



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 31 I. 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

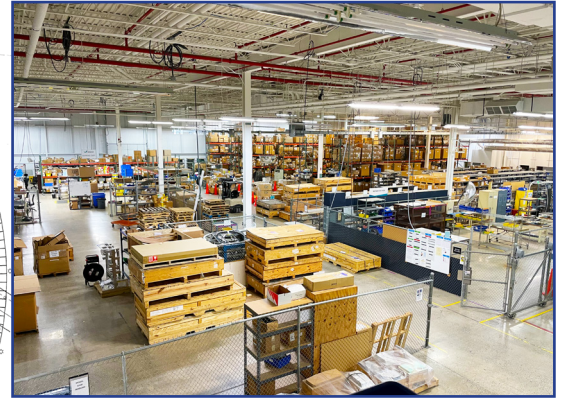
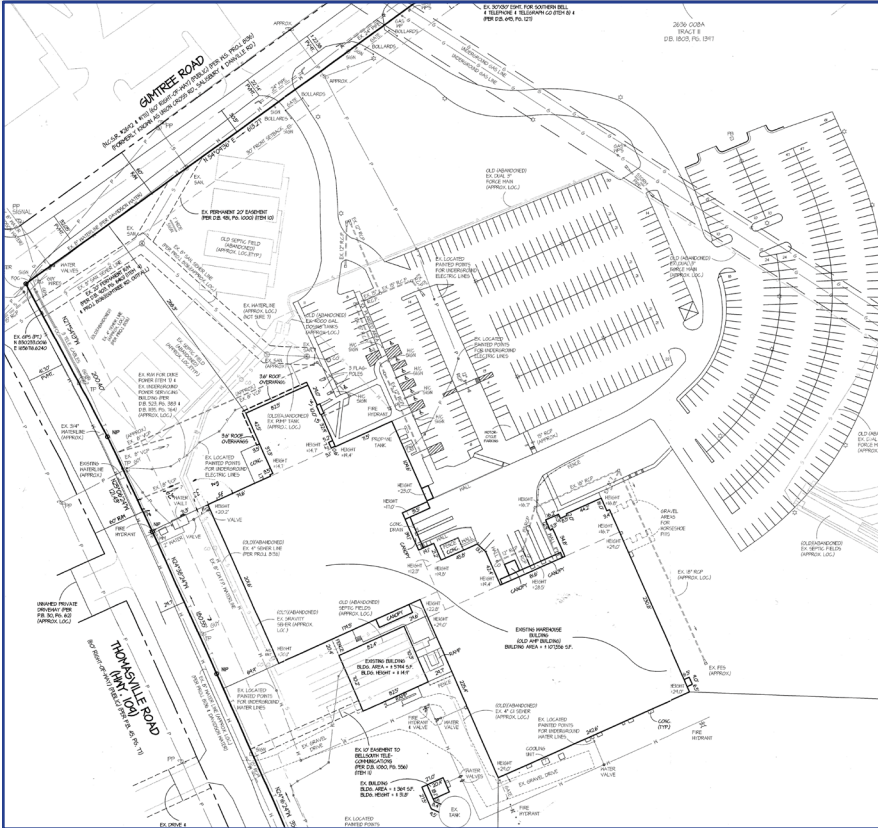
Jruffin@meridianrealty.com

336.480.2081

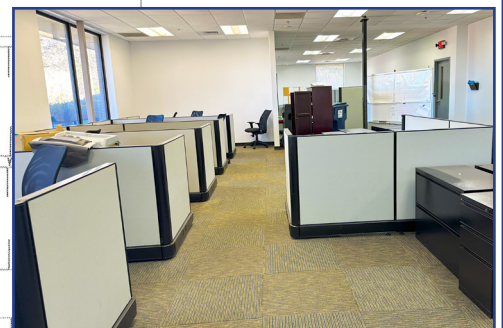
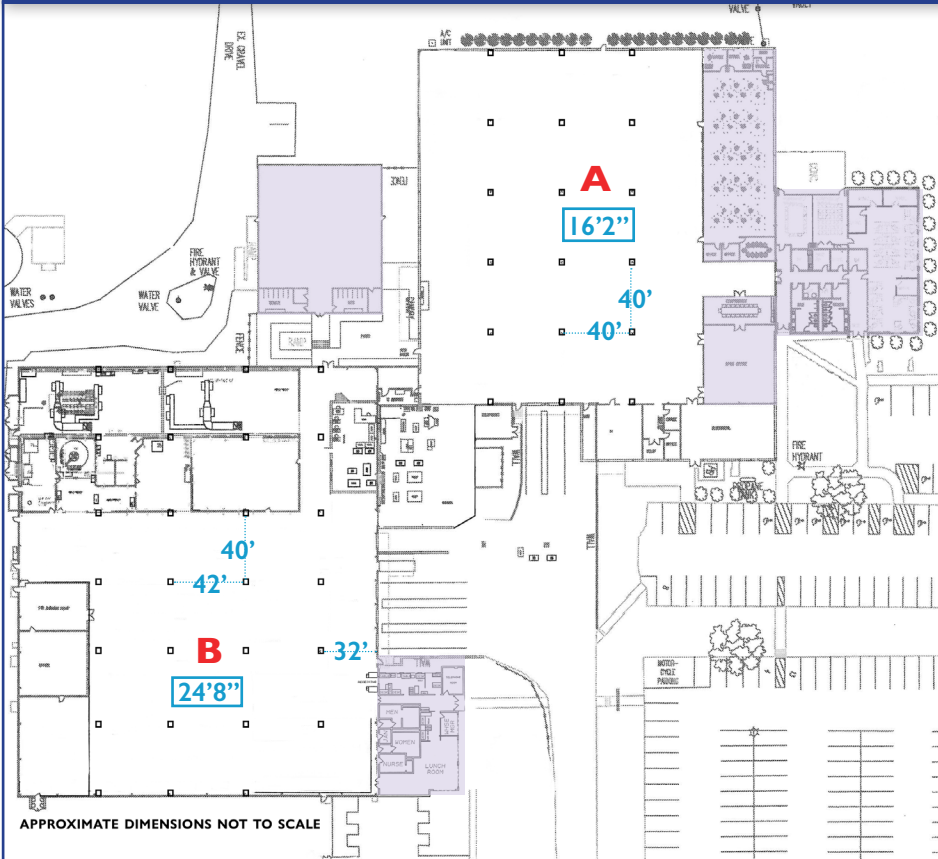
FOR SALE: \$12,075,000.00

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Site Plan



Floor Plan



LEGEND

Warehouse: 84,350± SF
A: 32,600± SF | B: 51,750± SF
 Office: 29,000± SF

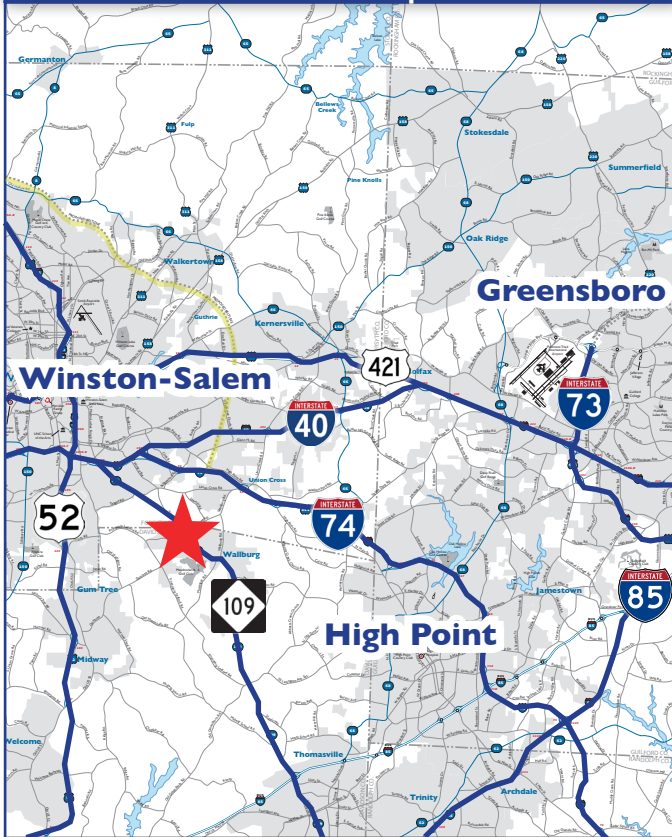
Topography / Utilities



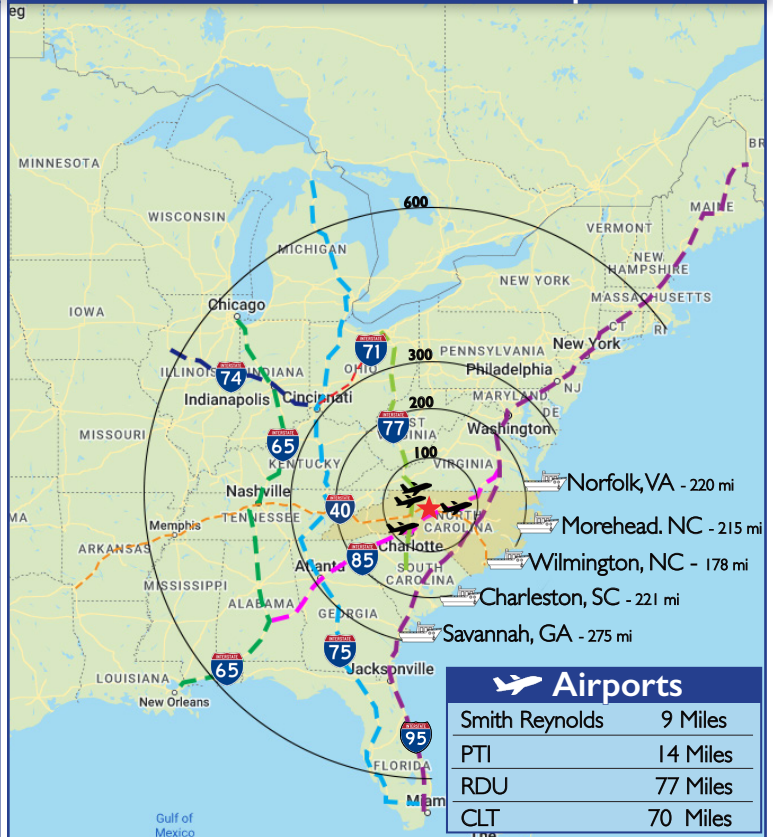
LEGEND

- 12' TOPO.
- WATER
- SEWER
- GAS

Triad Map



East Coast Radius Map



Aerial



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

Piedmont Triad Demographics (2023)

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.	

Tax Rates by County

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

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