



PARK AT 74

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FOR LEASE OR SALE

UP TO 500,000 SF

BUILD-TO-SUIT

WINSTON-SALEM, NC 27107



CUSHMAN &
WAKEFIELD



FRONT STREET
CAPITAL

Property Features

AVAILABLE:	BLDG 1	BLDG 2	BLDG 3	BLDG 4	BLDG 5
TOTAL SF:	30,800 +/- SF	93,500 +/- SF	35,000 +/- SF	500,000 +/- SF	250,000 +/- SF
PARKING:	54 spaces	56 spaces	48 spaces	158 spaces	196 spaces
LEASE RATE:	Call for rate	Call for rate	Call for rate	Call for rate	Call for rate
TICAM:	\$0.90/SF (Est.)	\$0.90/SF (Est.)	\$0.90/SF (Est.)	\$0.90/SF (Est.)	\$0.90/SF (Est.)
ZONING:	LI-S	LI-S	LI-S	LI-S	LI-S
CEILING HEIGHT:	32'	32'	32'	32'	32'
LOADING:	TBD	TBD	TBD	TBD	TBD
COLUMN SPACING:	50' X 50'	50' X 50'	50' X 50'	50' X 50'	50' X 50'
DOCK DOORS:	+/- 6	+/- 22	+/- 12	+/- 89	+/- ?
INTERSTATES:	Proximity to I-40 (2.07 miles) & US Hwy 311 (1.82 miles)				
AIRPORT:	Piedmont Triad International Airport (17 miles)				
ADJACENT TENANTS:	Caterpillar, Inc., Herbalife International, Bunzl, SouthernCarlson, Inc. and Piedmont Hoist and Crane				
ELECTRIC:	Duke Energy: Willard Rd. Substation (2.4 miles). Two (2) 30 MVA banks with reserve circuit capacity in excess of 12 MVA Sedge Garden Substation: (4 miles) 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 of capacity				
WATER:	City of Winston-Salem: 16" line at site boundary with average capacity of 91 MGD				
WASTE WATER:	City of Winston-Salem: 15" line (gravity) at site boundary with average capacity of 51 MGD				
TELECOM:	AT&T: Fiber and T-1 lines available at the site				
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				





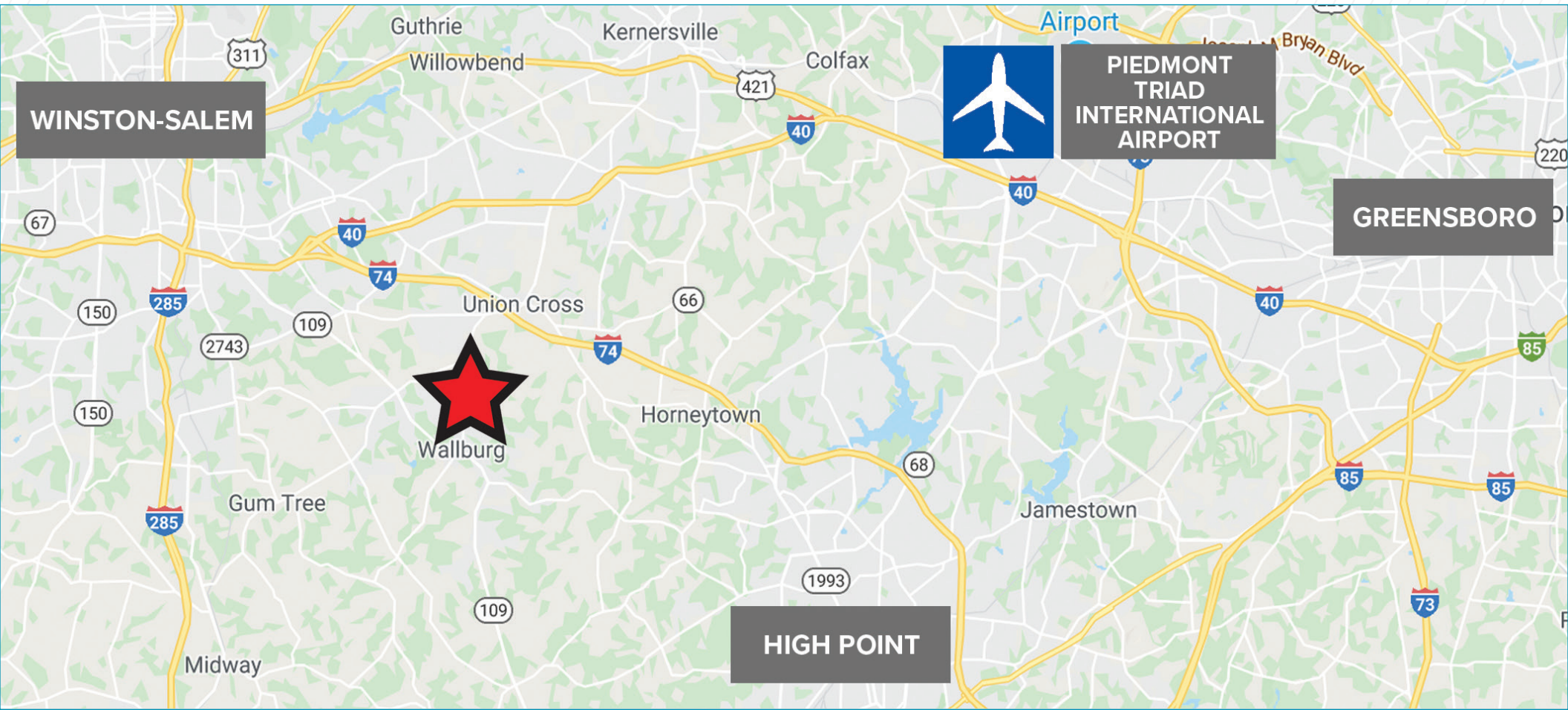
This is a preliminary site plan based on limited information and therefore may not reflect final site features. No site research has been conducted. Site conditions may change significantly.

Location

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, 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 and Salem College.



AREA TRANSPORTATION

ROAD

FUTURE

AIR

Non-stop Service to:

- Atlanta
- Charlotte
- Chicago
- Cincinnati
- Dallas
- Denver
- Detroit
- Houston
- Miami
- NY-La Guardia
- Newark
- Orlando-Sanford
- Philadelphia
- Punt Gorda
- Tampa Bay
- Washington Dulles
- Washington National

RAIL

Norfolk Southern
Winston-Salem
Southbound
Yadkin Valley Railroad

Motor Freight
Daily Service: 120
Local Terminals: 55

Winston-Salem is served by Piedmont Triad International Airport (about 25 minutes from the downtown area) and Smith-Reynolds Airport (just 10 minutes from downtown). Smith-Reynolds offers corporate hangars, charter service, and repair facilities operated by Landmark Aviation.

The Piedmont Triad International Airport facilities and services include:

Daily Departures	60
Runway Length (feet)	10,001
Air Cargo Services	Yes
U.S. Customs Clearance	Yes
Charter Services	Yes

56,585
Out Commuters from Forsyth County

89,933
In Commuters to Forsyth County

86,314
Residents live and work in Forsyth County

FEDEX MID-ATLANTIC HUB

FedEx operates its Mid-Atlantic Sorting hub at the Piedmont Triad International Airport. It is the company's fifth U.S. hub. In addition to the new facility, a third parallel 9,000-foot runway has been constructed at PTIA to accommodate the HUB's operation. It is estimated that the FedEx hub will create nearly 20,000 new jobs in a 14-county area.



FORSYTH TECH TRAINING PROGRAMS 2013-2014	
Staff	1,461
Current Enrollment	12,940
Economic and Workforce Development from Corporate and Continuing Ed	24,342
Campuses	11
Associate Programs	87
Diploma Programs	37
Certificate Programs	70

*ALL DATA/INFORMATION ON THIS PAGE SUPPLIED BY WSBI



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