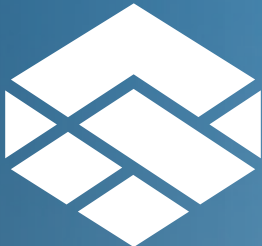


WINSTON-SALEM, NC



UNION CROSS INDUSTRIAL CENTER

Up to ±300,233 SF

Delivering Q2 2026



PROPERTY HIGHLIGHTS

FEATURES

ADJACENT TENANTS

Ziehl Abegg, Herbalife, Caterpillar, Bunzl, Southern Carlson, Excel Door

ELECTRIC

Duke Energy

NATURAL GAS

Piedmont Natural Gas

WATER

City of Winston-Salem

SEWER

City of Winston-Salem

TELECOM

AT&T and Spectrum

ZONING

Light Industrial (LI)

TRANSPORTATION

Less than 1 mile to I-40 and less than 2 miles to I-74

Less than 2 miles to Future Winston-Salem Urban Loop interchange via I-40

15 minutes from Piedmont Triad International Airport

5 Minutes from Smith-Reynolds Airport

BUILDING	4245 ENVISION DR <i>Under Construction Delivering Q2 2026</i>	BUILDING #6 <i>Proposed</i>	BUILDING #7 <i>Proposed</i>
Total SF	±300,233 SF	±270,000 SF	±50,000 SF
Acres	±21.70	±27.02	±12.80
Parking	±130	±316	±68
Zoning	LI	LI	LI
Clear Height	36'	36'	28'
Power	2,000-4,500 A	TBD	TBD
Slab	7" Reinforced	TBD	TBD
Loading	±54 Docks	±43 Docks	±10 Docks
Drive-In Doors	TBD	TBD	TBD
Column Spacing	50 x 50	50 x 50	50 x 50
Lease Rate	Call for Rate	Call for Rate	Call for Rate
TICAM	TBD	TBD	TBD

LOCATION OVERVIEW

100 miles west of Raleigh and 80 miles northeast of Charlotte.

Winston-Salem is home to Wake Forest University, Winston-Salem State University, UNC School of the Arts and Salem College.

Companies with HQs in Winston-Salem include Hanesbrands, Truliant Federal Credit Union, Novant Health, Reynolds American and others.

Winston-Salem is Forsyth County's largest city, and North Carolina's 5th largest in population. The greater Piedmont Triad area carries a population of close to 1.8 million.

Forsyth County's labor force exceeds 191,000 people.



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EXIT 201

FUTURE WINSTON SALEM LOOP



BUILDING 7



BUILDING 6

4245 ENVISION DR



UNION CROSS RD

74



CORPORATE NEIGHBORS

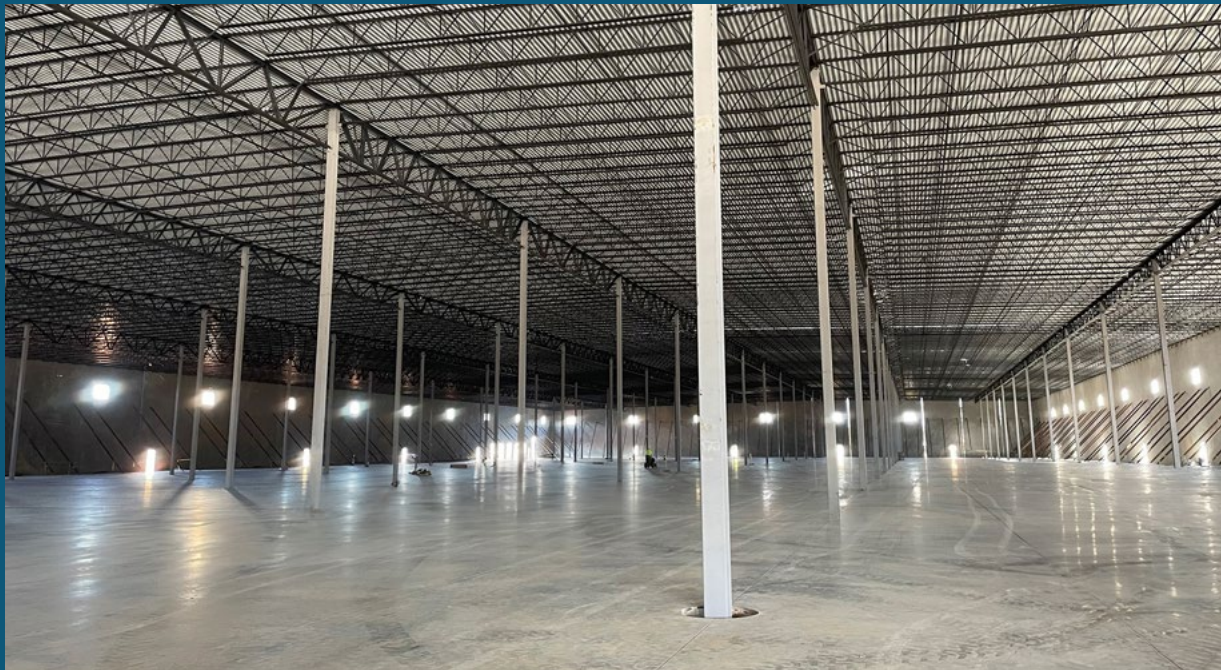
EXIT 59

4245 ENVISION | NOW UNDER CONSTRUCTION

±300,233 SF | DELIVERING Q2 2026

4245 ENVISION IS A ±300,233 SF, CLASS A INDUSTRIAL FACILITY currently under construction and delivering Q2 2026. The building will feature 36' clear heights, expansive dock capacity, and flexible layouts to support efficient, high-volume use.

Strategically located with immediate access to I-40, I-74, and the future Winston-Salem Urban Loop, the project offers exceptional connectivity across the Piedmont Triad.





UNION CROSS
INDUSTRIAL CENTER

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