

FOR LEASE



WHITAKER PARK | BUILDING 605-12

4021 REYNOLDS COURT | WINSTON-SALEM, NC 27105



WHITAKER PARK

WINSTON-SALEM | NC



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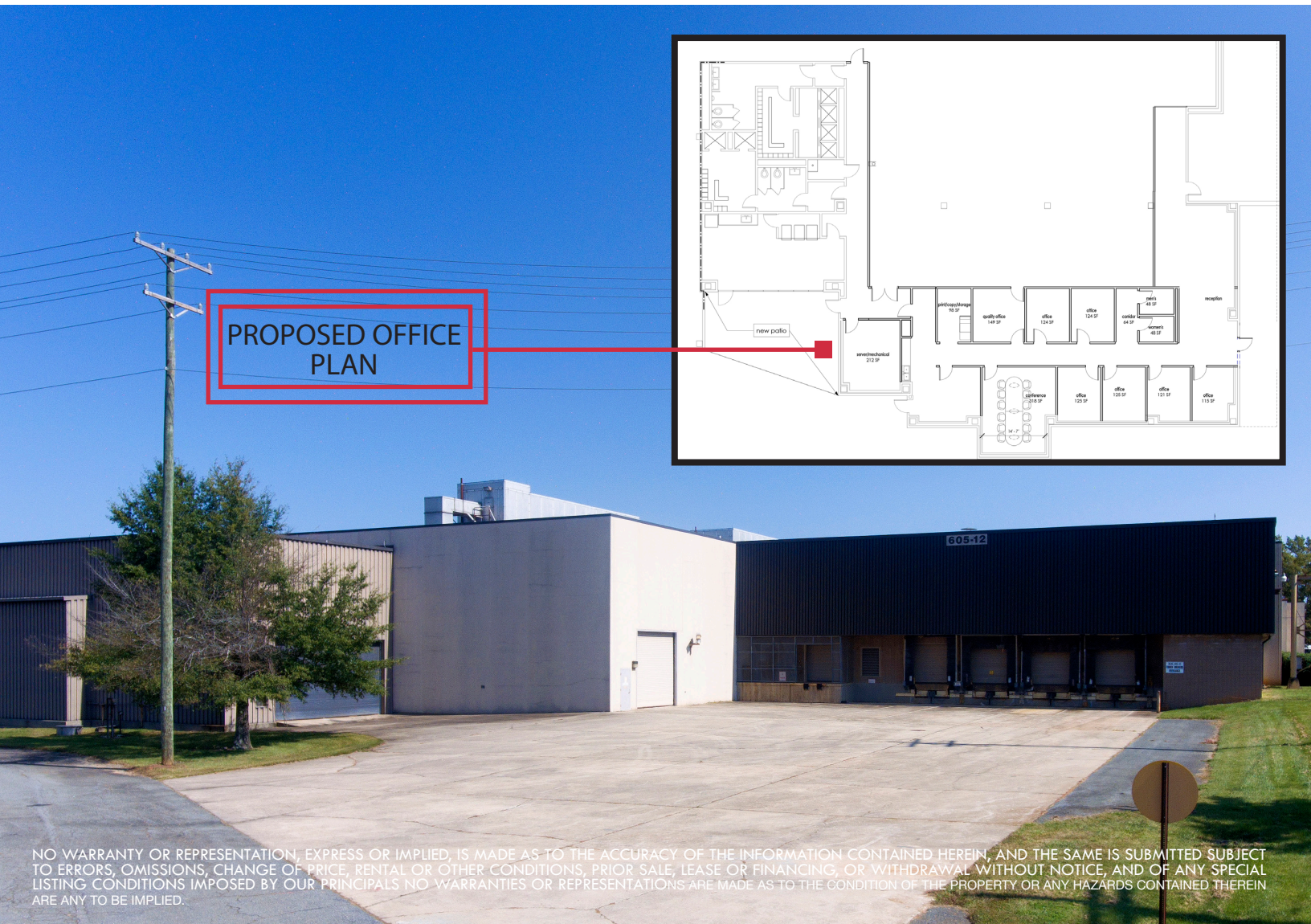


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PROPERTY FEATURES

LEASE RATE:	\$4.75/SF NNN
ZONING	General Industrial & Located in an Opportunity Zone
SITE AREA	Approx. ±7 acres
BUILDING SIZE	±82,234 SF
STORAGE/PRODUCTION	±80,000 SF
OFFICE	Approx. ±1,500 SF to ±3,000 SF with renovated breakroom
DOCK LEVEL DOORS	4
DRIVE IN DOORS	2
CEILING HEIGHT	23' - 26'
PARKING	24 Spaces (Expandable)
RAIL	Rail served, with interior rail car access
STRUCTURE	Concrete, Block & Steel with metal siding
FEATURES	Explosion proof rooms that can be converted to clean rooms
IMPROVEMENTS	Sprinkler system conversion to ESFR All LED lighting throughout Floor leveling and ramp addition to drive in dock area Renovation of interior office space Landscaping



INFRASTRUCTURE ADVANTAGES



LOCATION SUMMARY

I-85	±5 Miles
I-40	±5 Miles
I-74/I-73	±5 Miles
Hwy 52	±1.15 Miles
PTI Airport Piedmont Triad	±27 Miles
RDU Airport Raleigh/Durham	±98 Miles
CDU Airport Charlotte Douglas	±86 Miles



RAIL

Rail system served by Norfolk Southern



POWER

3MW Expandable to 10MW



GAS

Natural Gas



ZONING

General Industrial Zoning

SITE SELECTION MAGAZINE RANKS NORTH CAROLINA AS THE NATION'S TOP STATE FOR BUSINESS CLIMATE IN 2020 IN A TWO-WAY TIE WITH GEORGIA

BUSINESS FACILITIES MAGAZINE RANKS NORTH CAROLINA THE BEST STATE OF THE YEAR IN 2020

POPULATION GROWTH

5-Mile | 2020



144,821

HOUSEHOLD GROWTH

5-Mile | 2020



57,730

AVERAGE HOUSEHOLD INCOME

5-Mile | 2020



\$86,070



LOCAL DEMOGRAPHICS

WINSTON-SALEM OVERVIEW

Whitaker Park is located in Winston-Salem, North Carolina, part of the Piedmont Triad region. The Piedmont Triad is a north-central region of North Carolina that consists of the area within and surrounding three key cities: Greensboro, Winston-Salem, and High Point. With a population of 244,605, Winston Salem is the second-largest city in the Piedmont Triad region and the fifth most populated city in North Carolina.

Winston-Salem offers a variety of attractions from historic landmarks and gardens to art galleries, vineyards, and sporting events. Forsyth County boasts over 450 restaurants, 12 golf courses, 80 recreational parks, the Winston-Salem Dash baseball team, Bowman Gray Racing, CIAA sports, and ACC sports. The city is also the home to some of the finest institutions of higher education in the United States including Wake Forest University, University of NC School of Arts, Winston-Salem State University, Salem College and Piedmont International University.

Wake Forest University, located 1.9 miles from Whitaker Park, is ranked #27 in the 2020 U.S. News and World Report national university rankings. This private research university offers nationally ranked schools of Medicine, Business, Divinity, and Law.

Wake Forest Baptist Health, a nationally recognized, fully integrated academic medical center, is located 5 miles from Whitaker Park. WFBH is the largest employer in Forsyth County with more than 13,600 employees. With a teaching and research focus, WFBH consists of clinical, teaching, and research entities.

EXISTING INDUSTRY

RALPH LAUREN	QORVO
VOLVO GROUP/MACK TRUCKS	GILBARCO VEEDER-ROOT
REYNOLDS AMERICA	TE CONNECTIVITY
HANESBRAND	PROCTOR & GAMBLE
COLLINS AEROSPACE	ATRIUM WINDOWS & DOORS
HAECO AMERICAS	KLAUSSNER HOME FURNISHINGS
THOMAS BUILT BUSES/DAIMLER TRUCKS	ITG BRANDS
ASHLEY FURNITURE	HONDA AIRCRAFTS
TECHNIMARK	

TALENTED WORKFORCE



800,000+
Regional Labor Force
110,000+
College Students

42.83%
of the population in Winston-Salem have an Associate's degree or higher

88.19%
of the population in Winston-Salem have an Associate's degree or higher

MANUFACTURING



12,783
TOTAL MANUFACTURING
LABOR FORCE



275+
MANUFACTURING
COMPANIES

MAPS

