

AVAILABLE FOR LEASE  
316,130 SF

# UNION CROSS BUSINESS PARK I

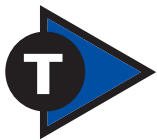
295 BUSINESS PARK DRIVE | WINSTON-SALEM | NORTH CAROLINA 27107



FOR MARKETING INFORMATION, CONTACT:

TOM TOWNES, EXT. 102 | [TOM@TRIADCOMMERCIAL.COM](mailto:TOM@TRIADCOMMERCIAL.COM)

JOHN SCHULTZ, EXT. 101 | [JOHN@TRIADCOMMERCIAL.COM](mailto:JOHN@TRIADCOMMERCIAL.COM)



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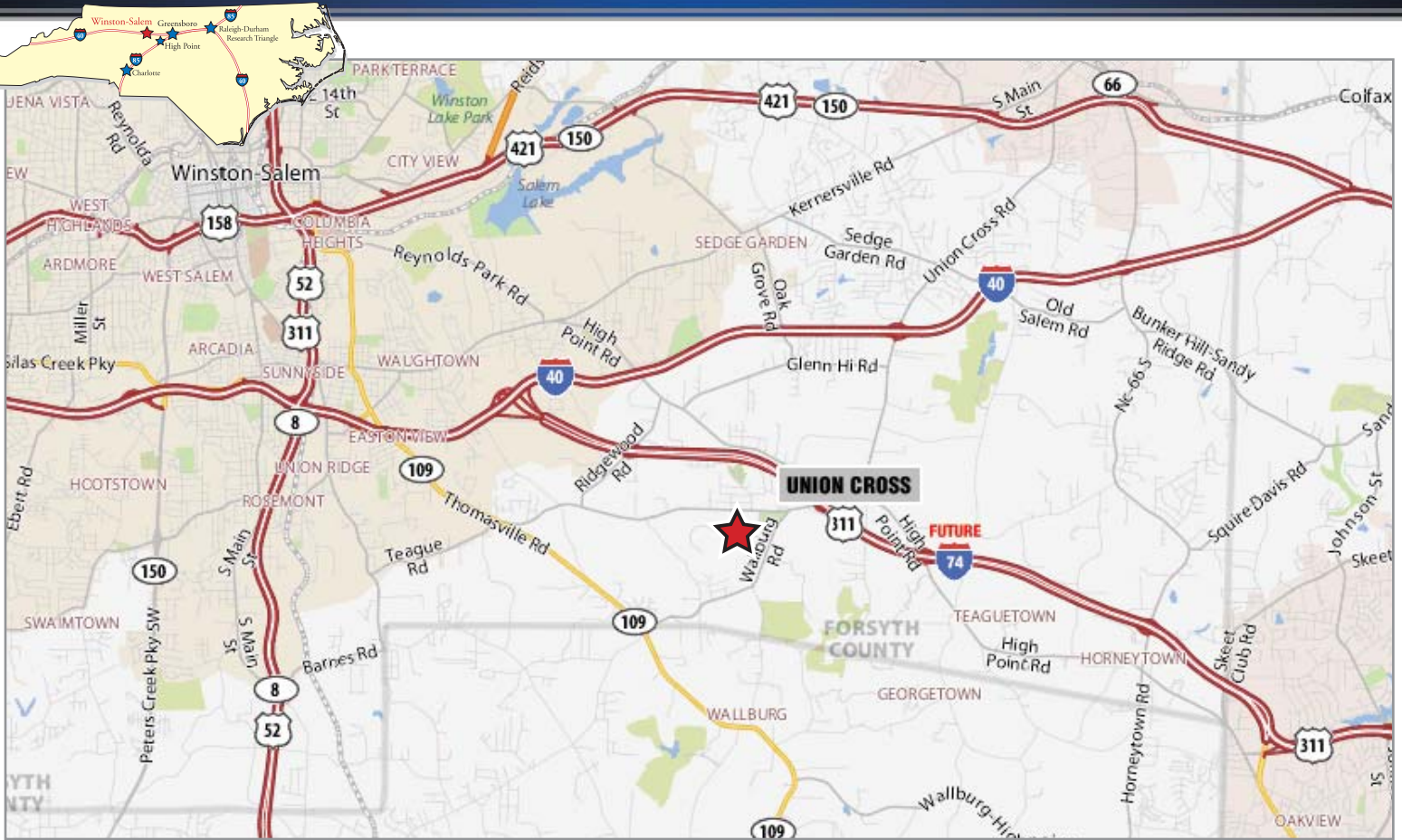
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WAREHOUSE: 311,130 SF  
 OFFICE: 5,000 SF  
 TOTAL: 316,130 SF

CONSTRUCTION DATE: 2005

CLEAR HEIGHT: 30'

BAY SPACING: 50' x 50'

BUILDING DEPTH: 450'

BUILDING LENGTH: 700'

PARKING: 65 AUTO PARKING SPACES

TRUCK COURT: 150' DEEP TRUCK COURT WITH OPPOSING TRAILER STORAGE

DOCK LOADING: FORTY-NINE (49) 9' x 10' DOCK-HIGH DOORS WITH AUTOMATIC LEVELERS; KNOCKOUTS ACCOMMODATING 27 ADDITIONAL DOORS

DRIVE-IN LOADING: TWO (2) 12' x 15' DRIVE-IN DOORS

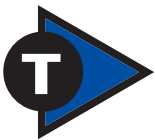
WAREHOUSE FLOOR: 6" REINFORCED 4,000 PSI CONCRETE SLAB

ROOF / STRUCTURE: TPO WHITE HEAT WELDED SYSTEM

SPRINKLER SYSTEM: ESRF

LIGHTING SYSTEM: 400 WATT METAL HALIDE

EXPANSION CAPABILITY: PAD READY TO ADD 101,250 SF



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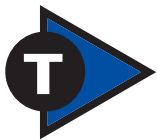
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AERIAL



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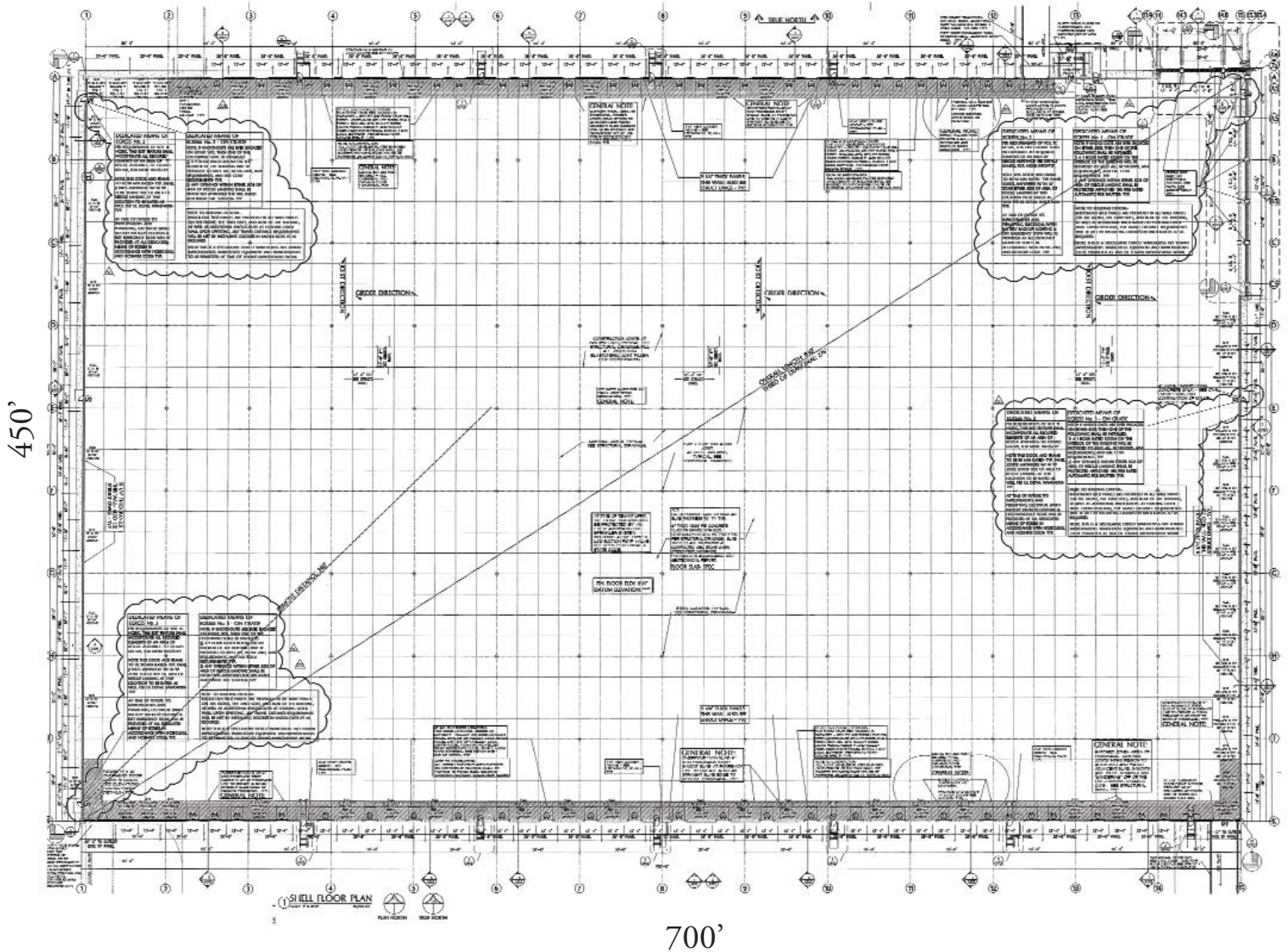
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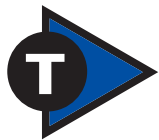
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## FLOOR PLAN 316,130 SF



450'

700'



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