

**BUILD TO SUIT
FOR SALE OR LEASE**



WHITAKER PARK | DEVELOPMENT LOT #3

4043 REYNOLDS CT., WINSTON-SALEM, NC 27105



**WHITAKER
PARK**

WINSTON-SALEM | NC



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PROPERTY FEATURES

LEASE RATE:	Call for Pricing
SALES PRICE:	Not Disclosed
ZONING	General Industrial & Located in an Opportunity Zone
SITE AREA	Approx. ±8.85 Acres
BUILDING SIZE	±110,163 SF
OFFICE	Build to Suit
DRIVE IN DOORS	2
DOCK DOORS	14 with equipment delivered
OVERHEAD DOORS	18 additional knockout
CEILING HEIGHT	Approx. 32'
SLAB THICKNESS	6"
TILT WALL PANELS	7.25"
POWER	1200 AMP Power Service
SPRINKLER	K-17 ESFR Sprinkler
PARKING	116 Spaces (Expandable) Paved Trailer Storage in Rear
STRUCTURE	Tilt up Construction
FEATURES	130' Truck Court with Storage/12 Trailer Parking spaces

POPULATION GROWTH

5-Mile | 2020



HOUSEHOLD GROWTH

5-Mile | 2020



AVERAGE HOUSEHOLD

5-Mile | 2020



CONCEPT DRAWINGS



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



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

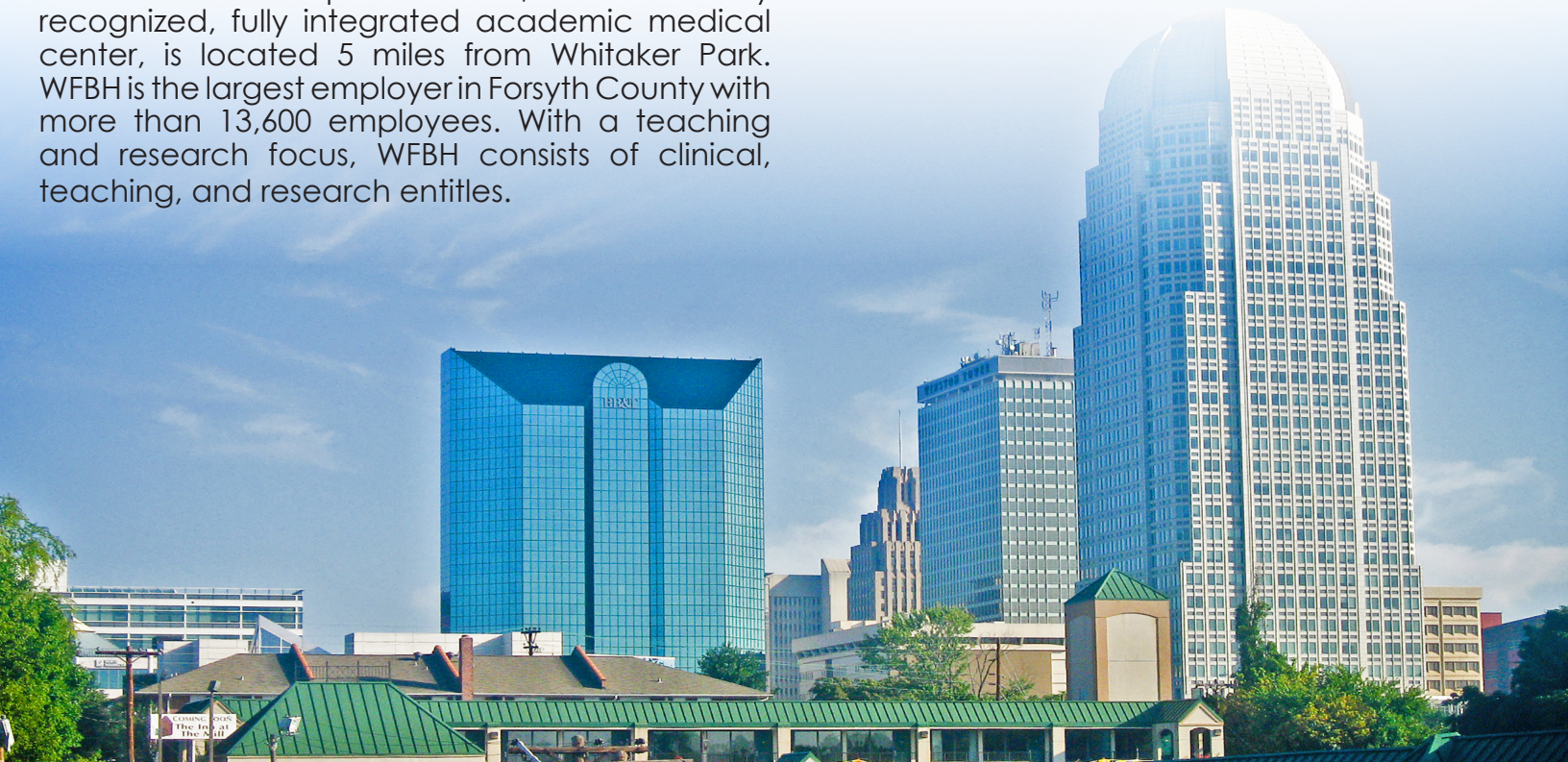


12,783

TOTAL MANUFACTURING
LABOR FORCE



275+
MANUFACTURING
COMPANIES



MAPS

