



# PIEDMONT TRIAD WEST MOUNT AIRY, NC

*A Ready-to-Build Industrial Site in the Heart of the NC Foothills*

## STRATEGIC LOCATION | PIEDMONT TRIAD W DR



Interstate 74

0.67 miles



Highway 601

0.48 miles



Winston-Salem

40 miles



Charlotte Douglas Int'l Airport

102 miles



Charlotte Inland Port

100 miles



Port of Wilmington

274 miles

## SITE DETAILS

### Acreage and Due Diligence

A fully pregraded 6.3-acre lot located in the Piedmont Triad West Corporate Park. This site offers full utilities, easy access to major transportation routes, and is positioned within a designated Opportunity Zone, making it ideal for commercial or industrial development.

Parcel ID: 5919-00-71-2556-

### Ownership

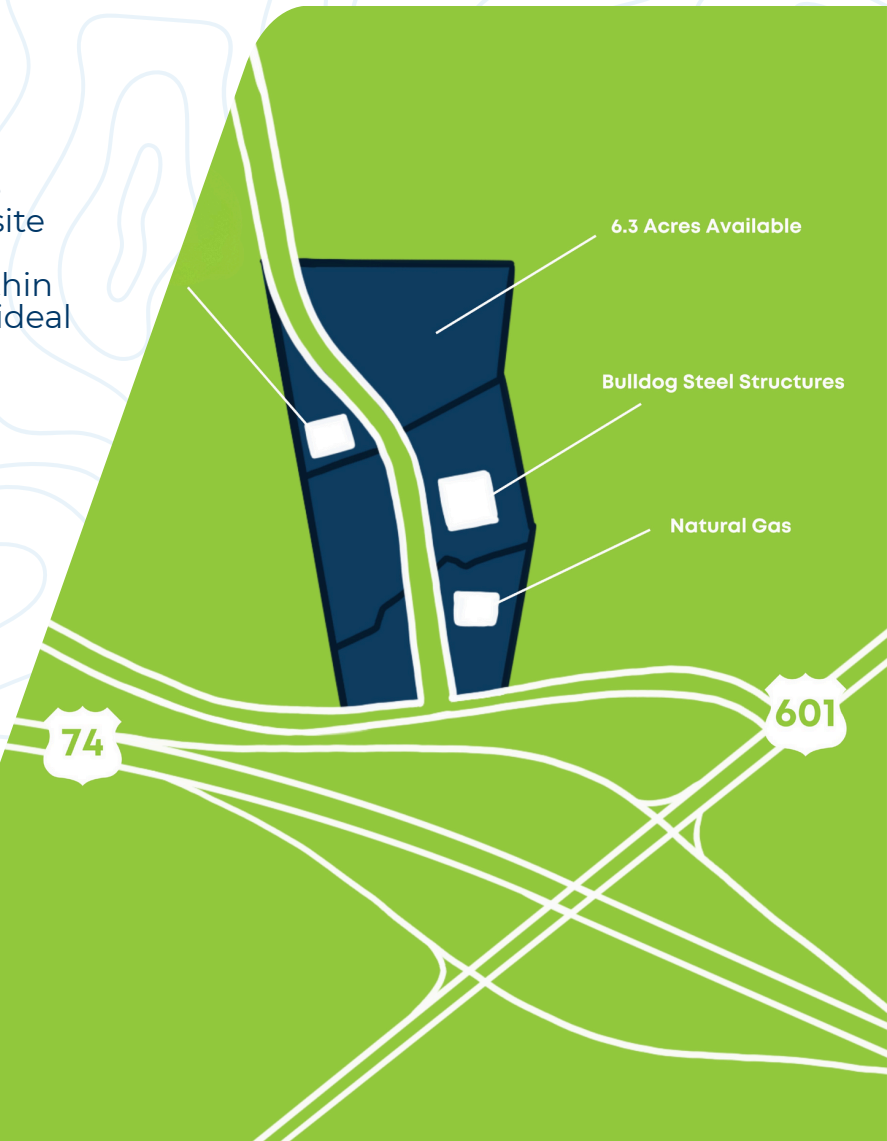
Public, able to be gifted as an incentive

### Adjacent Utilities

- Water/Sewer
- Electric
- Natural Gas
- Fiber

### Development Ready

Business friendly development process, plan review and approval in 15-days or less.





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## UTILITY INFRASTRUCTURE



### ELECTRIC

Duke Energy or  
Surry-Yadkin  
Electric



### WATER/SEWER

Water: 16" water  
line provided by  
Mount Airy

Sewer: 12" sewer  
line provided by  
Mount Airy



### NATURAL GAS

Frontier Energy  
  
Current Line Size:  
4" natural gas



### INTERNET

Surry  
Communications,  
Spectrum, and  
Century Link

## WORKFORCE & EDUCATION



**Labor Shed:** 400,000+ within 45-minute drive



**Average Wages:** \$45,000



**Surry-Yadkin Works:** 260  
students/year in local industry; 60%+  
hire rate



**FLEET MFG High School Program:** 50  
students/year at Altec, Mt. Airy



**Surry Community College:** Top 5 in  
NC for student success



**Nearby Manufacturers:** Central States  
Manufacturing, Inc., Insteel Wire  
Products, Altec Industries, NCFI



## CONTACT US



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