

AVAILABLE

# UNION CROSS BUSINESS PARK

285 BUSINESS PARK DRIVE  
WINSTON SALEM, NC 27107

EXPECTED COMPLETION: EARLY Q1 2020



## BUILDING OVERVIEW

### SPEC INDUSTRIAL BUILDING

- + **Total Building SF:** 125,000 SF
- + **Lease Rate:** \$4.95/SF
- + **Clear Height:** 30'
- + **Column Spacing:** 47.5' x 50'
- + **Parking Spaces:** 90 Spaces
- + Easy Access to I-40, I-73 and US-311



## CONTACT US

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# 285 BUSINESS PARK DRIVE

WINSTON SALEM, NORTH CAROLINA



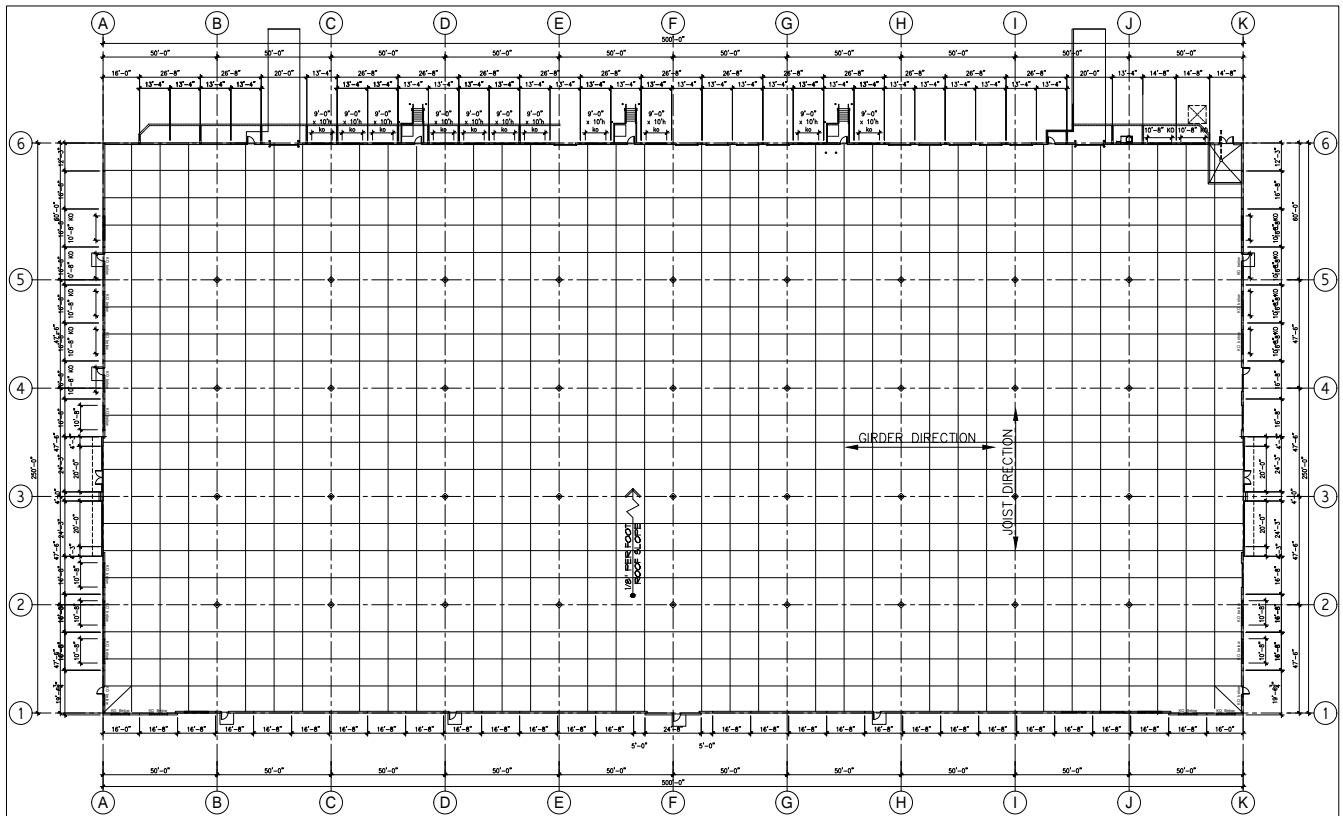
## BUILDING SPECS

### BUILDING SPECIFICATIONS

<b>Total Building SF</b>	125,000 SF	<b>Building Type</b>	Tilt Up
<b>Building Dimensions</b>	500' x 250'	<b>Delivery Date</b>	March 2020
<b>Clear Height</b>	30'	<b>Lighting</b>	Hi-Bay LED Lighting in Warehouse
<b>Column Spacing</b>	47.5' x 50'	<b>Sprinkler</b>	ESFR
<b>Parking Spaces</b>	90 Spaces	<b>Dock Doors</b>	10 Dock High (additional knock out panels)
<b>Heat</b>	Gas Heat	<b>Drive- In Doors</b>	2



## FLOOR PLAN





# 285 BUSINESS PARK DRIVE

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## PARK INFORMATION

Union Cross Business Park is located in southeastern Forsyth County and consist of 403 acres of land zoned Light Industrial. The buildings are located near key logistics infrastructure including interstates, airports, rail and both inland and sea ports. The park consist of 29 lots and was designed to be cost efficient and accommodating, while maintaining the natural appeal of the surrounding environment. The park features multiple office, warehouse and light industrial sites.



## PARK SITE PLAN

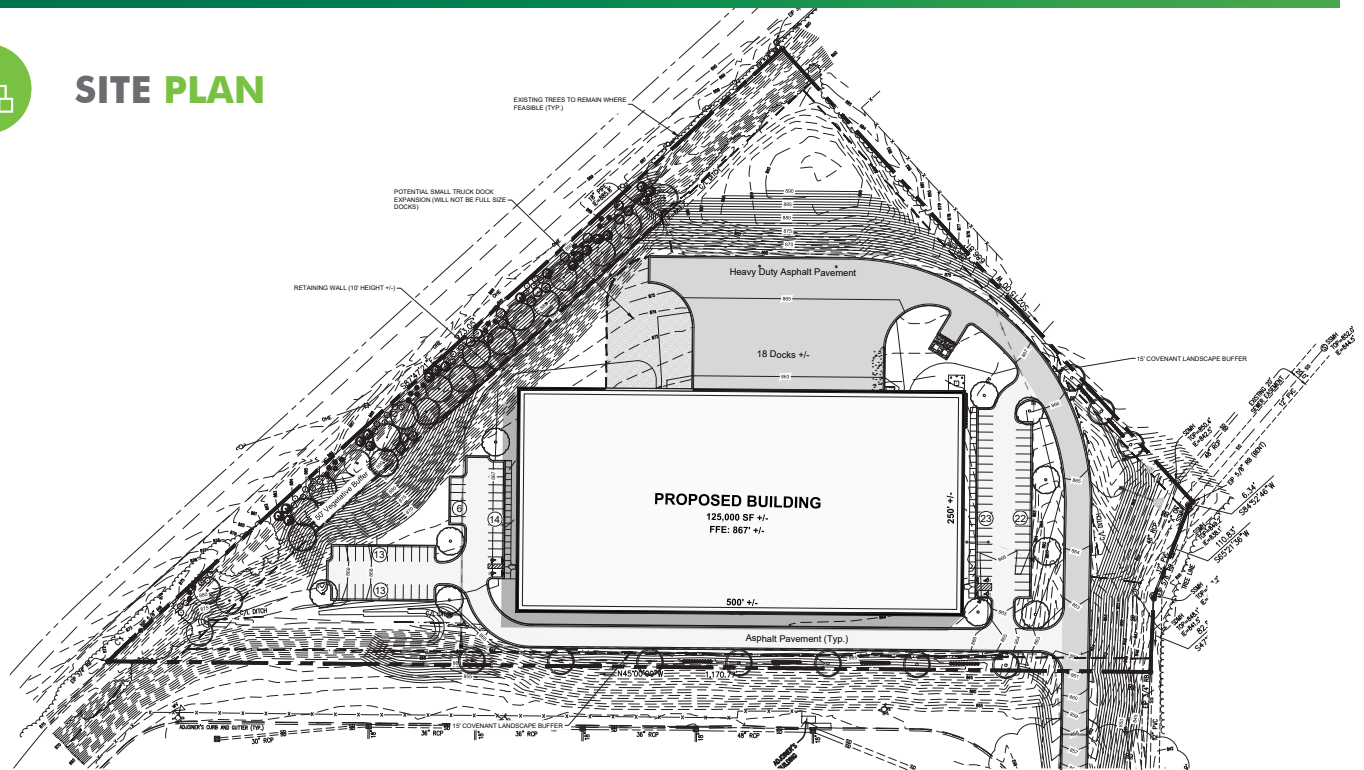


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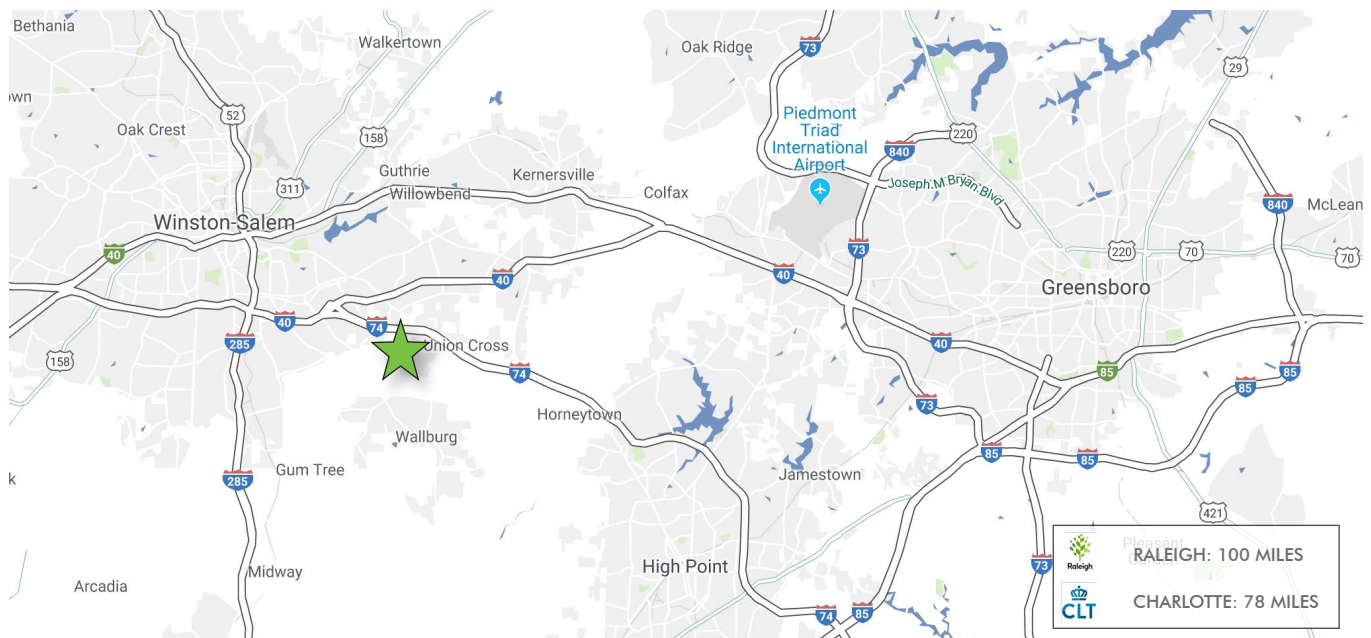
WINSTON SALEM, NORTH CAROLINA



## SITE PLAN



## LOCATION OVERVIEW



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