



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