



FREEMAN | COMMERCIAL REAL ESTATE

FOR LEASE

WHITAKER PARK - NEW CONSTRUCTION FLEX

10,000-20,000 +/- SF AVAILABLE Q3 2026

4015 REYNOLDS COURT | WINSTON-SALEM, NC

LEE CHEWNING
M: 336.655.8063
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FOR LEASE

PROPERTY OVERVIEW

LOCATION

ADDRESS	4015 Reynolds Court
CITY, STATE, ZIP	Winston-Salem, NC
COUNTY	Forsyth County

PROPERTY INFORMATION

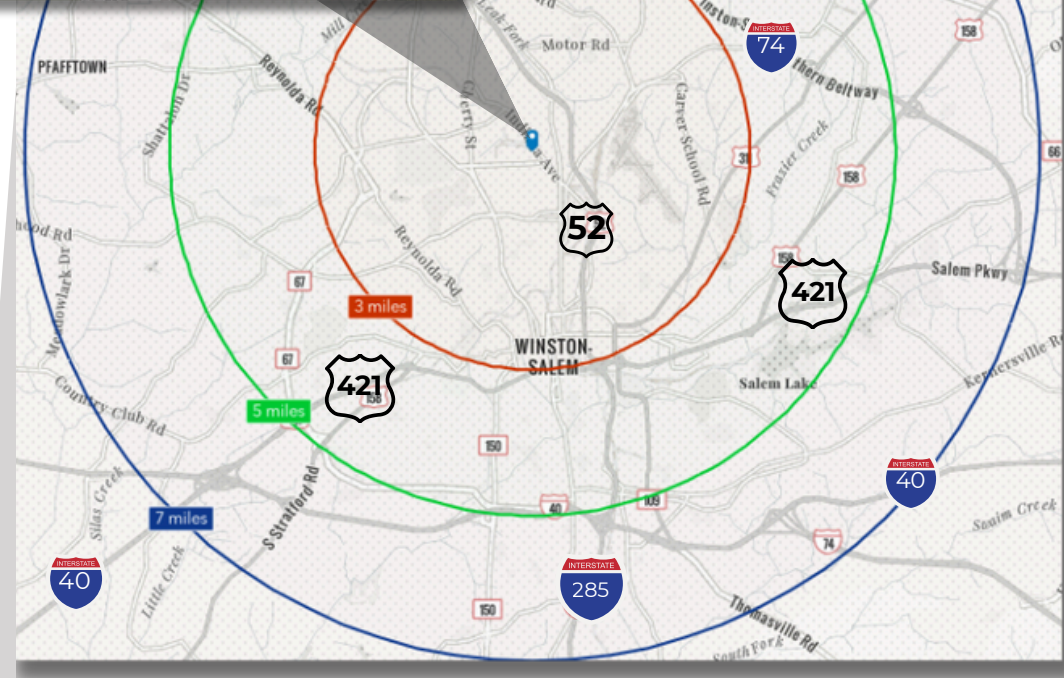
PIN	6837-11-2017
ZONING	GI (General Industrial)
LOT SIZE	2.86 +/- AC
AVAILABLE SF	10,000-20,000 SF (Q3 2026)
LEASE STRUCTURE	NNN
LEASE RATE	\$11.00-12.00/PSF NNN

- + 10,000-20,000 +/- sf available Q3 2026 with build to suit option
- + Prime North Winston Whitaker Park location with excellent access and visibility
- + Loading dock and expansive parking area
- + GI zoning accommodates a multitude of uses
- + Current build-out plan includes office and bathrooms

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DEMOGRAPHICS

	3 MI.	5 MI.	7 MI.
POPULATION	64,343	139,906	236,462
AVG HH INCOME	\$73,021	\$87,385	\$89,456
BUSINESSES	3,250	6,553	9,653
EMPLOYEES	49,519	125,332	162,632

FOR LEASE

COMING IN Q3 OF 2026 | 4015 REYNOLDS COURT



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1255 CREEKSHIRE WAY WINSTON-SALEM, NC 27103 | 336.768.4410 | www.freemancommercial.com

FOR SALE

COMING IN Q3 OF 2026 | 4015 REYNOLDS COURT

*Interior Rendering



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WHITAKER PARK

Winston-Salem, NC

Whitaker Park is a 220-acre former Reynolds America manufacturing campus gifted to the City of Winston-Salem/Forsyth County, creating an exceptional redevelopment opportunity with the potential to support thousands of new jobs. The site is being transformed into a modern mixed-use employment center designed to accommodate laboratory and R&D space, advanced manufacturing, information technology, workforce training, and multi-family residential development.

Strategically located just two miles north of downtown Winston-Salem and directly adjacent to Wake Forest University, Whitaker Park offers unmatched connectivity. The campus benefits from immediate proximity to major interstates — I-40, I-85, and the new I-74 corridor — and includes an onsite Norfolk Southern rail spur, making it highly competitive for logistics and industrial users. The park is also situated less than 30 minutes from Piedmont Triad International Airport and the FedEx regional hub, further strengthening its regional and national accessibility.





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