

UNION CROSS INDUSTRIAL CENTER



FRONT STREET
CAPITAL

UNION CROSS INDUSTRIAL CENTER



MILLENNIUM DRIVE WINSTON SALEM, NC

Union Cross Industrial Center, a 99 acre development-ready site, is located in the Piedmont Triad region of North Carolina. The site is in a premium location for industrial development in Winston Salem, NC and sits adjacent to two of the Triad region's major corporations, Caterpillar Inc. and Herbalife International. Union Cross Industrial Center has successfully completed the certification process from the State of North Carolina as well as winning the Austin Consulting / Duke Energy "Shovel-Ready" Site Designation Award for the Food and Beverage Industry. Phase I ESA, wetlands delineation, threatened and endangered species study, historical and archaeological survey, and geotechnical assessment have been completed. Electrical, water/sewage, natural gas, and telecommunication infrastructure are located on site.

AT A GLANCE

- Completed North Carolina Department of Commerce's Certified Sites Program
- Completed Austin Consulting's Food & Beverage Manufacturing Certification Program
- Phase I ESA, wetlands delineation, threatened and endangered species study, historical and archaeological survey, and geotechnical assessment have been completed
- Electrical, water/sewage, natural gas, and telecommunication infrastructure located on site

206 W. Fourth Street • Winston Salem, North Carolina 27101

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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, Garner 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.

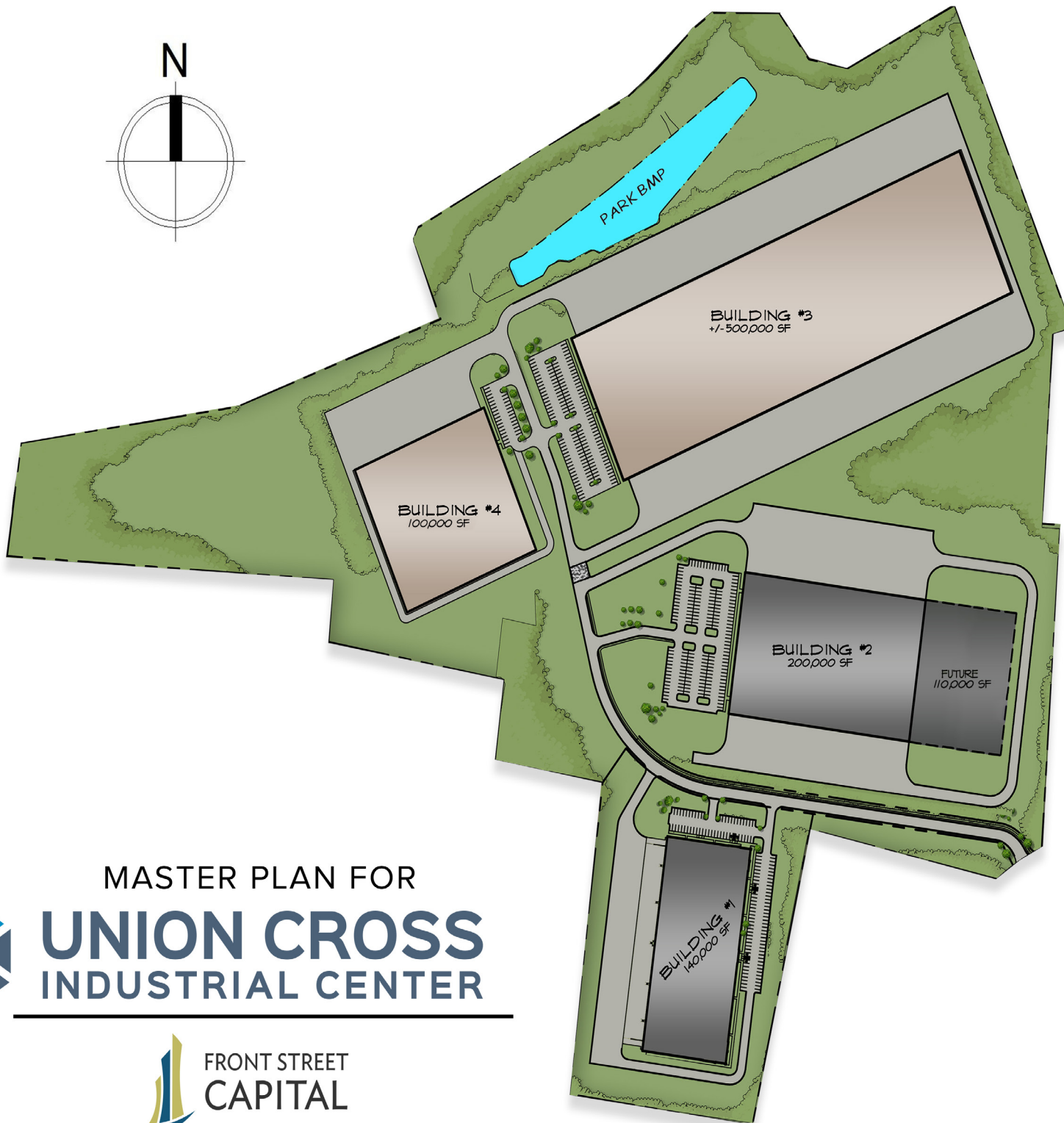
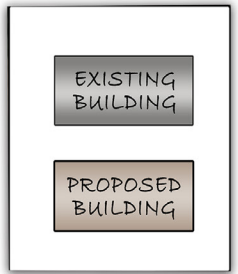
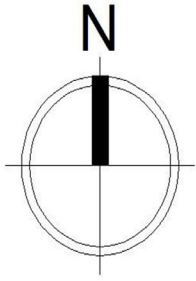
SITE DETAILS

Land Size	99.4 acres
Location	Winston Salem, NC
Zoning	LI-S
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
Interstate Proximity	I-40 - 2.07 miles; I-74 / US Hwy 311 - 1.82 miles
Closest Airport	Piedmont Triad International Airport - 17 miles
Adjacent Tenants	Caterpillar, Inc & Herbalife International

UTILITIES

Electric	Duke Energy: Willard Rd Substation: (2.4 mi) Two 30 MVA banks with reserve circuit capacity in excess of 12 MVA Sedge Garden Substation: (4 mi) 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
Water	City of W-S: 16" line at site boundary with average capacity of 91 MGD
Waste Water	City of W-S: 15" line (gravity) at site boundary with average capacity of 51 MGD
Telecommunications	AT&T: Fiber and T-1 lines available at the site
Stormwater Management	Regional stormwater management pond





MASTER PLAN FOR
UNION CROSS
INDUSTRIAL CENTER



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