

NORTHBRIDGE BUSINESS PARK

540 Northridge Park Drive
Rural Hall, NC 27045

PIEDMONT TRIAD MARKET
NORTHWEST FORSYTH SUBMARKET

FOR LEASE

±261,000 SF



LEASED BY

CBRE

PROPERTY OVERVIEW

Available Space	261,000 SF
Exterior	Brick/Metal
Loading Doors	26 Dock Doors & 2 Drive-in Doors
Ceiling Height	28' - 32'
Column Spacing	30' x 50'
Sprinkler	ESFR
Parking	59 Trailer Spots
Power	1200 amps of 208/120/1000 amps of 480/277

FOR LEASE

±261,000 SF



Single tenant facility close to banks, hotels, residential communities & restaurants



1.5 miles from I-74 and the Winston-Salem Northern Beltway



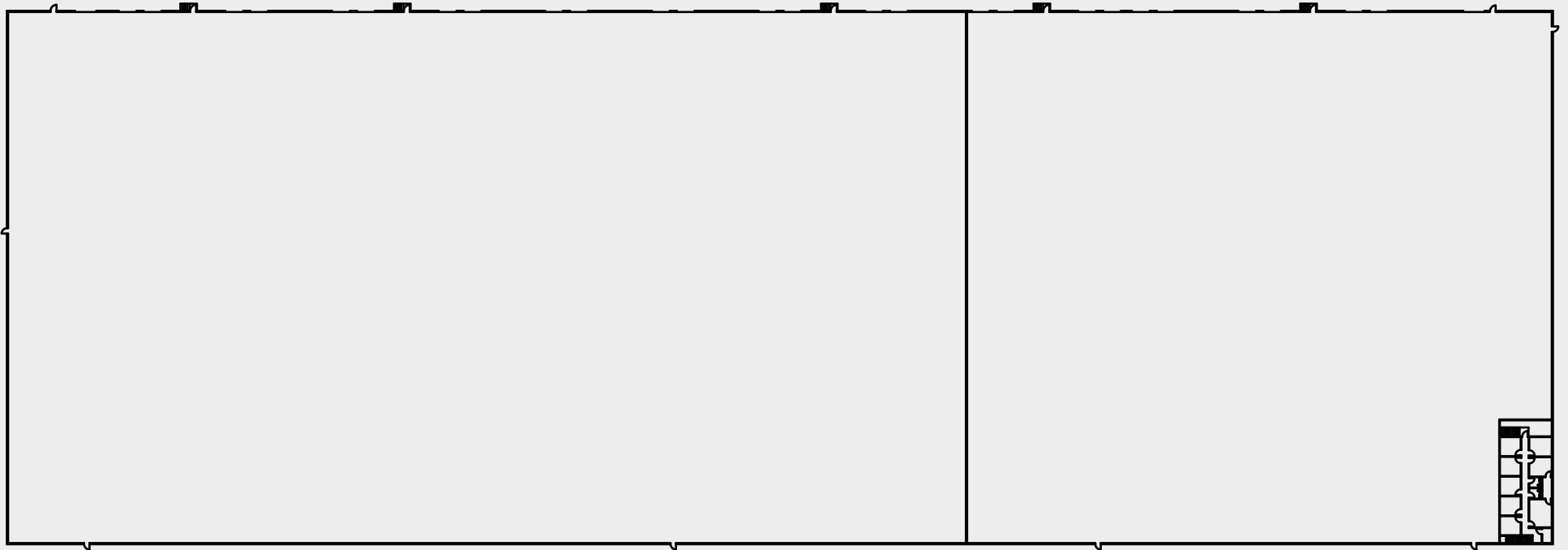
31 miles to Piedmont Triad International Airport and 5 miles to Smith Reynolds Airport







261,000 SF



WINSTON-SALEM NORTHERN BELTWAY

The N.C. Department of Transportation is building a multi-lane freeway that loops around the northern part of Winston-Salem.

The 34.5-mile **Winston-Salem Northern Beltway** will begin at U.S. 158 southwest of Winston-Salem and end at I-74/ U.S. 311 southeast of the city. The majority of the eastern part of the interchange has been completed or is near completion, with the western part of the loop set to begin construction this year. The final leg of the loop between I-40 and US-158 is scheduled to start construction in 2029.

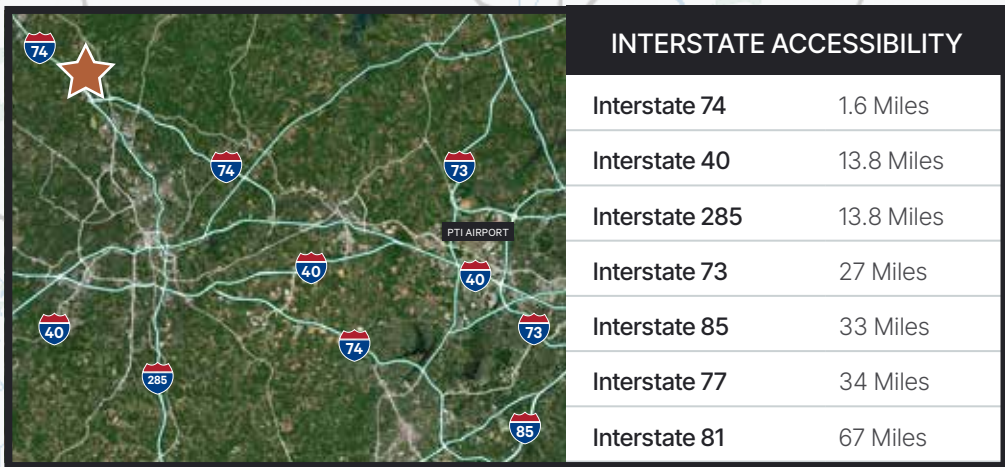
About 100,000 vehicles and trucks travel through the area every day, which is more traffic than the roadways in the area are designed to handle. The Winston-Salem Northern Beltway will help alleviate congestion and improve safety along heavily traveled routes in Forsyth County, including U.S. 421/Business 40 and U.S. 52.

Source: www.ncdot.gov/projects/wsnb

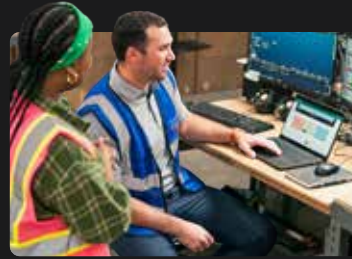
- 11 Miles to Downtown Winston-Salem
- 31 Miles to Piedmont Triad International Airport
- 91 Miles to Charlotte Inland Port
- 93 Miles to Charlotte Douglas International Airport
- 99 Miles to Raleigh-Durham International Airport



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Committed to Driving Value for Our Customers

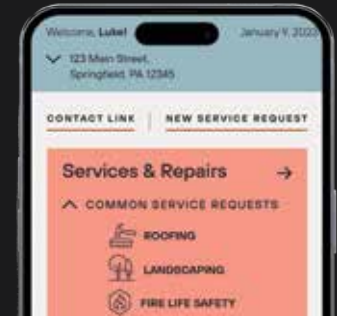


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Our on-the-ground regional teams provide you with local expertise, leveraging data-driven insights to find the right solutions for your business.

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Our scale, proprietary data and local relationships allow our 1,200+ skilled team members to help customers stay ahead of market trends.



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Our comprehensive energy and utility management program enables customers to achieve savings and access our in-house sustainability experts. Enroll through Link+.



CONTACT INFORMATION

NORTHBRIDGE BUSINESS PARK

540 Northridge Park Drive
Rural Hall, NC 27045

Greg Wilson

greg.wilson@cbre.com
(336) 331-9399

Matt King

matt.king@cbre.com
(336) 544-2724

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