

FOR SALE OR LEASE
BUILDING 2 DELIVERING Q4 2023



TRIWEST
BUSINESS CENTER

100,000 - 1.2M SF available

New Construction, Class-A Industrial Facilities
Build-to-suit Opportunities

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Mocksville, NC 27028

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Building 2 Specifications

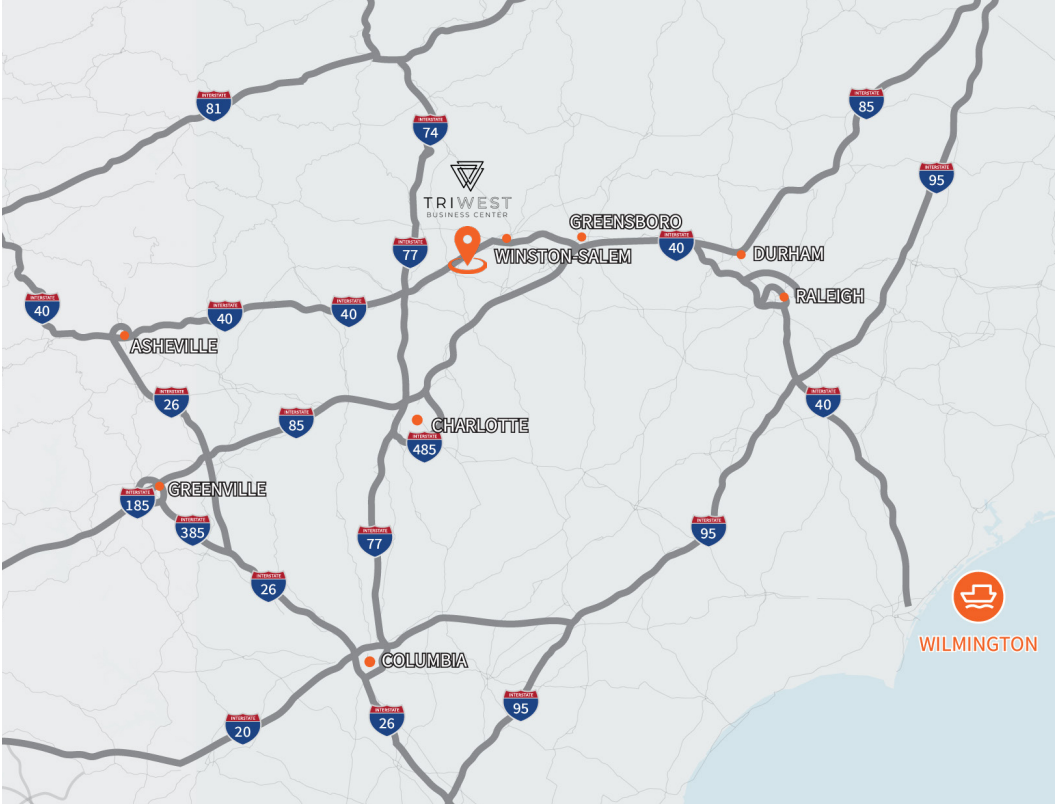


Total SF	±297,600 SF
Office SF	To suit
Configuration	Rear Load
Loading	49 Dock Doors (9' x 10') 2 Drive In Doors (14' x 16')
Building Dimensions	310' X 960'
Clear Height	36'
Parking	63 trailer positions, 197 auto positions
Column Spacing	50' x 54' (60' speed bays)
Sprinkler System	ESFR
Slab Thickness	7" unreinforced
Power	2,000 amp service
Sale Price & Lease Rate	Please call broker

I 40 Interstate Access



- ↑ ±0.3 Miles to I-40
- ← ±23 Miles to I-77
- ↓ ±26 Miles to I-85
- ±18 Miles to Winston Salem
- ±38 Miles to Greensboro
- ↙ ±64 Miles to Charlotte
- ↗ ±42 Miles to GSO Airport
- ↙ ±68 Miles to CLT Int'l Airport
- ±122 Miles to Raleigh
- ← ±125 Miles to Asheville





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