



UNION CROSS INDUSTRIAL CENTER

Up to $\pm 300,233$ SF
Available Now

 [VIEW
ADDITIONAL
PHOTOS](#)

4245 ENVISION DRIVE
WINSTON-SALEM, NC 27284



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>Available Now</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	Ten (10), 9' x 10' Docks (Expandable Up To 54)	±43 Docks	±10 Docks
Drive-In Doors	Two (2)	TBD	TBD
Column Spacing	50 x 50	50 x 50	50 x 50
Trailer Storage	72 Spaces	TBD	TBD
Lease Rate	Call for Rate	Call for Rate	Call for Rate
TICAM	\$1.98 (EST)	TBD	TBD

4245 ENVISION DRIVE | AVAILABLE NOW



SITE PLAN



4245 ENVISION DRIVE | AVAILABLE NOW

±300,233 SF

Class A Industrial Facility featuring 36' clear height, 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.

Electrical, water/sewage, natural gas, and telecommunication infrastructure onsite.

Phase I ESA, wetlands delineation, threatened and endangered species study, historical and archaeological survey, and geotechnical assessments have been completed.



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.

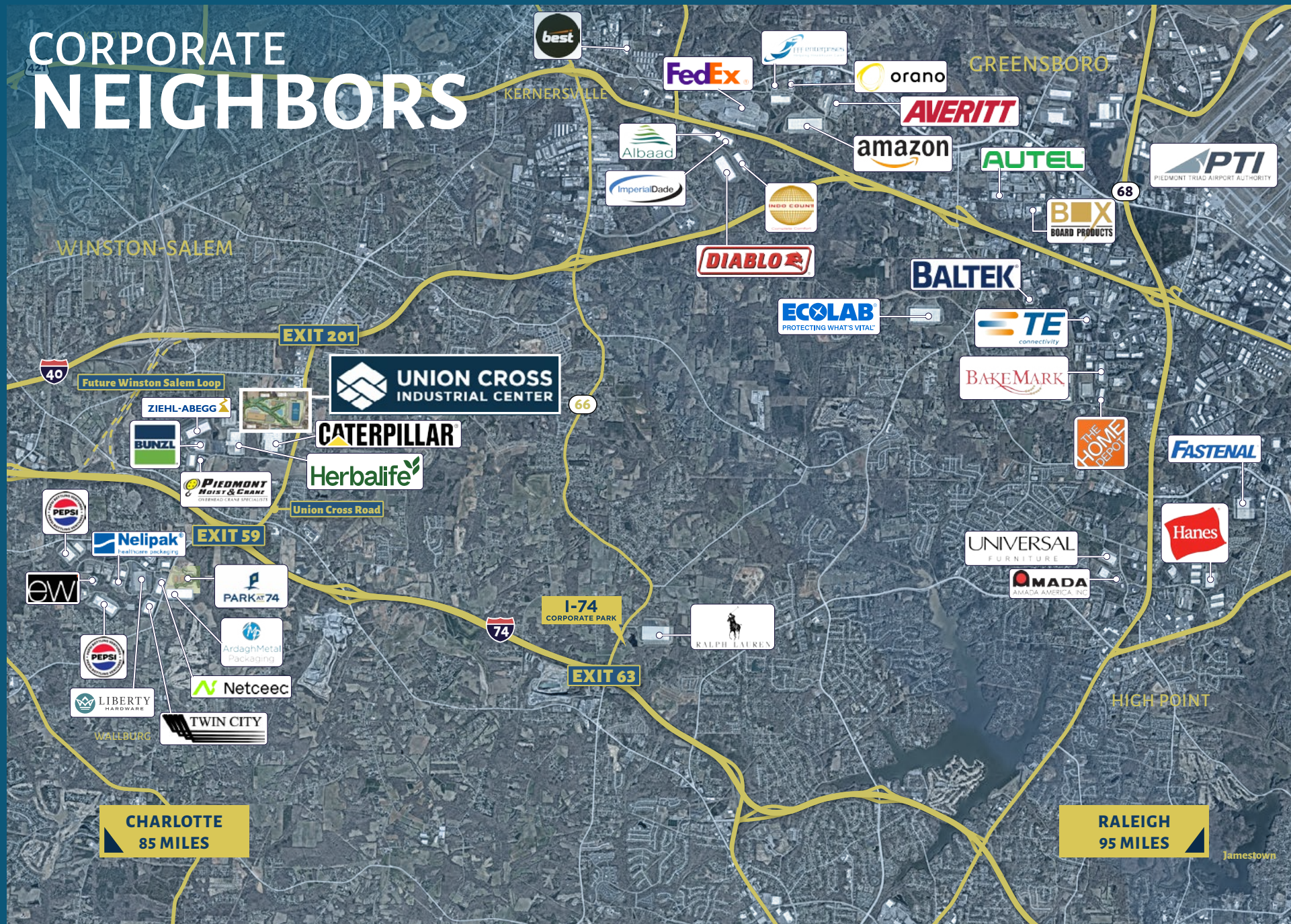
Companies with HQs in Winston-Salem include Hanesbrands, Truliant Federal Credit Union, Novant Health, Reynolds American and others.

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.



CORPORATE NEIGHBORS





UNION CROSS INDUSTRIAL CENTER

For More Information,
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