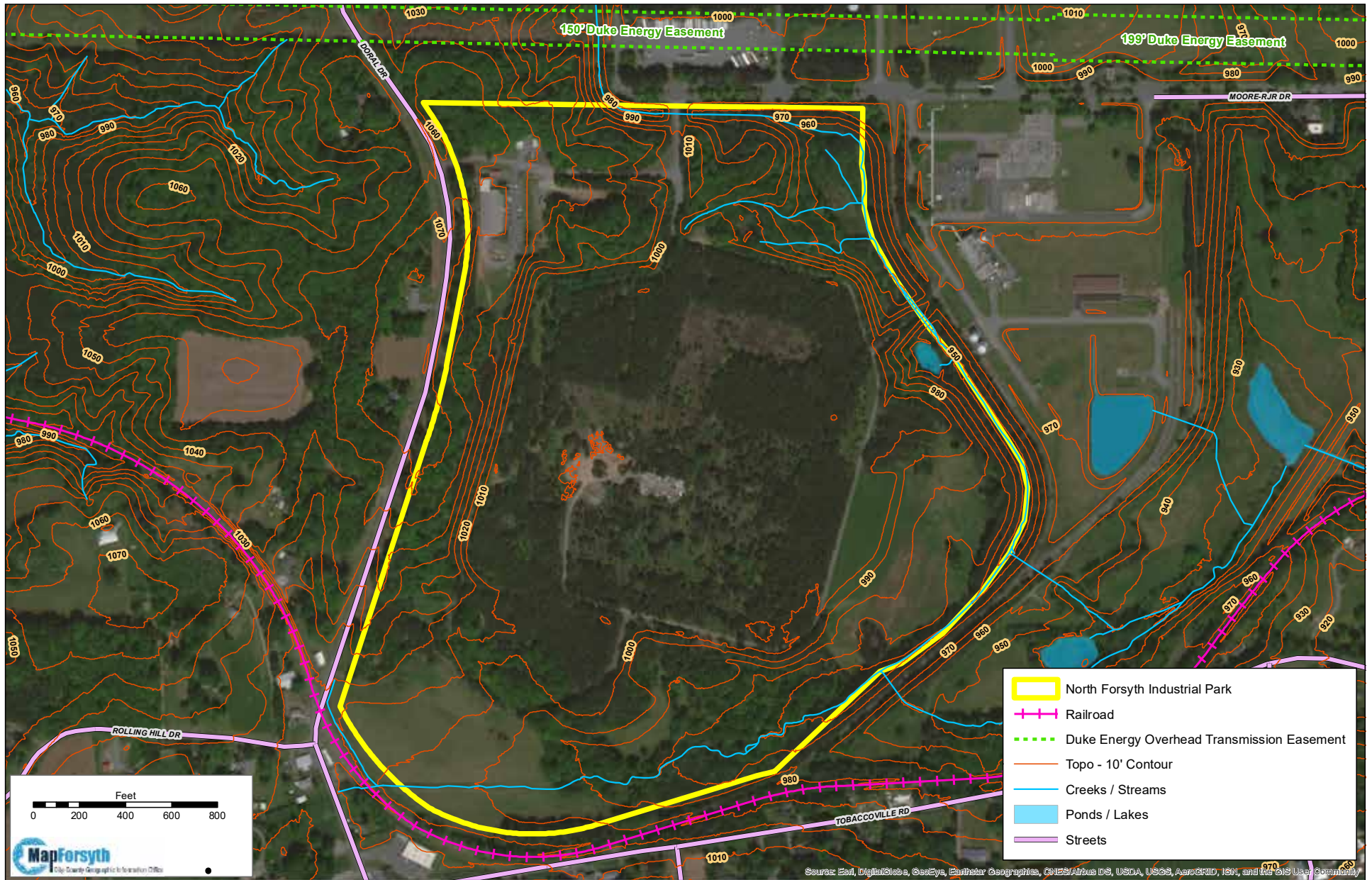


BOUNDARY LINES ARE APPROXIMATE - TO BE ESTABLISHED IN FINAL SURVEY

PROPERTY GENERAL AREA



PROPERTY TOPOGRAPHY

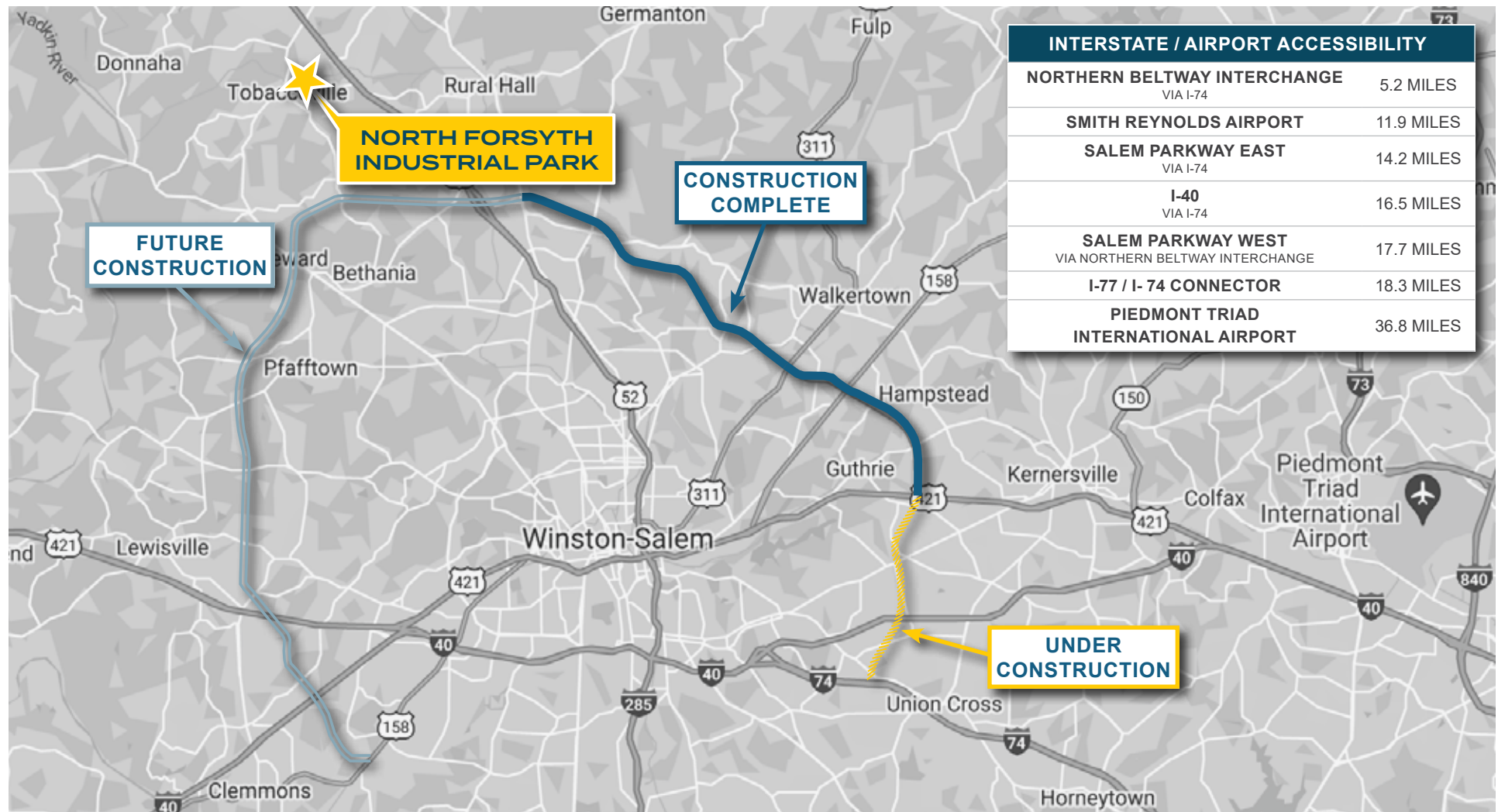


WINSTON-SALEM NORTHERN BELTWAY

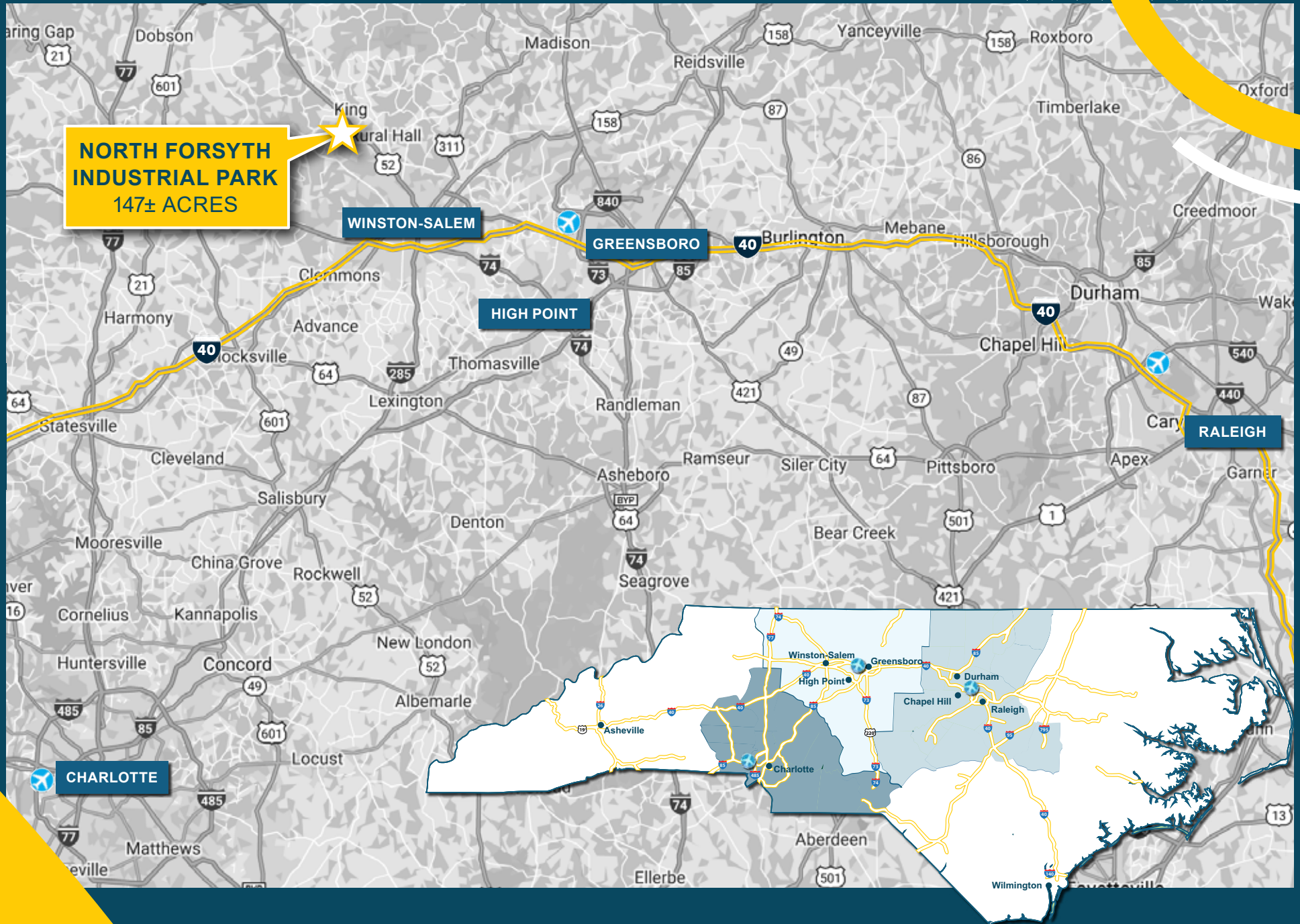
The N.C. Department of Transportation is building a multi-lane freeway that loops around the northern part of Winston-Salem.

The 34.5-mile Winston-Salem Northern Beltway will begin at U.S. 158 southwest of Winston-Salem and end at I-74/U.S. 311 southeast of the city. The majority of the eastern part of the interchange has been completed or is near completion, with the western part of the loop set to begin construction this year. The final leg of the loop between I-40 and US-158 is scheduled to start construction in 2029.

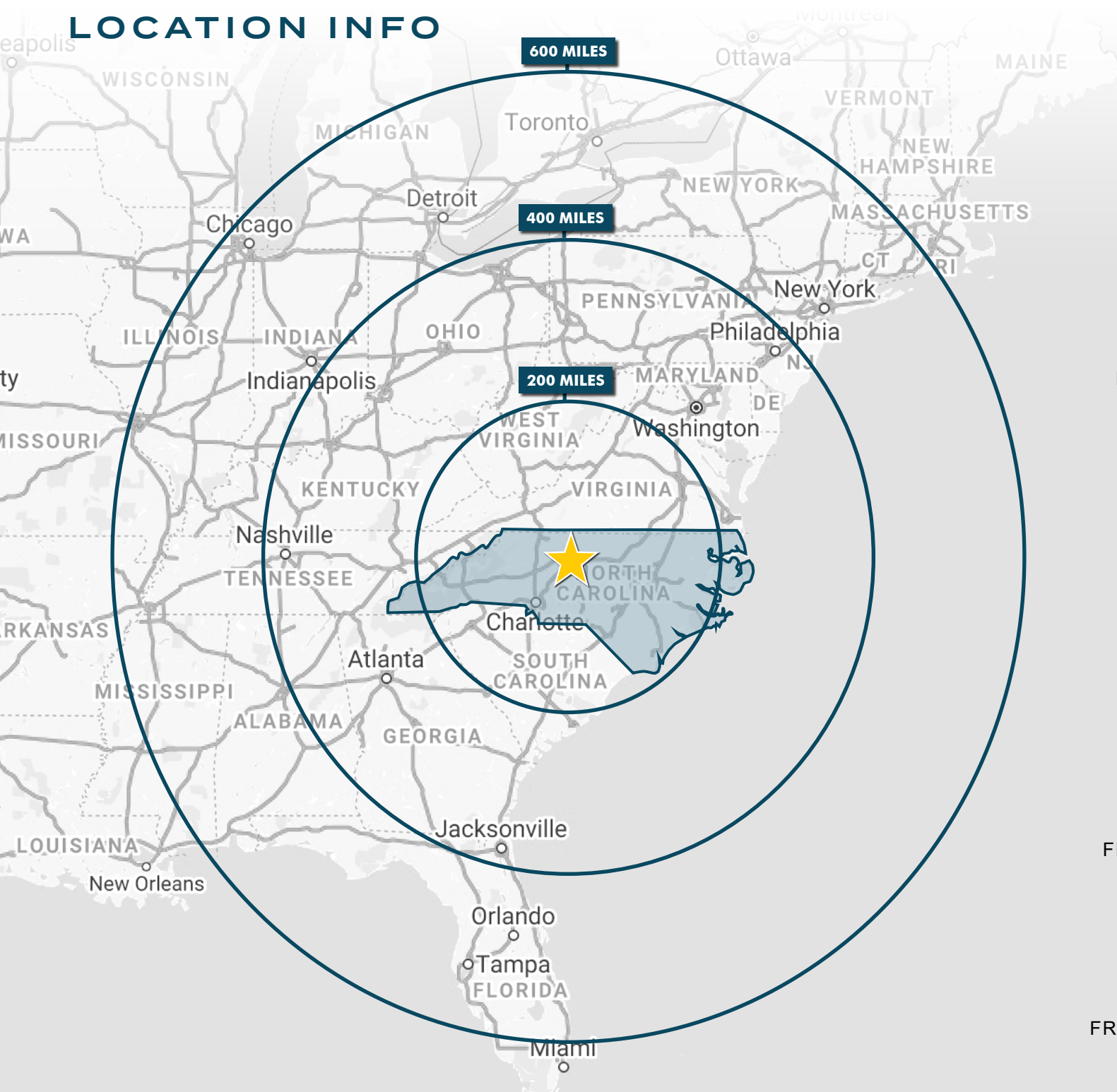
About 100,000 vehicles and trucks travel through the area every day, which is more traffic than the roadways in the area are designed to handle. The Winston-Salem Northern Beltway will help alleviate congestion and improve safety along heavily traveled routes in Forsyth County, including U.S. 421/Business 40 and U.S. 52.



A map of the Raleigh, North Carolina area. The map shows major highways including I-85, I-40, I-540, I-440, and US-1. Surrounding cities like Durham, Cary, Apex, Garner, and Wake are labeled. A blue box with the word "RALEIGH" is placed over the city. A yellow line highlights a route starting from the bottom left, passing through Cary and Apex, and heading towards the top right. A large yellow curved arrow is overlaid on the map, pointing from the bottom left towards the top right. A white curved arrow is also overlaid, pointing from the top right towards the bottom left.



LOCATION INFO



DISTANCE FROM
AIRPORTS



35 MILES

FROM PIEDMONT TRIAD
INTERNATIONAL AIRPORT

96 MILES

FROM CHARLOTTE-DOUGLAS
INTERNATIONAL AIRPORT

106 MILES

FROM RALEIGH-DURHAM
INTERNATIONAL AIRPORT

DISTANCE FROM
PORTS



251 MILES

FROM PORT OF WILMINGTON

267 MILES

FROM NORTH CAROLINA PORT

281 MILES

FROM PORT OF VIRGINIA

301 MILES

FROM SOUTH CAROLINA PORTS

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CONTACT US

GREG WILSON

Executive Vice President
+1 336 331 9399
greg.wilson@cbre-triad.com

WILL HENDERSON

Executive Vice President
+1 336 544 2745
will.henderson@cbre-triad.com

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A JOINT VENTURE