



TRIWEST BUSINESS CENTER

Farmington Road, Mocksville, NC



BUILD-TO-SUIT OPPORTUNITIES FOR LEASE OR SALE

4-Building Trophy Industrial Complex Offering 80K SF (Demised) – 208K SF



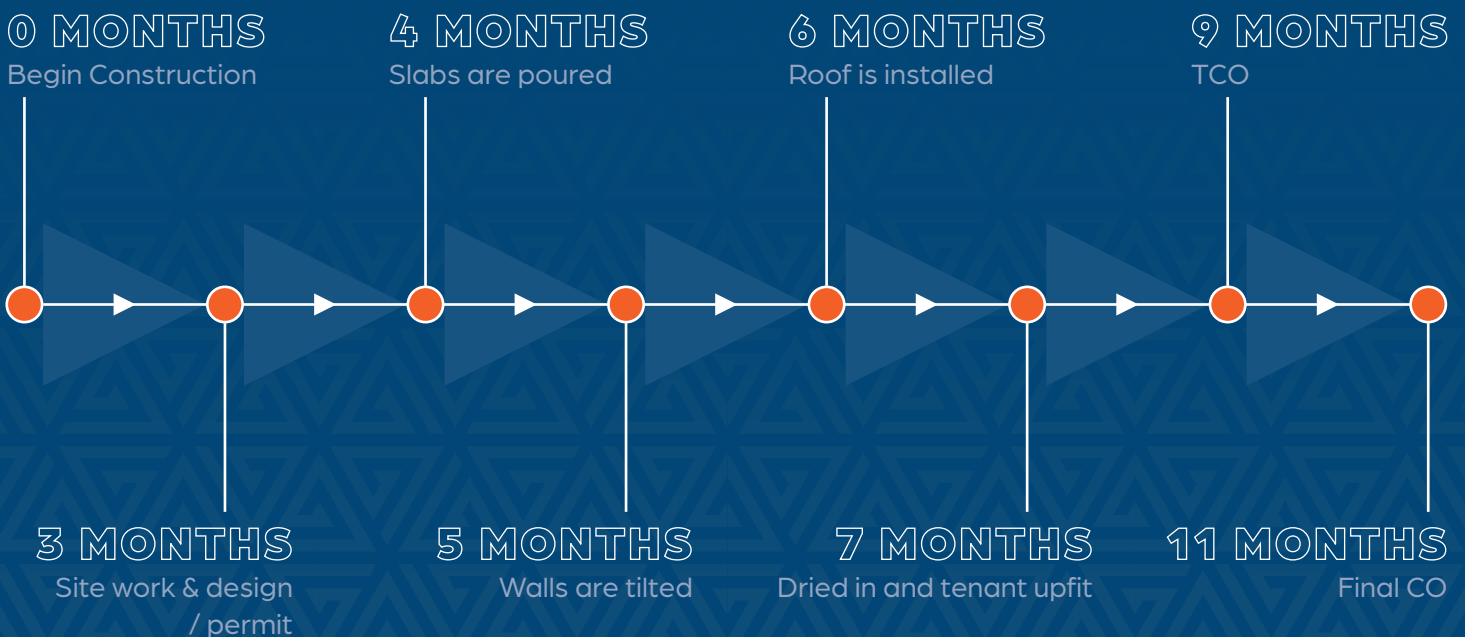
JUST 11 MONTHS
LEAD TIME







BUILD-TO-SUIT TIMELINE





SEAMLESS ACCESS

to I-40 & other Major Highways



DRIVE TIMES

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

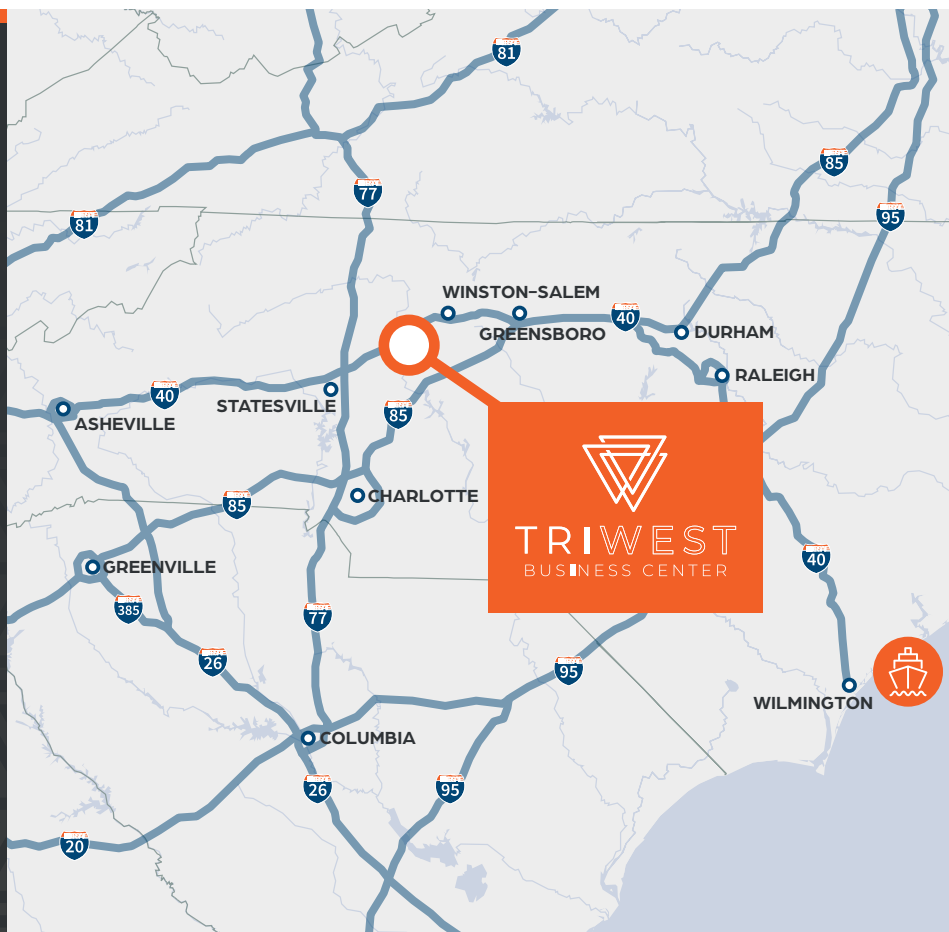
42 mi to GSO Airport

64 mi to Charlotte

68 mi to CLT Int'l Airport

122 mi to Raleigh

125 mi to Asheville



BUILDING 1 – PROVIA

BUILDING 2 – WESCO INTERNATIONAL





BUILDING 3 - PAD READY, BUILD-TO-SUIT

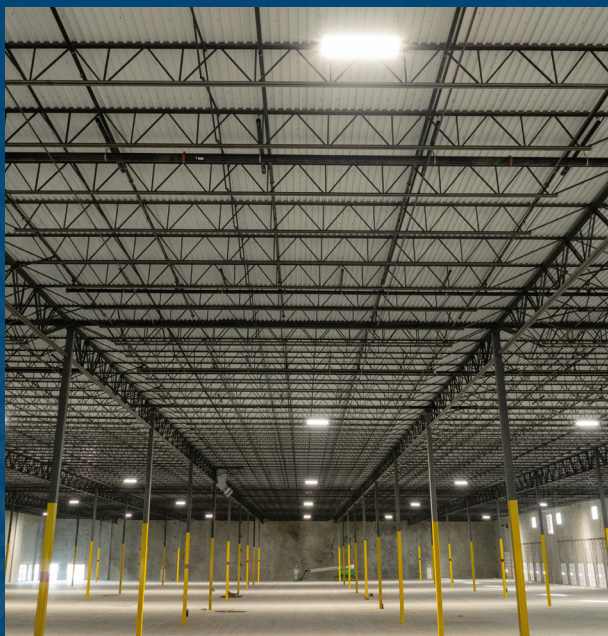
Total SF	±143,000 SF
Office SF	To suit
Configuration	Rear load
Loading	To suit
Building Dimensions	550' x 260'

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

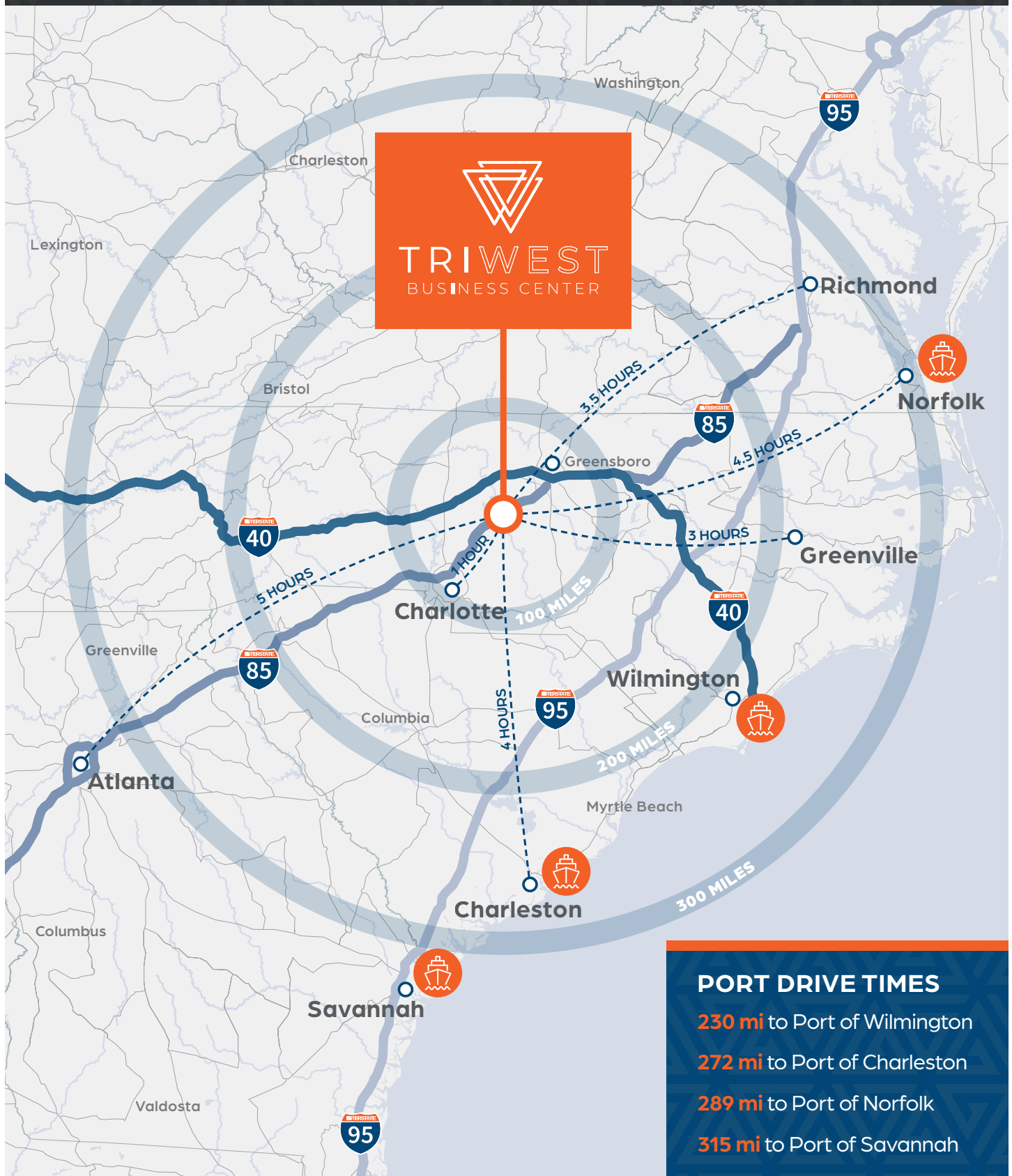
Total SF	±208,000 SF
Office SF	To suit
Configuration	Rear load
Loading	To suit
Building Dimensions	800' x 260'

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

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BUILDING 4
208,000 SF

BUILDING 3
143,000 SF

CONTACT

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