

# 5709 ROBIN WOOD LANE

111,608 SF INDUSTRIAL/WAREHOUSE SPACE

FOR LEASE | WINSTON-SALEM, NC



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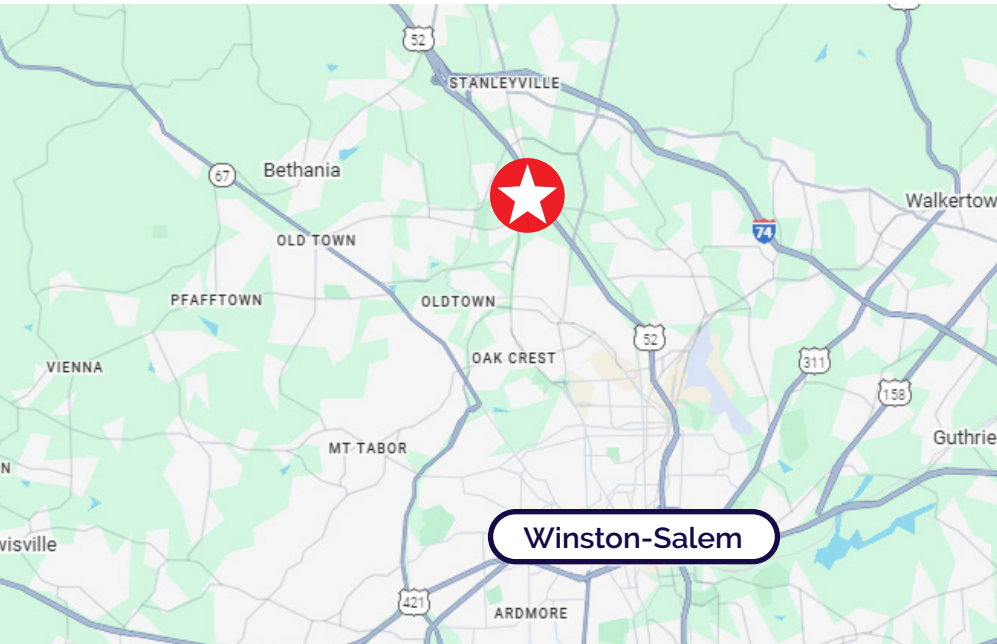
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# PROPERTY OVERVIEW



5709 Robin Wood Ln, Winston-Salem, NC 27105



**4.75**  
Acres



**16**  
Units



**NNN**  
Lease



**111,608**  
Total SF



**2022**  
Roof Replacement



**750-12,000**  
SF Spaces Available



**HB**  
Zoning



**Forsyth**  
County

## PROPERTY DESCRIPTION

5709 Robin Wood Lane is a 111,608 SF industrial/warehouse property offering flexible leasing options ranging from 750 to 12,000 SF. With ample parking, high ceilings, versatile warehouse space, and recent roof replacement (2022) and additional improvements underway, this location is ideal for businesses seeking efficiency and accessibility in the thriving Winston-Salem industrial market.

Positioned just minutes from Interstate 40 and U.S. Highway 52, the site provides excellent access to major transportation routes, ensuring seamless logistics and distribution. The property is conveniently situated near Smith Reynolds Airport and within a short drive to Piedmont Triad International Airport, making regional and national connectivity effortless.

## PROPERTY HIGHLIGHTS

- Recent roof replacement (2022)
- Additional improvements underway

### PROPERTY DETAILS

Address	5709 Robin Wood Ln
Market	Triad
Type	Industrial/Warehouse
Lot Size	4.75 acres
Zoning	HB
Total Building Size	111,608 SF
Spaces Available	750-12,000 SF
Number of Units	16
Year Built	1965



## Property Photos





# Property Photos





# Lease Information



**NNN**  
Lease



**\$8.50**  
Lease Rent PSF



**750-12,000**  
SF Spaces Available



**10**  
Spaces Available

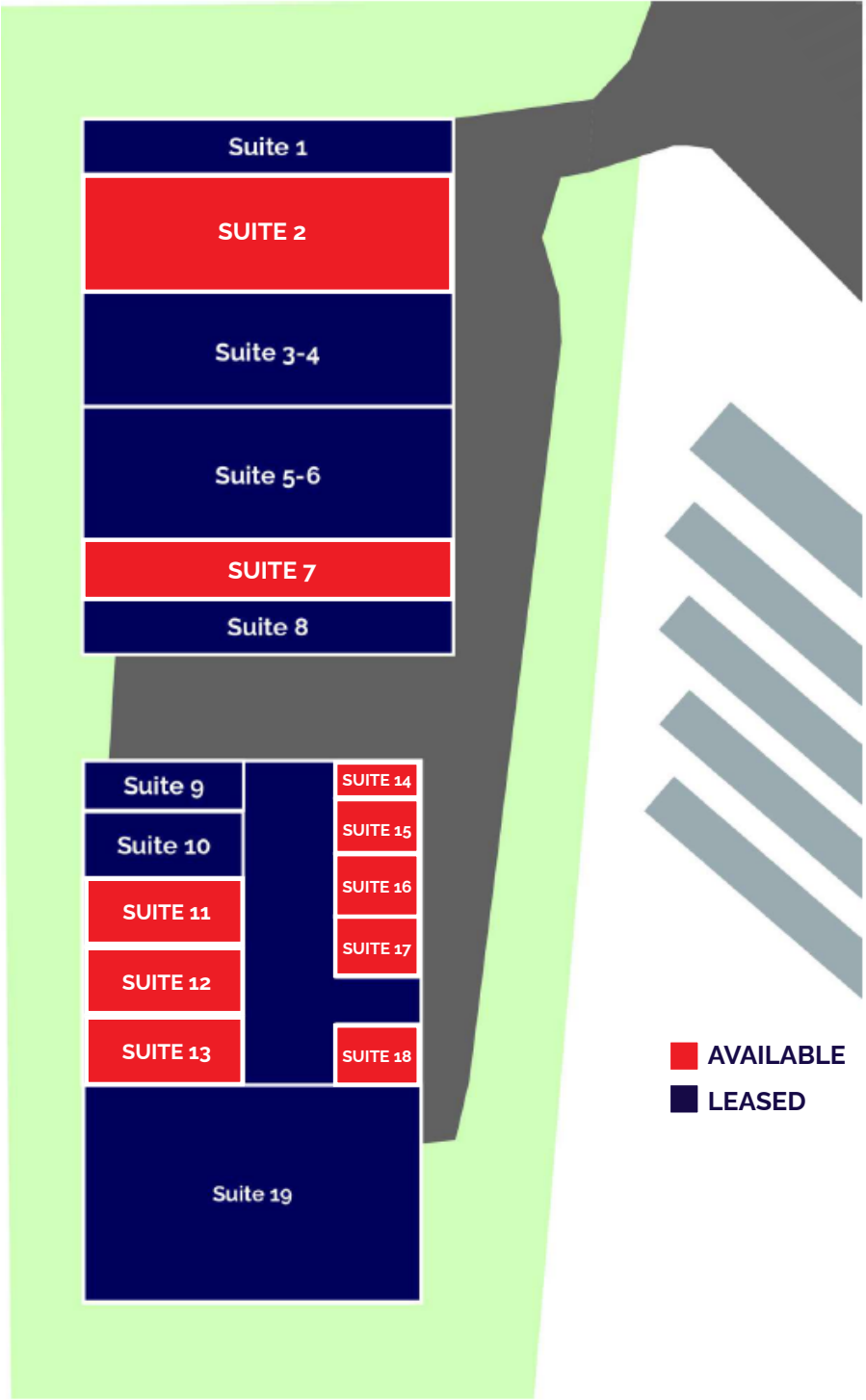
## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)
Suite 2	Available	12,000 SF
Suite 7	Available	6,000 SF
Suite 11	Available	2,800 SF
Suite 12	Available	2,800 SF
Suite 13	Available	2,800 SF
Suite 14	Available	750 SF
Suite 15	Available	1,452 SF
Suite 16	Available	1,452 SF
Suite 17	Available	1,452 SF
Suite 18	Available	1,452 SF





# Site Plan





# Surrounding Area



**NORTH SUMMIT SQUARE**  
sam's club

TACO BELL Starbucks LOWE'S

**DOUBLE TREE BY HILTON**

**ADJACENT RETAIL**

Wendy's LONG JOHN SILVER'S CLUTCH COFFEE BAR

**THE HOME DEPOT**

**OAK SUMMIT SHOPPING CENTER**

Walmart Supercenter Chick-fil-A chilis MCALISTER'S DELI  
PET SMART ROSS DRESS FOR LESS DOLLAR TREE HIBBETT SPORTS  
Spectrum Marshalls five BELOW HAR BLOCK

**Public Storage**

**TARGET ANCHORED RETAIL**  
< 1 MILE

target CHIPOTLE MEXICAN GRILL Starbucks



# Area Businesses





## Market Overview | The Triad



### Greensboro, Winston-Salem, and High Point



**22%**  
Population Earning  
>\$100K (2024)



**60K+**  
MSA Medical  
Jobs



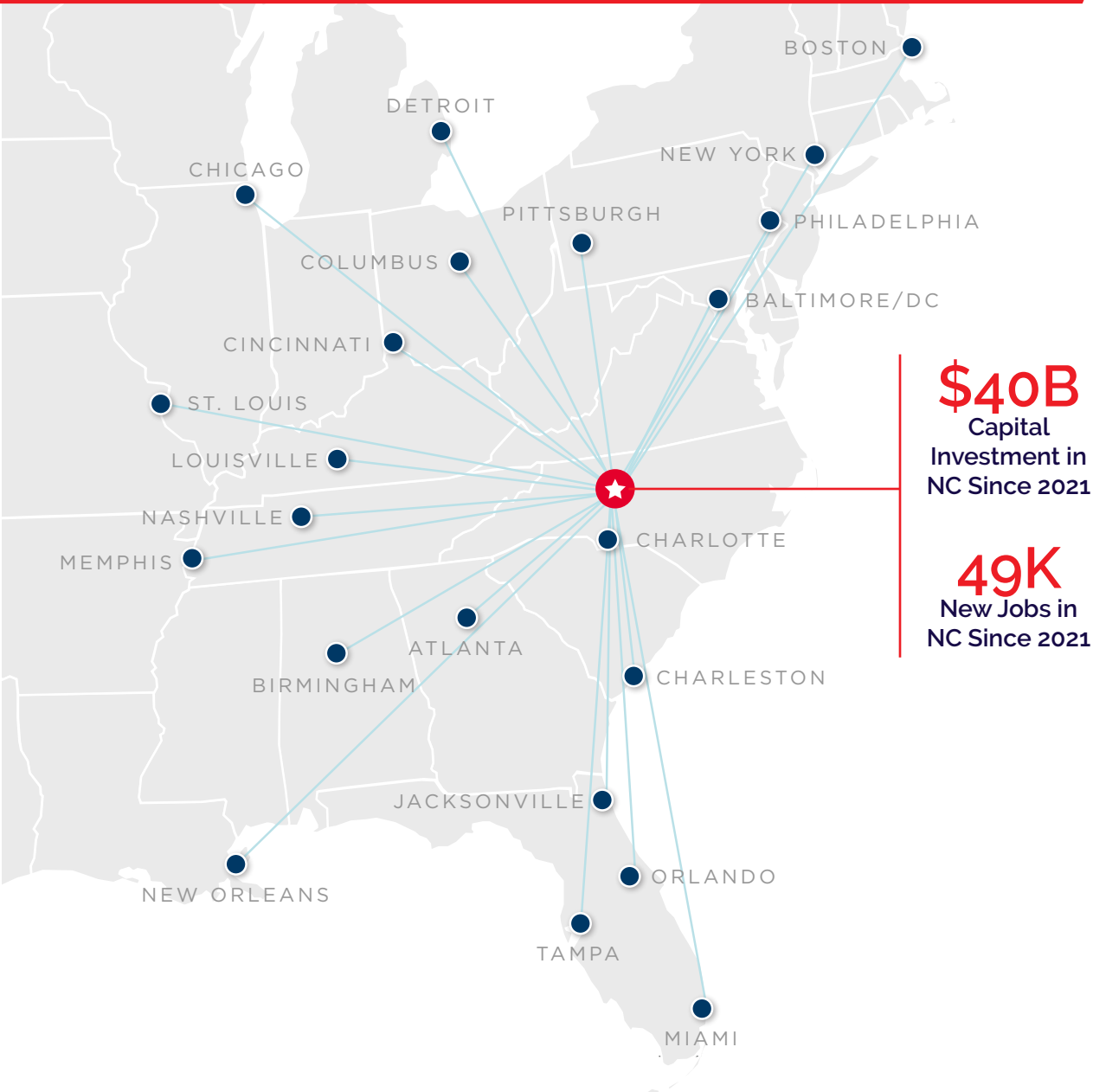
**\$5.9B**  
Economic Impact  
of GSO Airport

The Triad serves as a central logistics and industrial hub in NC, ideally connected by I-40, I-85, and US-421, and offering access to freight rail and air cargo via GSO Airport. The Port of Wilmington and Port of Norfolk are each within a 4 to 5-hour drive, supporting regional and national distribution. The region has a diversified industrial base across logistics, manufacturing, aerospace, and distribution sectors, in addition to massive Medical and High Education industries. Business development programs and incentive offerings are available to support job creation, capital investment, and infrastructure improvements. The Triad benefits from a stable labor force, access to higher education, and ongoing infrastructure investment.



# Transportation & Infrastructure

40% of U.S. is within a 1-day Drive or 2-hour Flight



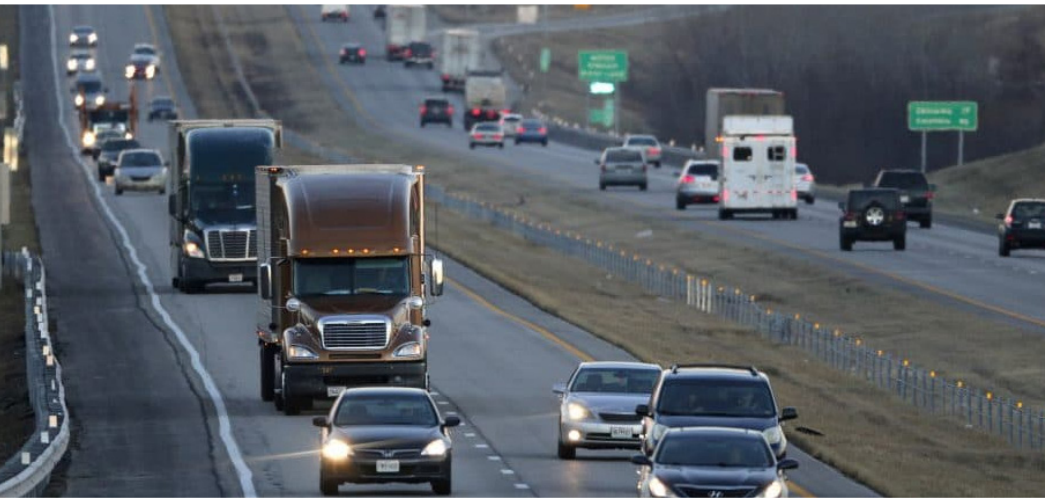
## TRIAD ECONOMIC GROWTH

- **Puroast Coffee Company Expansion**  
\$1.5 million investment | 44 new jobs
- **Hot Shots Distributing Relocation**  
\$565,000 investment | 21 new jobs
- **AkzoNobel Wood Coatings Investment**  
\$55 million expansion
- **Ethnicraft North American Headquarters**  
New headquarters
- **Metal Works of High Point Expansion**  
20 new jobs
- **Volvo Group Investment**  
\$41 million investment in new HQ
- **Fitesa Business Expansion**  
\$18 million investment | 22 new jobs
- **Cambrex Manufacturing Facility Expansion**  
\$30 million investment | 78 jobs





## Transportation & Infrastructure (Continued)



### Unmatched Interstate & Highway Infrastructure

Strategically positioned at the convergence of Interstate 40 and Interstate 85, the Triad provides an unmatched transportation network for industrial users.

Manufacturers and distributors specifically choose the region for its unique access to more than 50% of the United States population within 650 miles.

### Regional Ports

Located less than three hours of two deep water ports being the Port of Wilmington and Port of Morehead City.

Recent announcements of growing infrastructure investments have been made recently, including a \$200 million expansion project at the Port of Wilmington.

With access to I-85, the Triad is also within 200 and 300 miles of the Port of Virginia and Port of Charleston.

### Rail Access

2,000+ rail car movements happen daily within the region

Raleigh-Durham is strategically positioned with two major rail corridors: CSX Transportation and Norfolk Southern

Located centrally in the state, the region is connected to major freight rail hubs in Charlotte and the Port of Wilmington.

### At Essential Hub of SE Interstates

**I-40:** Connecting the Triad to Wilmington and Asheville.

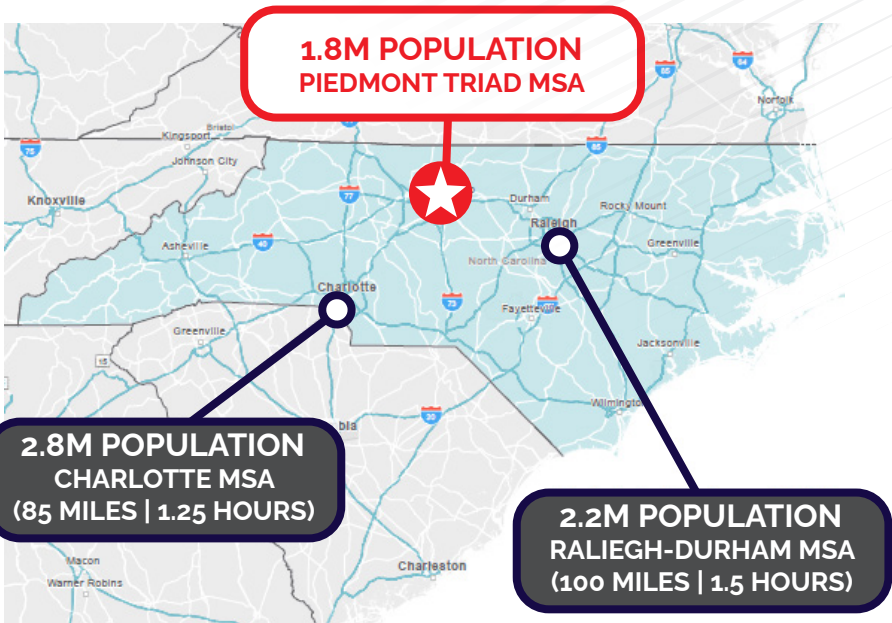
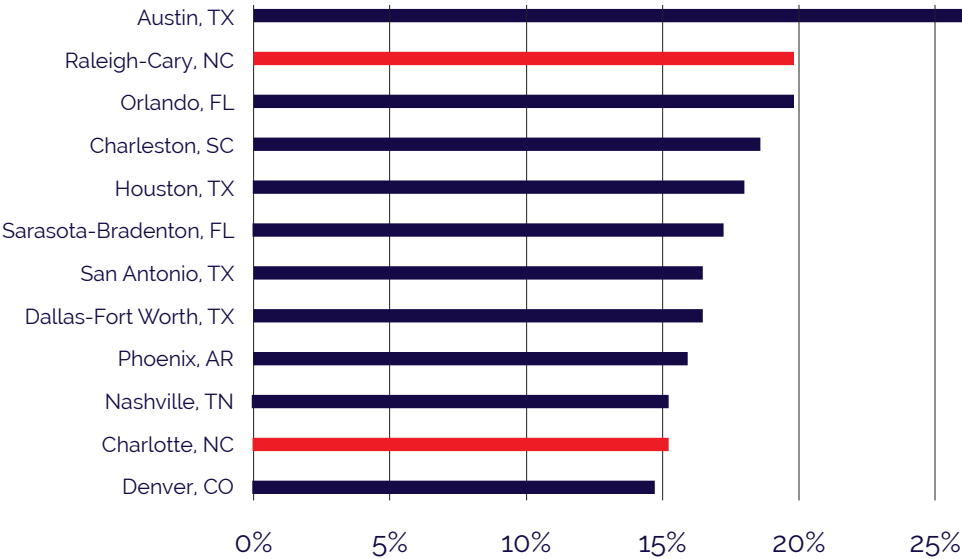
**I-85:** Vital economic SE corridor (\$800B Economic activity).

**I-95:** Positions the Triad within a one-day drive of nearly 40% of USA.



# High Growth Sunbelt Market

## Fastest Growing US Metro Areas (2010-2025)



2024 U-HAUL TOP STATES	
1	South Carolina
2	Texas
3	North Carolina
4	Florida

## North Carolina Accolades



**#1**  
Workforce In  
The Nation  
*CNBC (2023)*

**#1**  
Award For  
Investment And  
Job Creation  
*2022 & 2023 Platinum  
Shovel Award*

**#2**  
Best Business  
Climate  
*Site Selection Group  
2023*

**#2**  
America's  
Top State For  
Business  
*CNBC (2024)*

**#3**  
Fastest Growing  
State  
*Us Census (2023)*

“ We chose North Carolina for several reasons, including its extensive and well-maintained infrastructure, four international airports and two seaports, its consistent ranking as one of the top states to do business, its world-class education system, and importantly, its outstanding and diverse workforce. ”

*Christopher Reynolds | VP of Corporate Resources, Toyota*





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