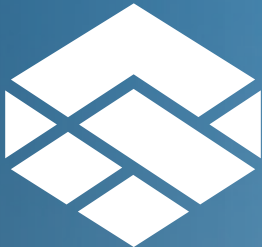


WINSTON-SALEM, NC



# UNION CROSS INDUSTRIAL CENTER

Up to ±300,233 SF  
Delivering Q2 2026







# PROPERTY HIGHLIGHTS

## FEATURES

### ADJACENT TENANTS

Ziehl Abegg, Herbalife, Caterpillar, Bunzl, Southern Carlson, Excel Door

### ELECTRIC

Duke Energy

### NATURAL GAS

Piedmont Natural Gas

### WATER

City of Winston-Salem

### SEWER

City of Winston-Salem

### TELECOM

AT&T and Spectrum

### ZONING

Light Industrial (LI)

## 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	<b>4245 ENVISION DR</b> <i>Under Construction Delivering Q2 2026</i>	<b>BUILDING #6</b> <i>Proposed</i>	<b>BUILDING #7</b> <i>Proposed</i>
Total SF	<b>±300,233 SF</b>	±270,000 SF	±50,000 SF
Acres	<b>±21.70</b>	±27.02	±12.80
Parking	<b>±130</b>	±316	±68
Zoning	<b>LI</b>	LI	LI
Clear Height	<b>36'</b>	36'	28'
Power	<b>2,000-4,500 A</b>	TBD	TBD
Slab	<b>7" Reinforced</b>	TBD	TBD
Loading	<b>±54 Docks</b>	±43 Docks	±10 Docks
Drive-In Doors	<b>TBD</b>	TBD	TBD
Column Spacing	<b>50 x 50</b>	50 x 50	50 x 50
Lease Rate	<b>Call for Rate</b>	Call for Rate	Call for Rate
TICAM	<b>TBD</b>	TBD	TBD

# LOCATION OVERVIEW

100 miles west of Raleigh and 80 miles northeast of Charlotte.

Winston-Salem is home to Wake Forest University, Winston-Salem State University, UNC School of the Arts and Salem College.

Companies with HQs in Winston-Salem include Hanesbrands, Truliant Federal Credit Union, Novant Health, Reynolds American and others.

Winston-Salem is Forsyth County's largest city, and North Carolina's 5th largest in population. The greater Piedmont Triad area carries a population of close to 1.8 million.

Forsyth County's labor force exceeds 191,000 people.



40



EXIT 201



FUTURE WINSTON SALEM LOOP

BUILDING 7

BUILDING 6

4245 ENVISION DR



UNION CROSS RD

74



# CORPORATE NEIGHBORS

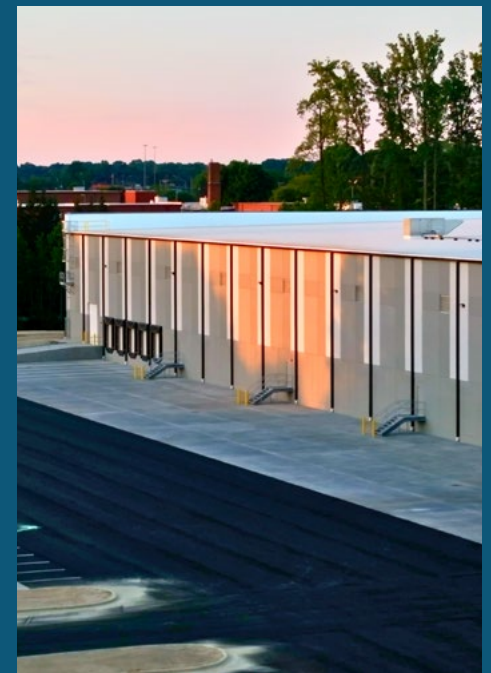
EXIT 59

# 4245 ENVISION | NOW UNDER CONSTRUCTION

## ±300,233 SF | DELIVERING Q2 2026

4245 ENVISION IS A ±300,233 SF, CLASS A INDUSTRIAL FACILITY currently under construction and delivering Q2 2026. The building will feature 36' clear heights, expansive dock capacity, and flexible layouts to support efficient, high-volume use.

Strategically located with immediate access to I-40, I-74, and the future Winston-Salem Urban Loop, the project offers exceptional connectivity across the Piedmont Triad.





**UNION CROSS  
INDUSTRIAL CENTER**

For More Information,  
Please Contact:

**JASON OFSANKO**

Executive Director

+1 336 812 3300

[jason.ofsanko@cushwake.com](mailto:jason.ofsanko@cushwake.com)

**BOBBY FINCH**

Executive Managing Director

+1 336 812 3303

[bobby.finch@cushwake.com](mailto:bobby.finch@cushwake.com)

