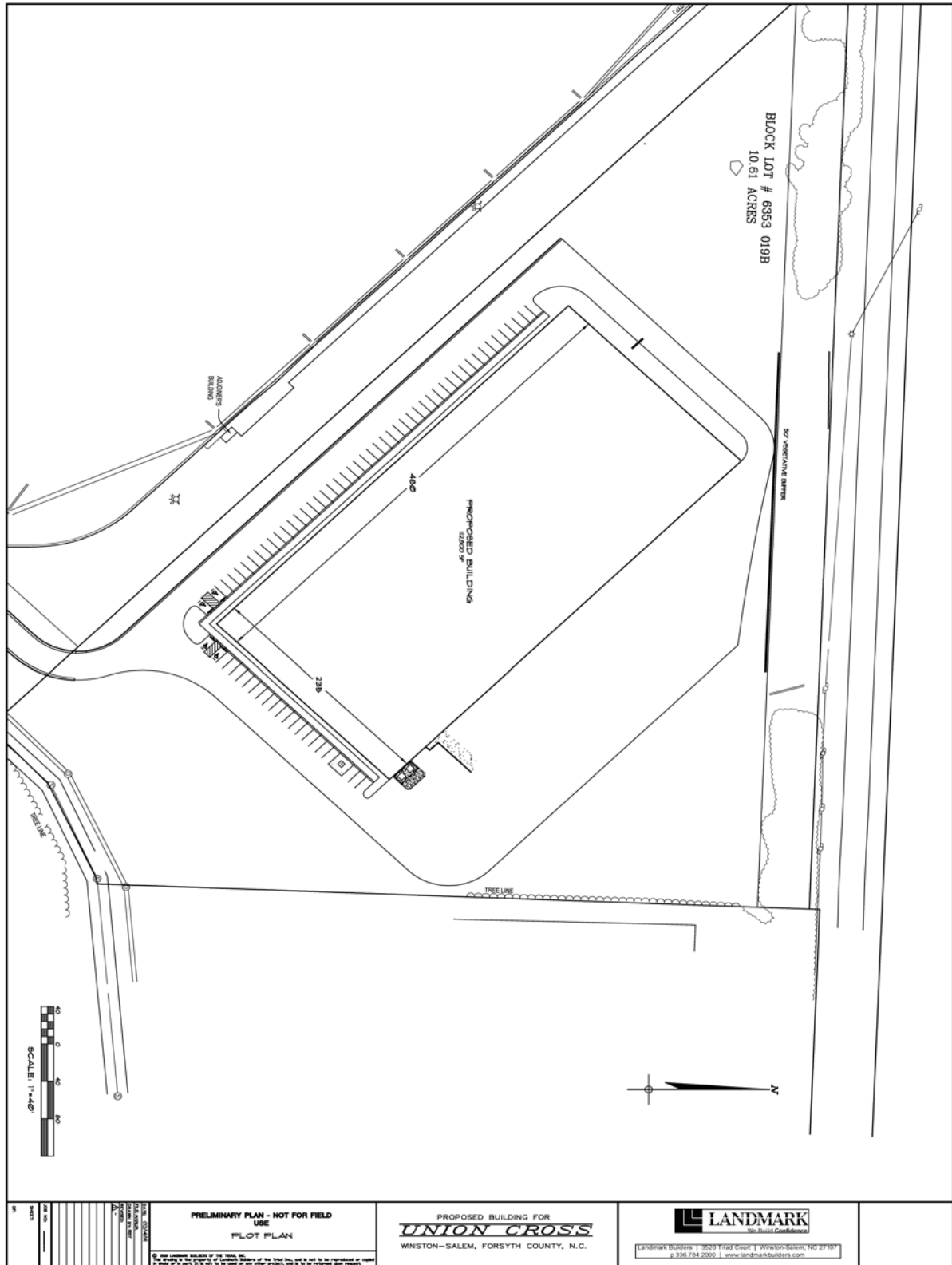


Union Cross Business Park 113,000 SF Spec Building

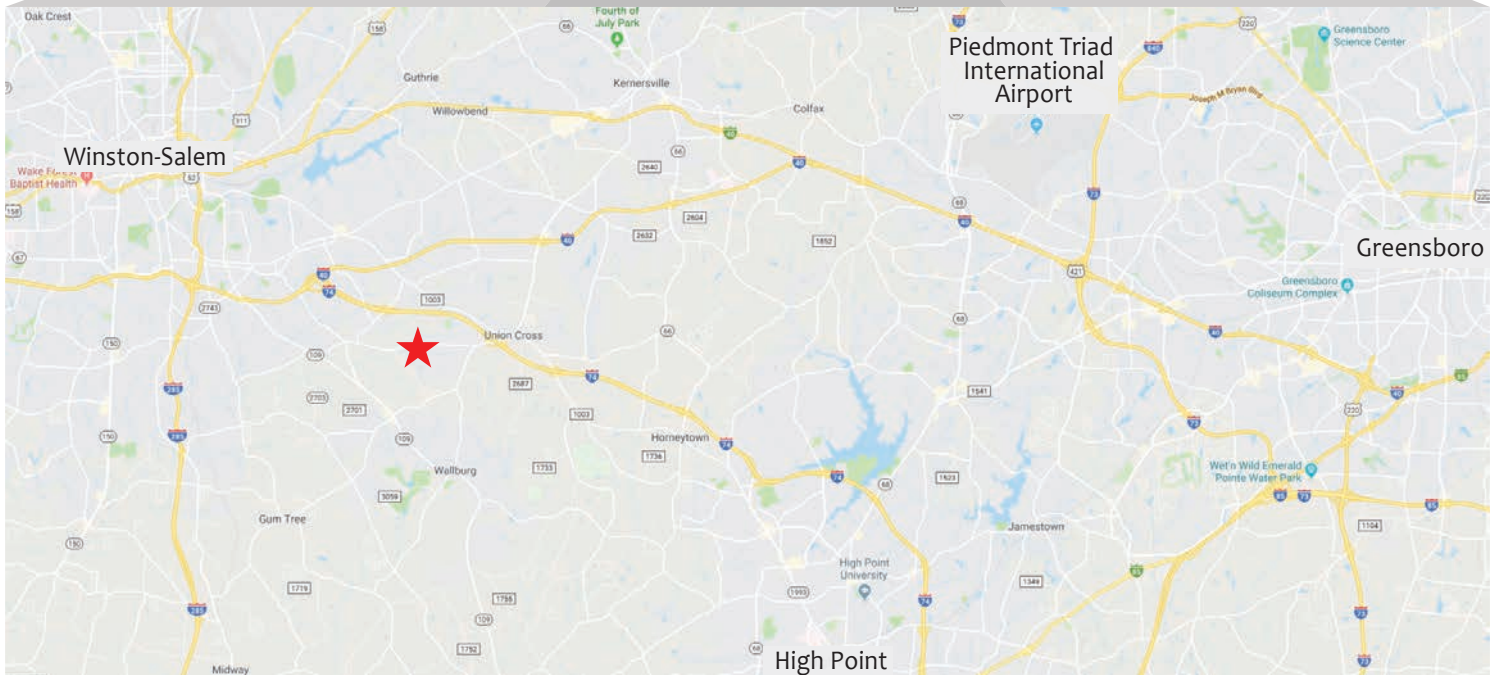
Available Q4 2019



FOR MORE INFORMATION CONTACT

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SITE INFORMATION

Lot Size	10.61 Acres	Electric	Duke Energy
Address	Business Park Drive	Natural Gas	Piedmont Natural Gas
	Winston-Salem, NC	Water/Wastewater	City/County Utilities
Zoning	LI	Other Park Tenants	Pepsi Bottling Ventures
Interstate Proximity	I-74: 1.4 miles		The Clearinghouse
	I-40: 3.9 miles		Liberty Hardware
Closest Airport	Piedmont Triad Int'l: 18 miles		MOM Brands



Winston-Salem, NC

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 HanesBrands, 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, Salem College, and Forsyth Tech Community College.

Union Cross Business Park

Union Cross Business Park is a 403 acre master-planned business park with easy access to both I-74 and I-40. The park is served by City/County Utilities with a 16 inch main water line and a 12 inch service line. City/County Utilities also serves the parks sewer needs with a 15 inch sewer main and an 8 inch service line. Piedmont Natural Gas also provides service to the park with a 6 inch natural gas line. Electricity is provided by Duke Energy.

The park boasts two separate entrances including one that is newly signalized, making entry and exit simple and quick for the existing tenants of the park.