



PARK AT 74

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FOR LEASE

UP TO 110,250 SF

BUILD-TO-SUIT

WINSTON-SALEM, NC 27107



CUSHMAN &
WAKEFIELD



FRONT STREET
CAPITAL

Property Features

AVAILABLE:	BLDG 3	BLDG 4
SIZE:	110,250 SF on 15.62 Acres	30,800 SF on 4.25 Acres
PARKING:	TBD	54 Spaces
LEASE RATE:	Call for rate	Call for rate
TICAM:	\$0.90/SF (Est.)	\$0.90/SF (Est.)
ZONING:	LI-S	LI-S
CEILING HEIGHT:	32'	32'
LOADING:	TBD	TBD
COLUMN SPACING:	50' X 50'	50' X 50'
DOCK DOORS:	TBD	+/- 6
INTERSTATES:	Proximity to I-40 (2.07 miles) & US Hwy 311 (1.82 miles)	
AIRPORT:	Piedmont Triad International Airport (17 miles)	
ADJACENT TENANTS:	Caterpillar, Inc., Herbalife International, Bunzl, SouthernCarlson, Inc. and Piedmont Hoist and Crane	
ELECTRIC:	Duke Energy: Willard Rd. Substation (2.4 miles). Two (2) 30 MVA banks with reserve circuit capacity in excess of 12 MVA Sedge Garden Substation: (4 miles) 291 MVA. 24 KV transformer bank with reserve circuit capacity in excess of 12 MVA	
NATURAL GAS:	PNG: 6" line adjacent to site w/60 psi of capacity	
WATER:	City of Winston-Salem: 16" line at site boundary with average capacity of 91 MGD	
WASTE WATER:	City of Winston-Salem: 15" line (gravity) at site boundary with average capacity of 51 MGD	
TELECOM:	AT&T: Fiber and T-1 lines available at the site	
CERTIFICATION:	Certified Site by the State of North Carolina	
SITE AWARD:	Austin Consulting / Duke Energy "Shovel-Ready" Site Designation Award for the Food & Beverage Industry	





30' Streetyard (With 4-6' +/- High Berm)

Proposed Underground SWM Device

Business Park Drive

Wallburg 4
30,800 SF +/-
FFE: 946 +/-

12' Side Building Setback

10' +/- Retaining Wall

Screened Dumpster (Typ.)

10' Streetyard Along Business Park Drive

80' Public Right-Of-Way

100' Stream Buffer

50' Undisturbed Stream Buffer

10' +/- Retaining Walls

Business Park Dr

Wallburg 3
110,250 SF +/-
FFE: 927 +/-

SWM Device

100' Stream Buffer Per SIDA Requirements (Typ.)
Stream Identified On USGS Quadrangle Map.

50' Undisturbed Stream Buffer (Typ.)

LEASED

Proposed Building
250,000 SF +/-

Any Future Development Within This Area Will Require A Site Plan Amendment

LEASED

Distribution Warehouse Building
610,000 SF +/-
FFE: 937 +/-

SWM Device

Enterprise Park Blvd

Proposed Monument Sign

g Road

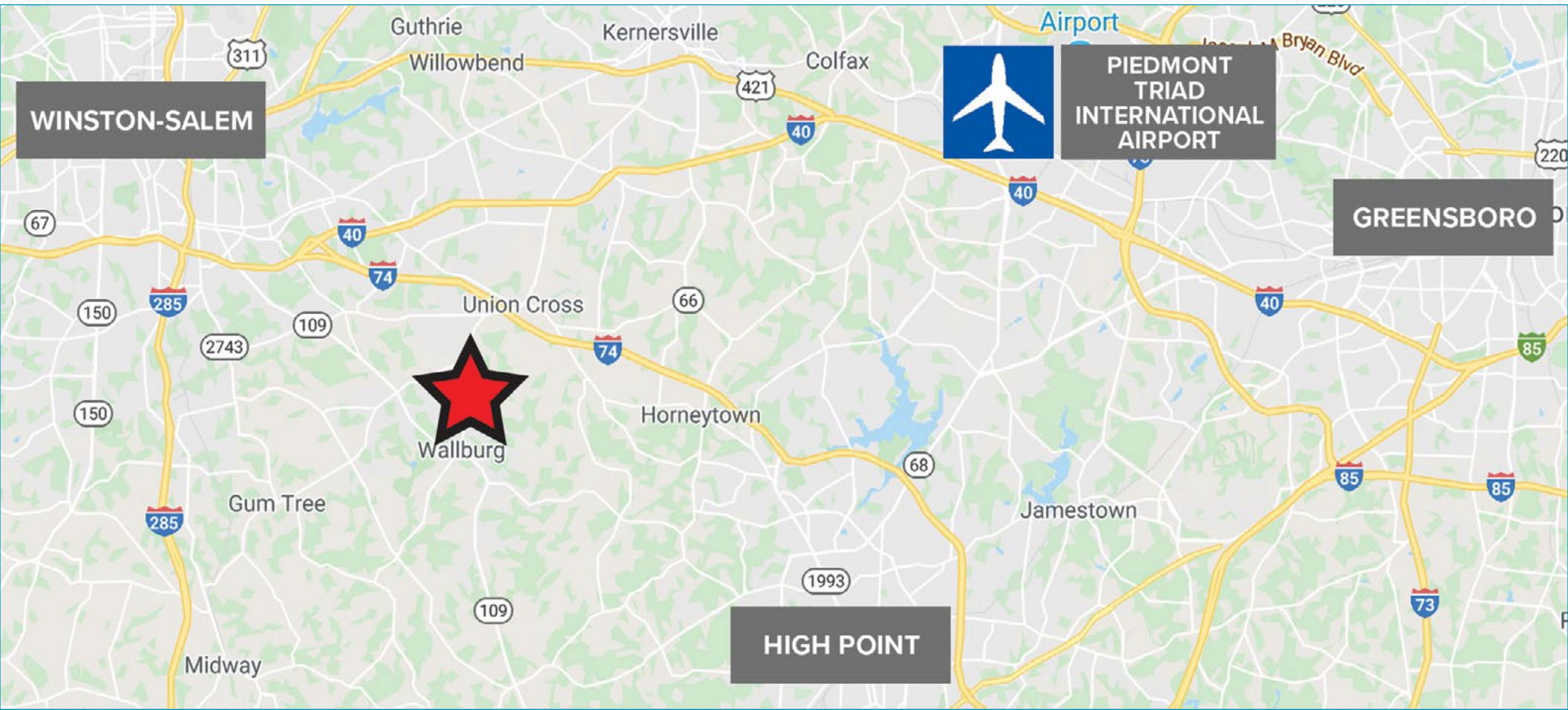
Sherlie Weavil Road

Location

Winston-Salem is located in the Piedmont Triad region of North Carolina about 100 miles west of Raleigh and 80 miles northeast of Charlotte. It is Forsyth County's largest city and currently the fifth largest city in the state.

Many well-known companies are headquartered in Winston-Salem including BB&T, HanesBrands, Krispy Kreme Doughnuts, Lowes Foods, and Reynolds American.

Historically, Winston-Salem has been associated primarily with the textile and tobacco industries, although with Wake Forest Baptist Medical Center and the addition of the Wake Forest Innovation Quarter downtown, it is transforming itself into a leader in the nanotech, high-tech and bio-tech fields. Winston-Salem is home to a number of colleges and universities including Wake Forest University, Winston-Salem State University, UNC School of the Arts and Salem College.



AREA TRANSPORTATION

ROAD

40 85 74 73
77 85 FUTURE
311 52 158 421
8 67 109 150
65 66

AIR

Non-stop Service to:

Atlanta
Charlotte
Chicago
Cincinnati
Dallas
Denver
Detroit
Houston
Miami

NY-La Guardia
Newark
Orlando-Sanford
Philadelphia
Punt Gorda
Tampa Bay
Washington Dulles
Washington National

RAIL

Norfolk Southern
Winston-Salem
Southbound
Yadkin Valley Railroad

Motor Freight
Daily Service: 120
Local Terminals: 55

Winston-Salem is served by Piedmont Triad International Airport (about 25 minutes from the downtown area) and Smith-Reynolds Airport (just 10 minutes from downtown). Smith-Reynolds offers corporate hangars, charter service, and repair facilities operated by Landmark Aviation.

The Piedmont Triad International Airport facilities and services include:

Daily Departures	60
Runway Length (feet)	10,001
Air Cargo Services	Yes
U.S. Customs Clearance	Yes
Charter Services	Yes

56,585
Out Commuters from Forsyth County

89,933
In Commuters to Forsyth County

86,314
Residents live and work in Forsyth County

FEDEX MID-ATLANTIC HUB

FedEx operates its Mid-Atlantic Sorting hub at the Piedmont Triad International Airport. It is the company's fifth U.S. hub. In addition to the new facility, a third parallel 9,000-foot runway has been constructed at PTIA to accommodate the HUB's operation. It is estimated that the FedEx hub will create nearly 20,000 new jobs in a 14-county area.



FORSYTH TECH TRAINING PROGRAMS 2013-2014	
Staff	1,461
Current Enrollment	12,940
Economic and Workforce Development from Corporate and Continuing Ed	24,342
Campuses	11
Associate Programs	87
Diploma Programs	37
Certificate Programs	70

*ALL DATA/INFORMATION ON THIS PAGE SUPPLIED BY WSBI



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