



M E R I D I A N

147 S. CHERRY STREET, SUITE 200 | WINSTON-SALEM, NC 27101 | P 336.722.1986 | F 336.723.3173 | MERIDIANREALTY.COM

Industrial /MFG | 113,350± SF | 67± AC

5568 Gumtree Road

Wallburg, NC 27107



Flexible Manufacturing / Distribution building. 1.6 miles to Union Cross Business Park. 2.5 miles to I-74 / Hwy 311. 3.6 miles to I-40. 5 docks with pit levelers, seals, & locks with electric openers. Security and fire monitoring in place. Extensive camera and card access system (JCI), 3 ton and 1/4 ton cranes to remain. 250k gallon water tank feeds 1,500 gpm at 125 psi wet sprinkler system. 49± acres of excess land for expansion.

For more information:

**John L. Ruffin, CCIM**

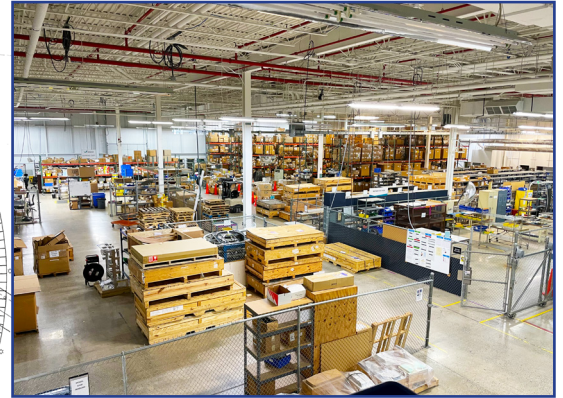
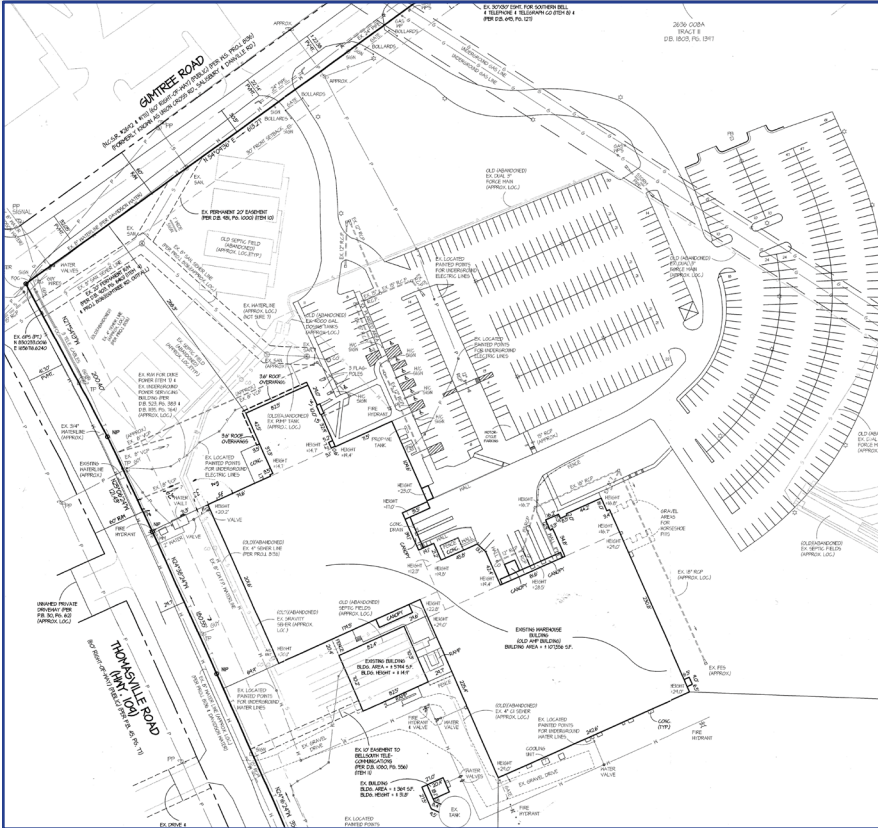
Jruffin@meridianrealty.com

336.480.2081

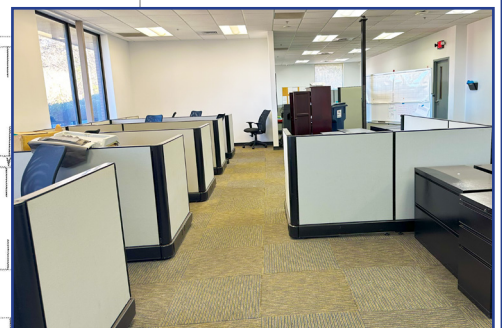
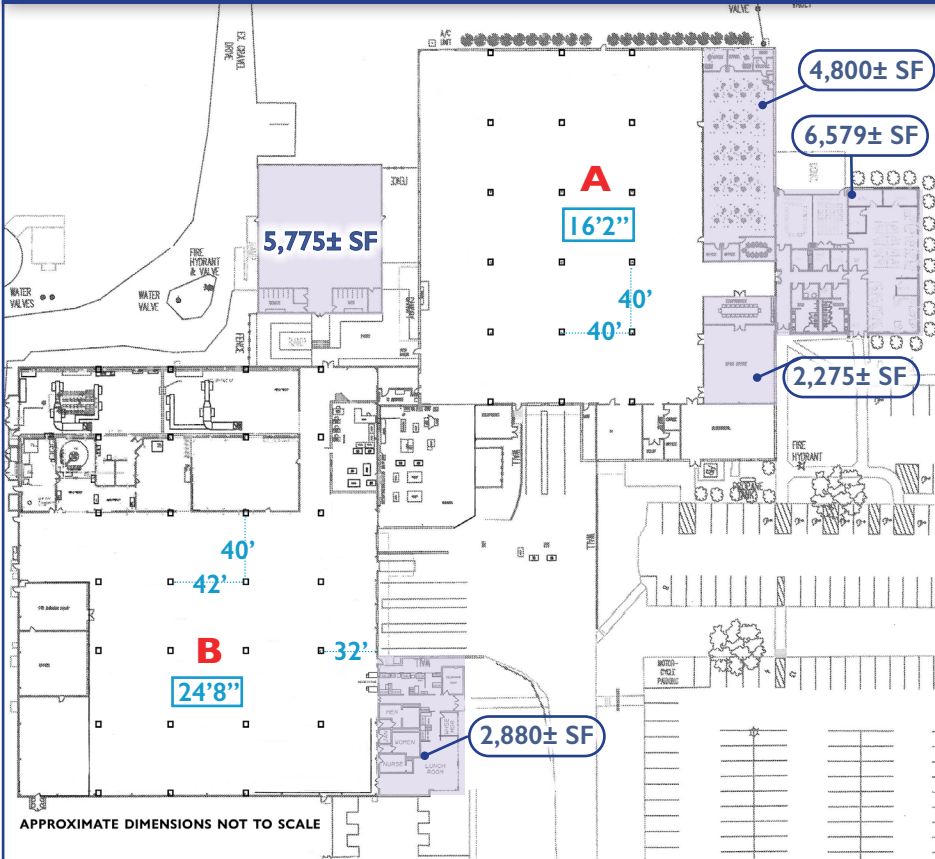
**FOR SALE: \$12,075,000.00**

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## Site Plan



## Floor Plan



LEGEND	
<span style="background-color: #cccccc; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	Warehouse: 91,041± SF
<span style="color: red;">A</span>	<span style="color: red;">36,674± SF</span>   <span style="color: red;">B</span> : 54,367± SF
<span style="background-color: #cccccc; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	Office: 22,309± SF

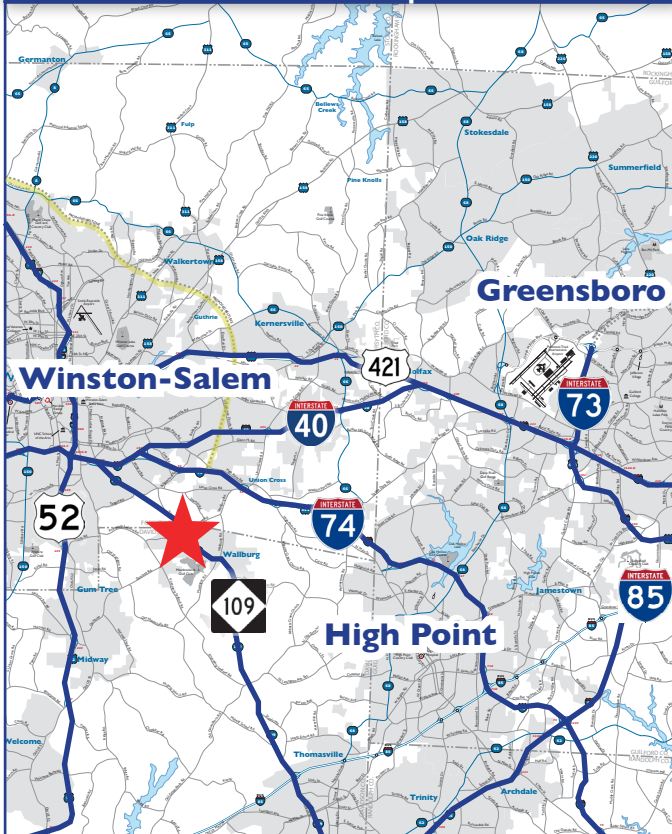
## Topography / Utilities



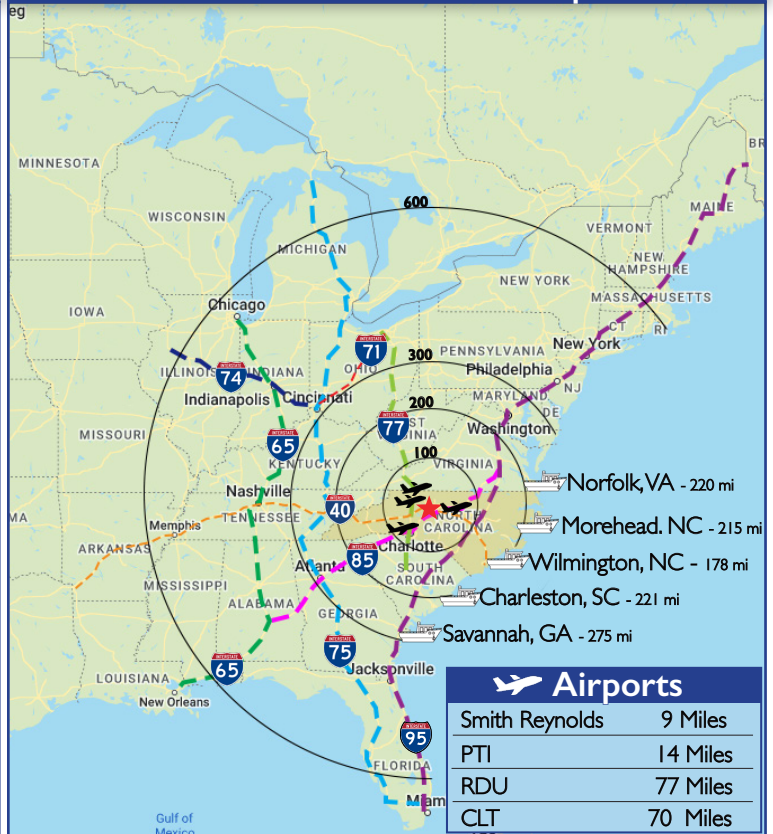
### LEGEND

- 12' TOPO.
- WATER
- SEWER
- GAS

### Triad Map



### East Coast Radius Map



Aerial



	1	2	3	4	
DRIVE TIMES	▶ PTI 24 min ↖ Smith Reynolds 16 min ↙ Charlotte 1 hr. 15 min → Raleigh 1 hr. 24 min	<b>Piedmont Triad Industrial Center</b>  EcoLab Netceed	<b>Center 311 Business Park</b>  Corning Cable Plant Modern Machine & Metal Avid Solutions Krispy Kreme Tarheel Paper Supply	<b>Union Cross Business Park</b>  Pepsi Bottling Ventures BekaertDeslee Liberty Hardware Polyvlies ORBIS RPM Waste Management	<b>Winston-Salem Alliance Technology Park</b>  Ziehl Abegg (2024) Caterpillar Herbalife Bunzl Southern Carlson

Total Population	1,751,405
Households:	711,844
Median HH Income	\$58,538
Unemployment Rate	4.8%
Total Employees	797,036
Manufacturing Employees:	15.5%
*Second largest in the Piedmont Triad.	

Davidson NORTH CAROLINA County	\$0.5400
Forsyth County   North Carolina	\$0.6778
DAVIE EST. 1840	\$0.7330

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