

**BUILDING 2
DELIVERY Q2 2023**



TRIWEST

BUSINESS CENTER

100,000 - 1.2M SF available

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

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Building 2 Specifications

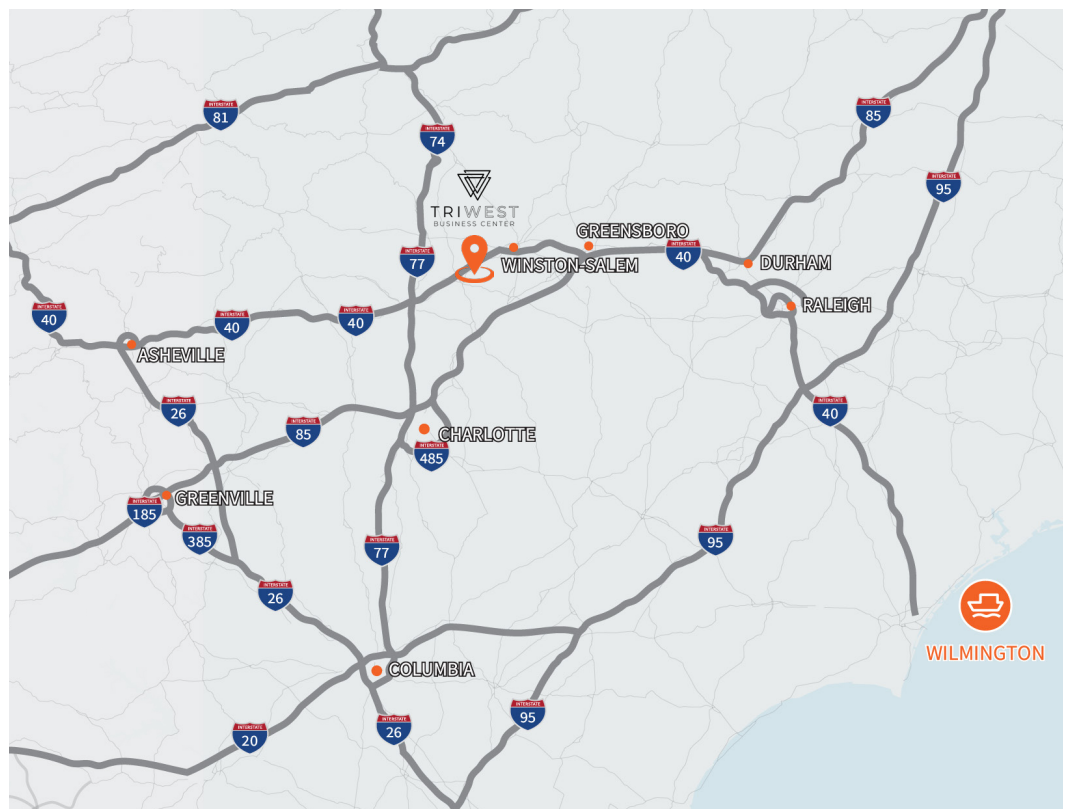


Total SF	±297,600 SF
Office SF	To suit
Configuration	Rear Load
Building Dimensions	310' X 960'
Clear Height	32'
Parking	63 trailer positions, 206 auto positions
Column Spacing	50' x 54' (60' speed bays)
Sprinkler System	ESFR
Slab Thickness	7" unreinforced
Power	2,000 amp service

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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