



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.

PURCHASE STRUCTURE 1

Includes building & 67± AC

PRICE: \$9,990,000

PURCHASE STRUCTURE 2

Includes building & 18± AC

PRICE: \$7,100,000

LEASE STRUCTURE

Building with 12± AC

LEASE RATE: \$5.50 PSF NET

For more information:

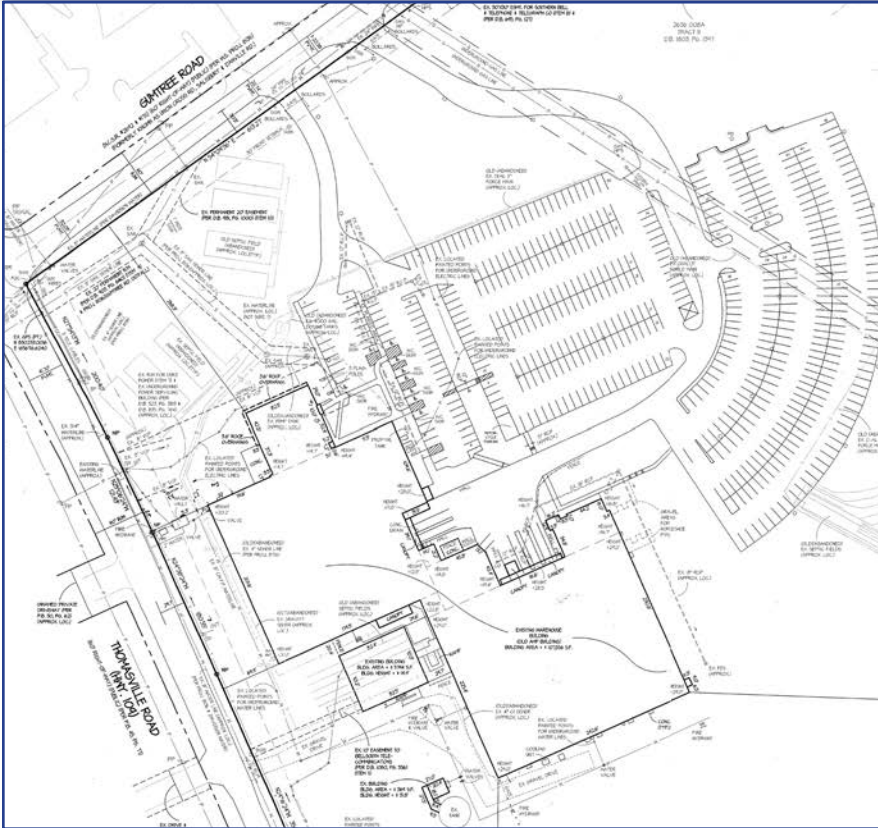
John L. Ruffin, CCIM

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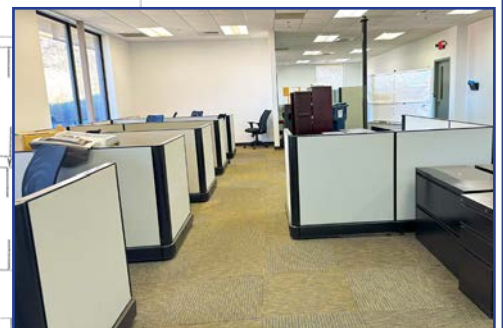
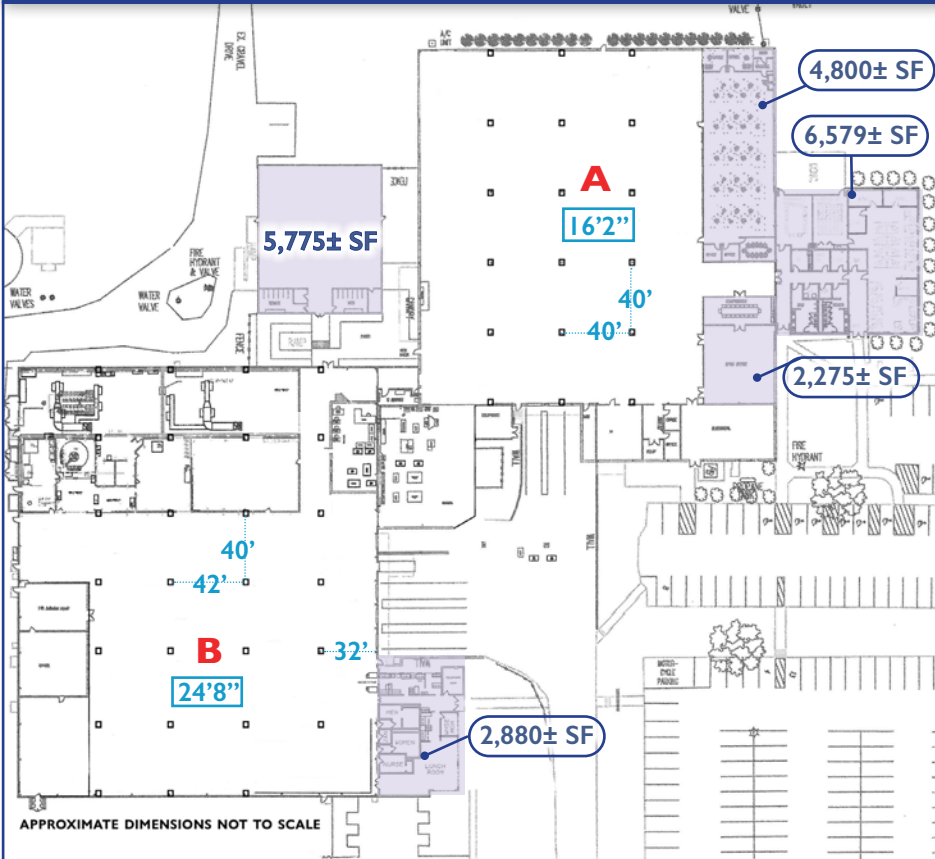
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Site Plan

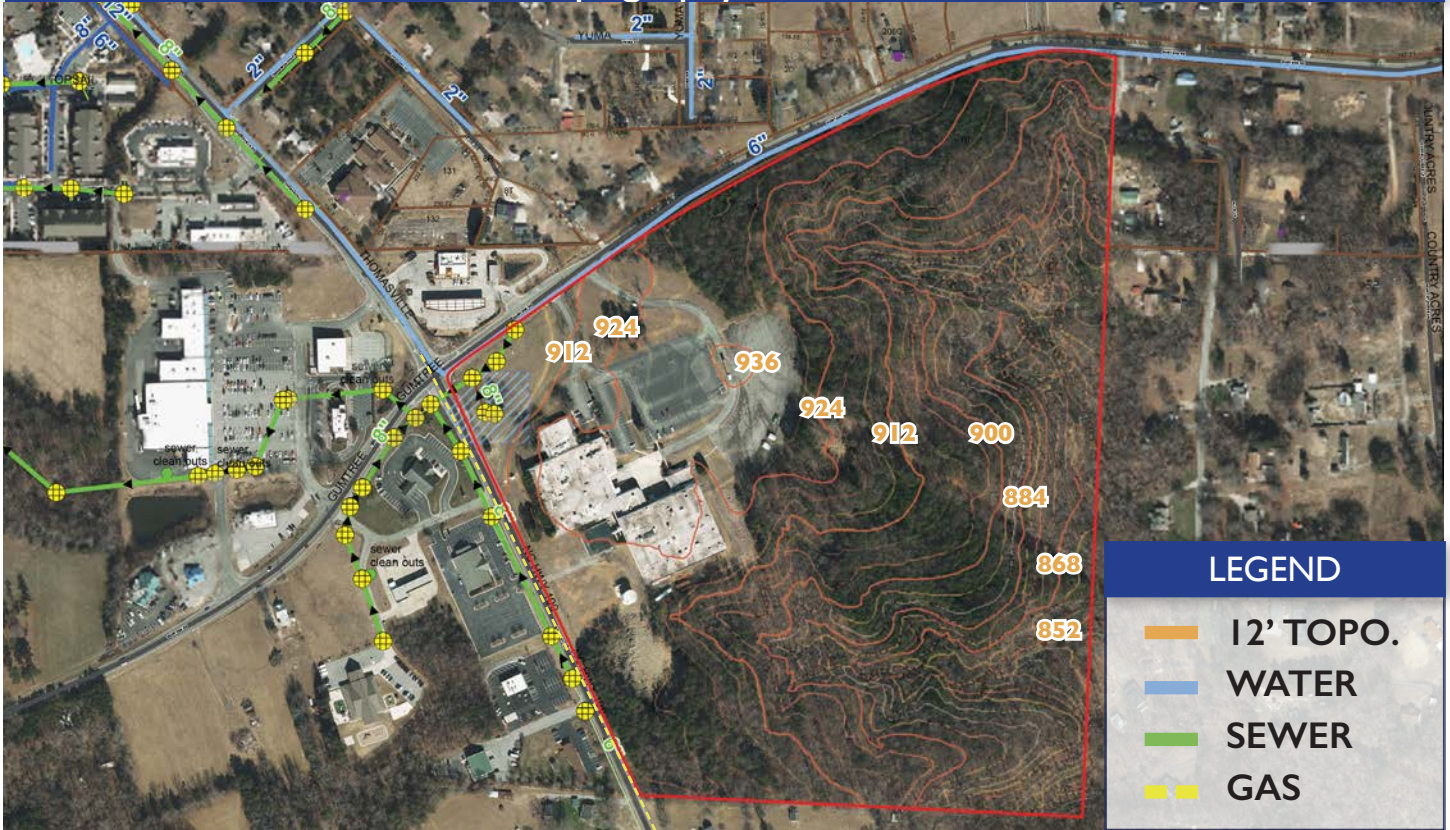


Floor Plan

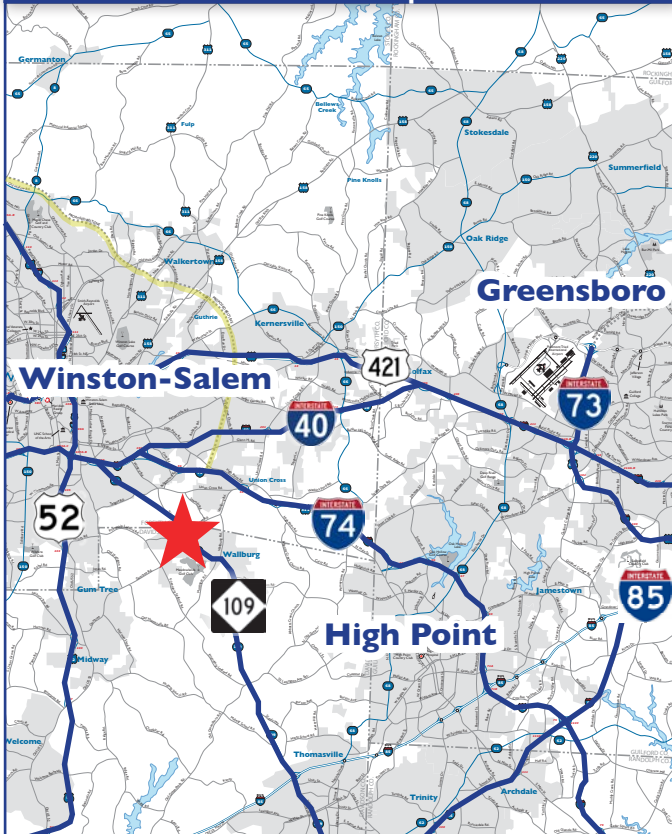


LEGEND	
	Warehouse: 91,041± SF
A	A : 36,674± SF B : 54,367± SF
	Office: 22,309± SF

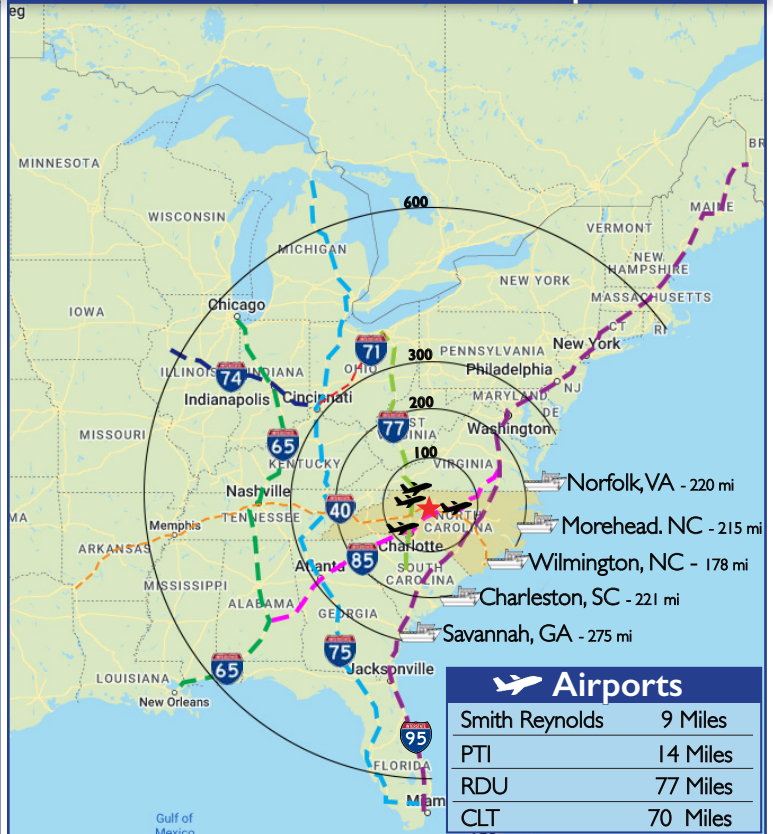
Topography / Utilities



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
<ul style="list-style-type: none"> ➔ PTI 24 min ➔ Smith Reynolds 16 min ➔ Charlotte 1 hr. 15 min ➔ Raleigh 1 hr. 24 min 	<ul style="list-style-type: none"> EcoLab Netceed 	<ul style="list-style-type: none"> Corning Cable Plant Modern Machine & Metal Avid Solutions Krispy Kreme Tarheel Paper Supply 	<ul style="list-style-type: none"> Pepsi Bottling Ventures BekaertDeslee Liberty Hardware Polyvlies ORBIS RPM Waste Management 	<ul style="list-style-type: none"> Ziehl Abegg (2024) Caterpillar Herbalife Bunzl Southern Carlson

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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