

90 PIEDMONT INDUSTRIAL DRIVE
/ WINSTON-SALEM / NC



Industrial Facility

**±1,008,500 SF
For Sale or Lease**

Highlights

- + Value-Add Opportunity with Highly Functional Manufacturing / Warehouse Features in Place
- + Multi Subdivision Opportunity
- + Heavy Power Available
- + Frontage to Interstate 285



Building Specifications

Spec Type	Spec Details
Available Space	up to ±1,008,500 SF (multiple subdivisions possible)
Site Acreage	72.46 Acres
Zoning	HI (Heavy Industrial)
Total Parking Spaces	560
Year Built	1969; renovated in 2000
Rail	Existing rail spur to the site
Ceiling Height	Varies, typically 25'±
Column Spacing	40' x 40' typical; 60' x 40' at dock wall
Power	Substation on site 5 MW available immediately 10-12 MW available in 3 months 45+ MW available in ±2 years
Water	Winston-Salem/Forsyth County Utilities 16" pipe; 5,040,000 gallons per day
Sewer & Waste Water	Winston-Salem/Forsyth County Utilities 24" pipe; 1,440,000 gallons per day
Gas	Piedmont Natural Gas
Walls	Insulated metal sandwich panels, with pre-cast exterior concrete panels and pre-engineered metal
Roofing	Gypsum deck with 4-ply membrane over fiberglass insulation
Building Improvements	Suitable for industrial warehouse or light manufacturing
Sprinkler System	Combination of Ordinary Hazard System and ESFR
HVAC	Gas fired air rotation units standard



Floor Plan



SPACE A
±158,000 SF
8 Dock High Doors
1 Drive-in Door with Ramp
Partial ESFR Sprinkler System

SPACE B
±540,000 SF
22 Dock High Doors
2 Drive-in Doors 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 Doors with Ramp
Partial ESFR Sprinkler System

SPACE E
±69,000 SF
Office Space

Multi-Tenant Layout

..... ESFR Sprinklered Areas

Area Overview



Location
+ Interstate 40 4.1 miles
+ Winston-Salem 7.3 miles

Location
+ Interstate 85 18 miles
+ Charlotte 72.2 miles

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

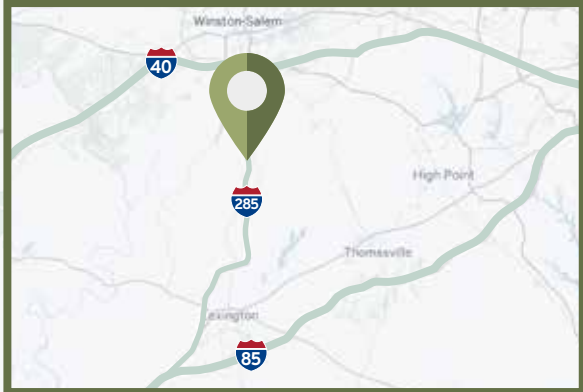
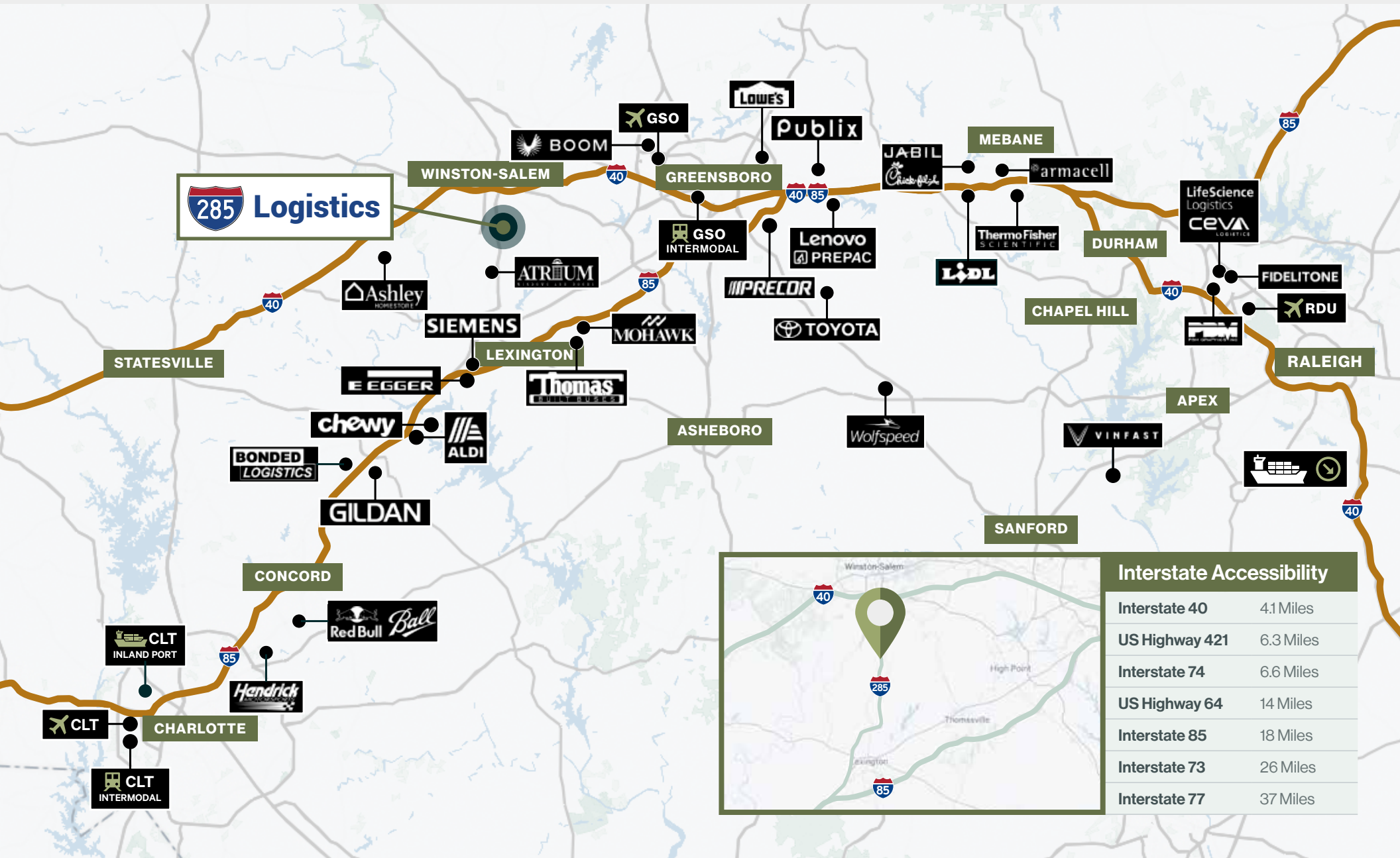


Airports

Piedmont Triad
International Airport
26.4 miles

Charlotte International
Airport 77 miles

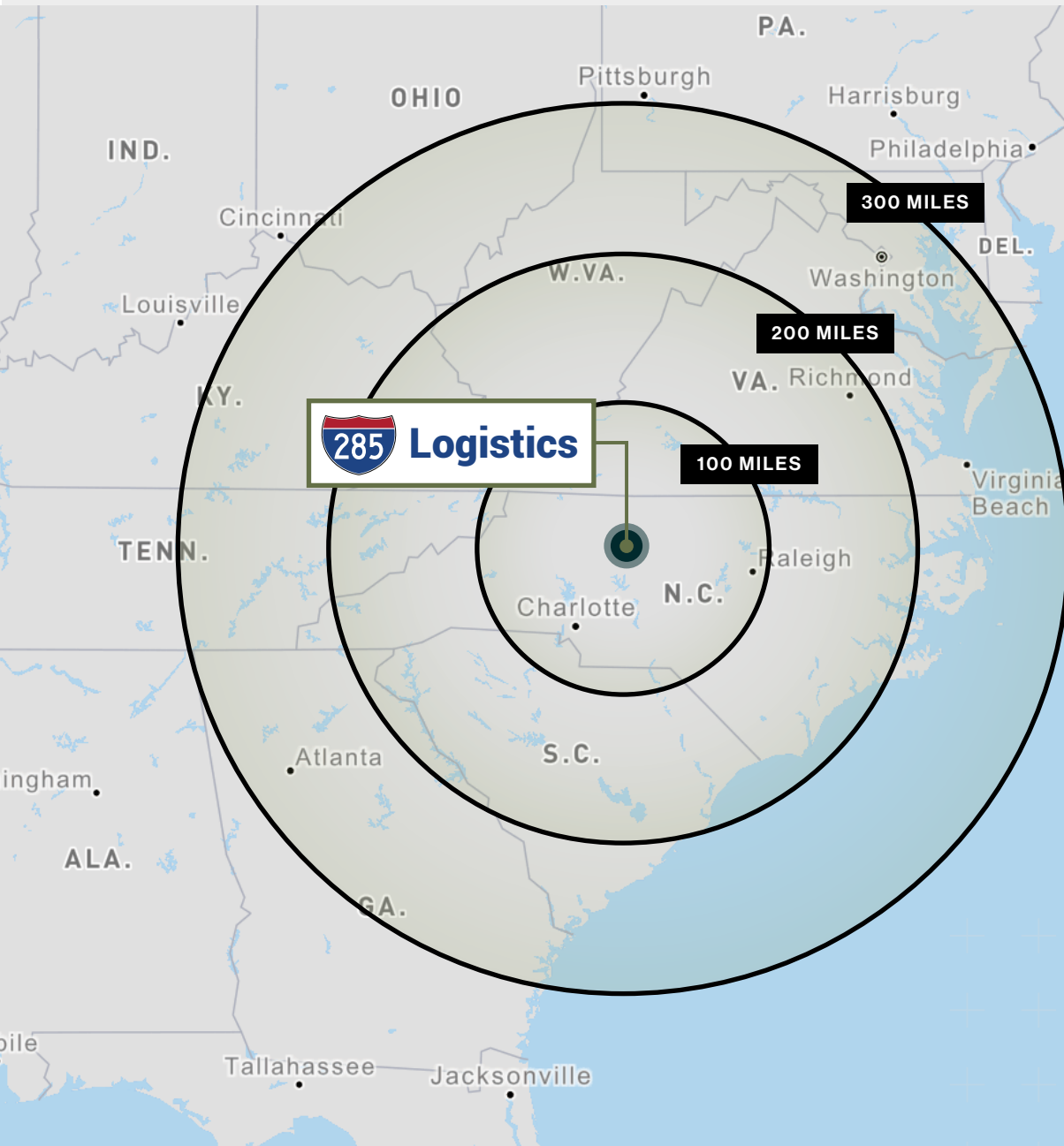
Location Overview



Interstate Accessibility

Interstate 40	4.1 Miles
US Highway 421	6.3 Miles
Interstate 74	6.6 Miles
US Highway 64	14 Miles
Interstate 85	18 Miles
Interstate 73	26 Miles
Interstate 77	37 Miles

Location Overview



AIRPORTS

PIEDMONT TRIAD INT'L AIRPORT	26 Miles
CHARLOTTE DOUGLAS INT'L AIRPORT	76 Miles
RALEIGH DURHAM INT'L AIRPORT	97 Miles

SEAPORTS

PORT OF WILMINGTON, NC	233 Miles
PORT OF MOREHEAD CITY, NC	257 Miles
PORT OF NORFOLK, VA	267 Miles
PORT OF CHARLESTON, SC	279 Miles



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Dodson Schenck
Executive Vice President
+1336 478 0234
dodson.schenck@cbre.com

Greg Wilson
Executive Vice President
+1336 331 9399
greg.wilson@cbre.com

Will Henderson
Executive Vice President
+1336 544 2745
will.henderson@cbre.com



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