



PIEDMONT

COMMERCE CENTER

MACY GROVE ROAD AT SALEM PARKWAY | KERNERSVILLE, NC
±740,000 SF AVAILABLE FOR LEASE



FOR MORE INFORMATION, PLEASE CONTACT

JASON OFSANKO, SIOR
Managing Director
+1 336 812 3300
Jason.Ofsanko@cushwake.com

RYAN CONBOY, SIOR
Senior Director
+1 336 821 3832
Ryan.Conboy@cushwake.com

JORDAN MITCHELL
Director
+1 336 201 0495
Jordan.Mitchell@cushwake.com

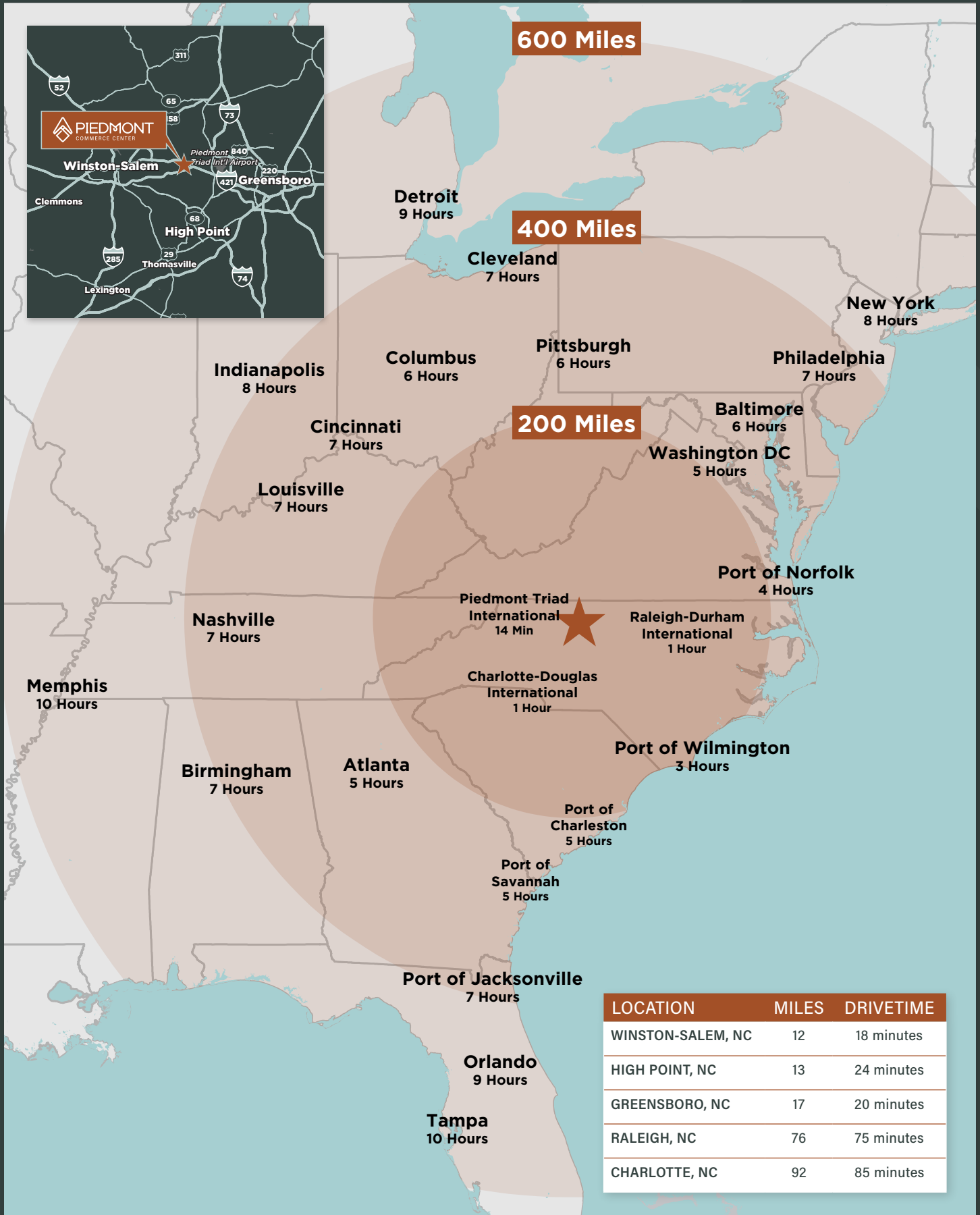


BUILDING SPECS



BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4
1620 Piedmont Commerce Dr	1625 Piedmont Commerce Dr	1615 Piedmont Commerce Dr	1605 Piedmont Commerce Dr
			
±137,666 SF Available	±274,921 SF Available 1,787 SF Spec Office Space	±193,241 SF Available 1,787 SF Spec Office Space	±134,033 SF Available
40' Clear Height	36' Clear Height	36' Clear Height	36' Clear Height
31 Trailer Parking	69 Trailer Parking	37 Trailer Parking	34 Trailer Parking
Building Depth 520'	Building Depth 276'	Building Depth 284'	Building Depth 284'
Column Spacing 50' x 54' w/ 60' speed bay	Column Spacing 52' x 54' w/ 60' speed bay	Column Spacing 52' x 56' w/ 60' speed bay	Column Spacing 52' x 56' w/ 60' speed bay
12 (Expand to 19) Dock Doors	33 (Expand to 51) Dock Doors	19 (Expand to 37) Dock Doors	20 (Expand to 29) Dock Doors
2 Drive-in Doors	2 Drive-in Doors	1 Drive-in Door	

PROPERTY LOCATION



600 Miles

400 Miles

200 Miles

Detroit
9 Hours

Cleveland
7 Hours

New York
8 Hours

Indianapolis
8 Hours

Columbus
6 Hours

Pittsburgh
6 Hours

Philadelphia
7 Hours

Cincinnati
7 Hours

Baltimore
6 Hours

Washington DC
5 Hours

Louisville
7 Hours

Port of Norfolk
4 Hours

Nashville
7 Hours

Piedmont Triad
International
14 Min

Raleigh-Durham
International
1 Hour

Memphis
10 Hours

Charlotte-Douglas
International
1 Hour

Birmingham
7 Hours

Atlanta
5 Hours

Port of Wilmington
3 Hours

Port of
Charleston
5 Hours

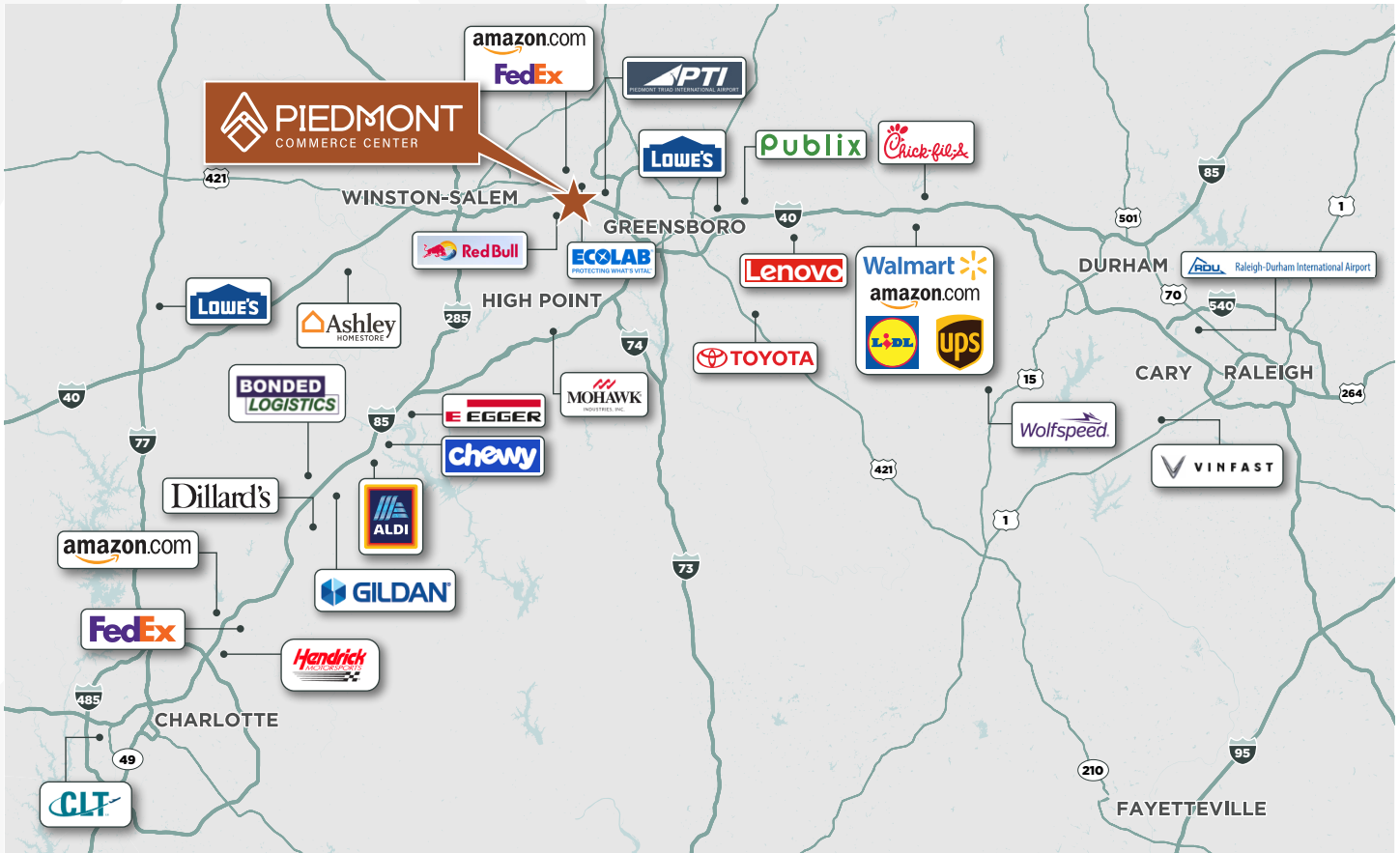
Port of
Savannah
5 Hours

Port of Jacksonville
7 Hours

Orlando
9 Hours

Tampa
10 Hours

CORPORATE NEIGHBORS



SITE ADVANTAGES

Piedmont Commerce Center enjoys a strategic location easily accessible and well-connected to six major interstates, five major east coast seaports, and three international airports.

- All four newly constructed buildings are modern and energy-efficient with easily maneuverable truck courts and onsite trailer parking making the park well suited for all facets of warehousing and distribution operations.
- Centrally located in the Greensboro, Winston-Salem and High Point MSA, Piedmont Commerce Center draws from the most highly skilled and educated workforce in North Carolina's most business-friendly region.
- Lower city and county taxes help reduce the overall cost of doing business to maximize profitability and competitiveness.
- About NorthPoint Development Established in 2012, NorthPoint Development is a privately held real estate operating company specializing in developing, leasing, and managing Class A industrial and multi-family properties. We invest alongside our partners through various fund and venture structures to develop industrial and multi-family assets. We differentiate ourselves with a data-driven approach to site acquisitions and a high level of technical expertise in engineering, architecture, and construction. Through our in-house suite of services, NorthPoint can provide end-to-end expertise, leading to expedited solutions. Today, the company is part of a network of eleven companies with a logistics focus and an emphasis on a factory-to-front-door approach.

