



TRIWEST BUSINESS CENTER

Farmington Road, Mocksville, NC



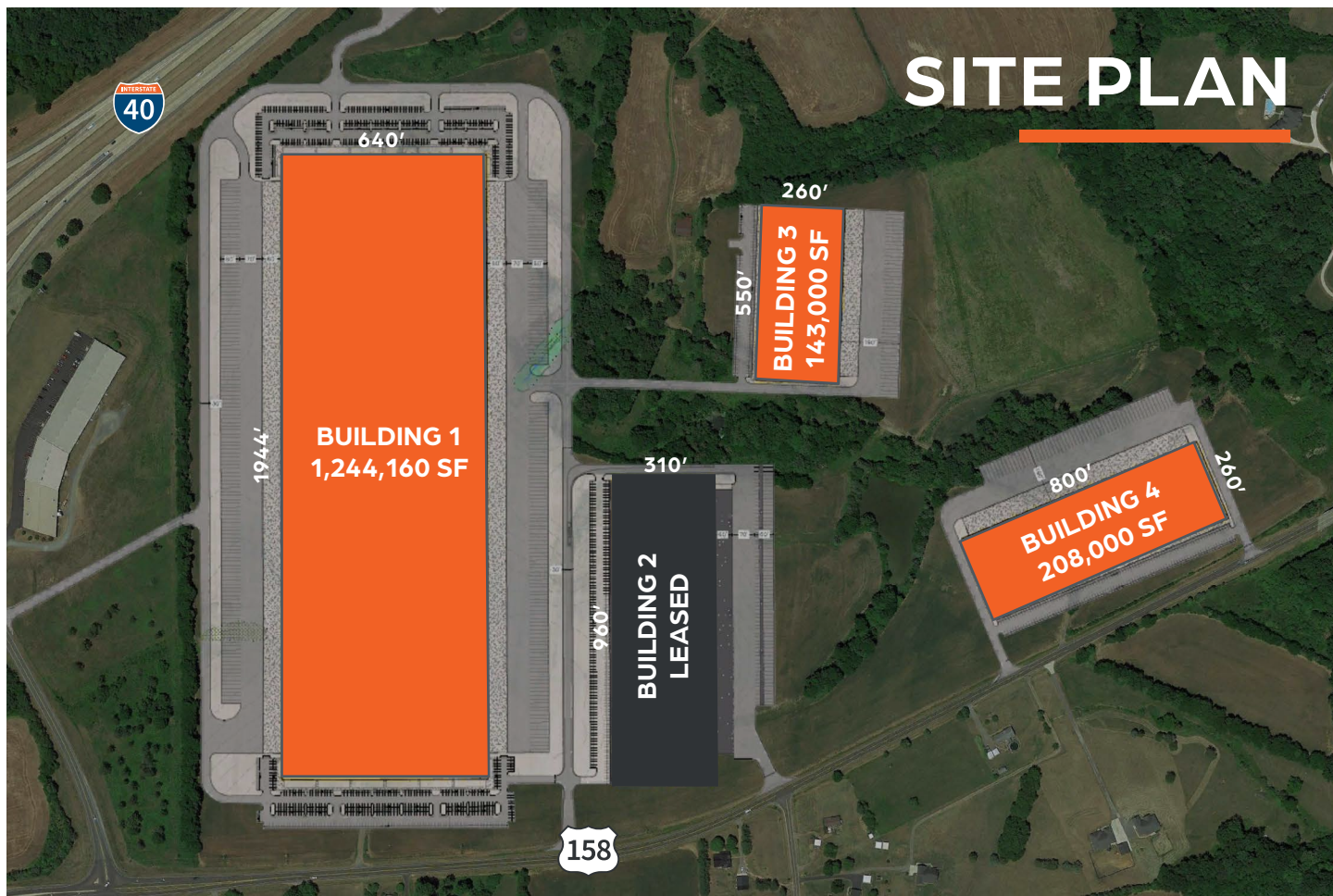
BUILD-TO-SUIT OPPORTUNITIES FOR LEASE OR SALE

4-Building Trophy Industrial Complex Offering 80K SF – 1.2M SF



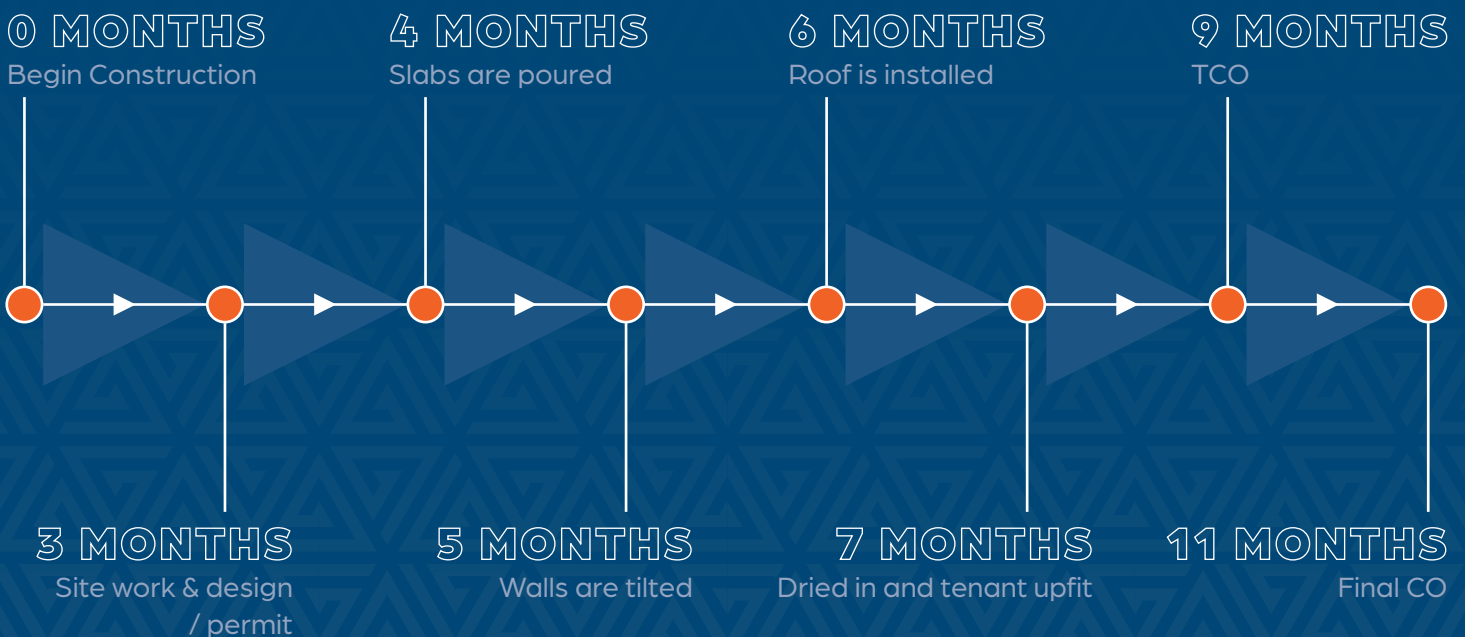
JUST 11 MONTHS
LEAD TIME







BUILD-TO-SUIT TIMELINE



to I-40 & other Major Highways



0.3 mi to I-40

18 mi to Winston Salem

23 mi to I-77

26 mi to I-85

38 mi to Greensboro

42 mi to GSO Airport

64 mi to Charlotte

68 mi to CLT Int'l Airport

122 mi to Raleigh

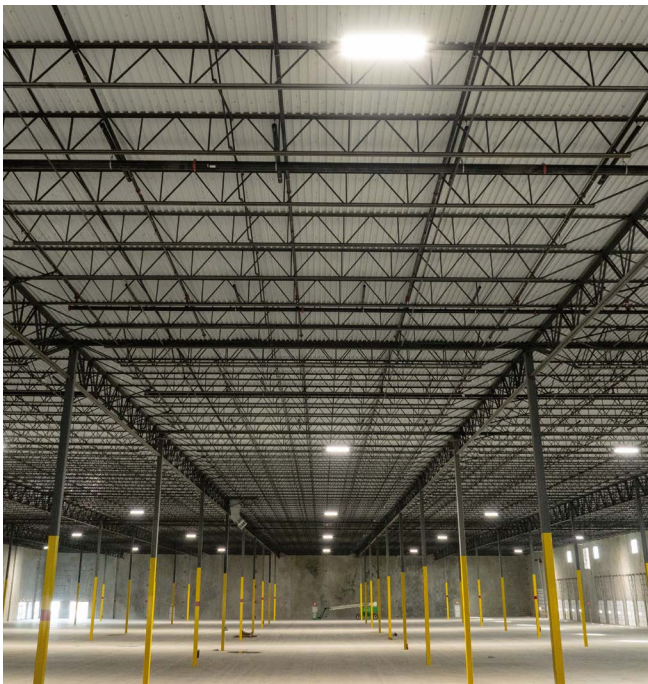
125 mi to Asheville



BUILDING 1 – PAD READY, BUILD-TO-SUIT

Total SF	1,244,160 SF
Office SF	To suit
Configuration	Cross-dock
Loading	To suit
Building Dimensions	1,944' x 640'
Clear Height	40'
Slab Thickness	7" unreinforced

Column Spacing	50' x 56' with 60' speedbay
Sprinkler System	ESFR
Car Parking	±655 spaces
Trailer Parking	±259 spaces
Remote Trailer Parking	±117 spaces
Power	480/277V, 3 Phase
Sale Price & Lease Rate	Call broker team



BUILDING 2 – LEASED BY WESCO INTERNATIONAL



BUILDING 3 – PAD READY, BUILD-TO-SUIT

Total SF	±143,000 SF
Office SF	To suit
Configuration	Rear load
Loading	To suit
Building Dimensions	550' x 260'

Clear Height	32' clear
Column Spacing	50' x 54' (60' speed bays)
Sprinkler System	ESFR
Car Parking	±110 spaces
Trailer Parking	±49 spaces

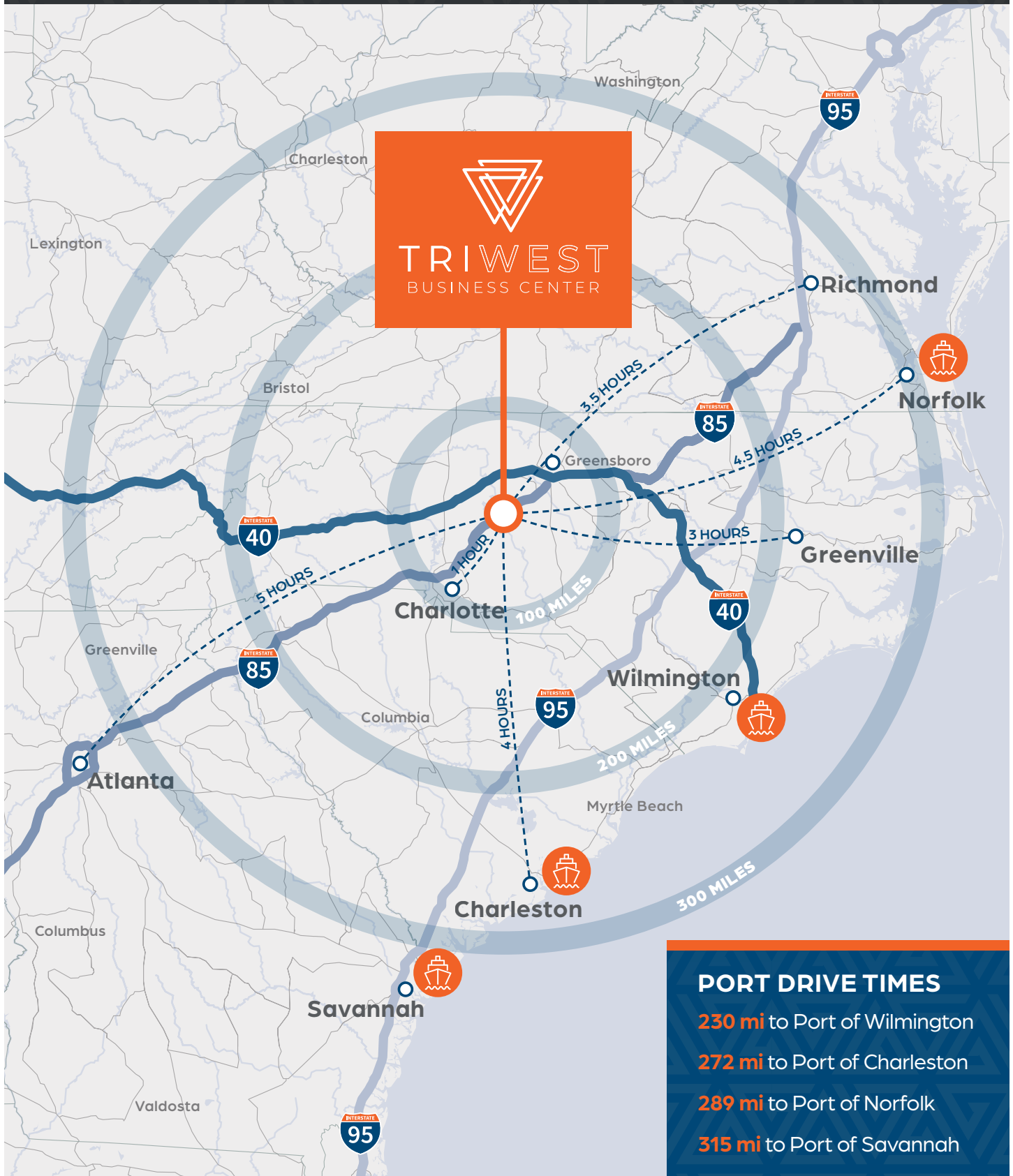
BUILDING 4 – PAD READY, BUILD-TO-SUIT

Total SF	±208,000 SF
Office SF	To suit
Configuration	Rear load
Loading	To suit
Building Dimensions	800' x 260'

Clear Height	32' clear
Column Spacing	50' x 54' (60' speed bays)
Sprinkler System	ESFR
Car Parking	±165 spaces
Trailer Parking	±54 spaces

COMPELLING CONNECTIVITY

Throughout the Southeast





TRIWEST BUSINESS CENTER

Farmington Road, Mocksville, NC



wesco
LEASED

BUILDING 4

BUILDING 1

BUILDING 3

CONTACT

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