

The image features a large, modern industrial building with a light-colored, vertically-ribbed metal exterior. The building is long and rectangular, with a series of tall, narrow windows or doors along its side. In front of the building is a paved parking lot with several cars parked, including a white van, a blue sedan, and a black pickup truck. A person is walking across the parking lot. The building is surrounded by green landscaping, including trees and shrubs. The sky is blue with some clouds and a few birds flying. The overall scene is a professional rendering of a commercial property.

FREEMAN | COMMERCIAL REAL ESTATE

FOR LEASE

WHITAKER PARK - NEW CONSTRUCTION FLEX

10,000-20,000 +/- SF AVAILABLE Q3 2026

4015 REYNOLDS COURT | WINSTON-SALEM, NC

LEE CHEWNING
M: 336.655.8063
lee@freemancommercial.com
freemancommercial.com

FOR LEASE

PROPERTY OVERVIEW

LOCATION

ADDRESS	4015 Reynolds Court
CITY, STATE, ZIP	Winston-Salem, NC
COUNTY	Forsyth County

PROPERTY INFORMATION

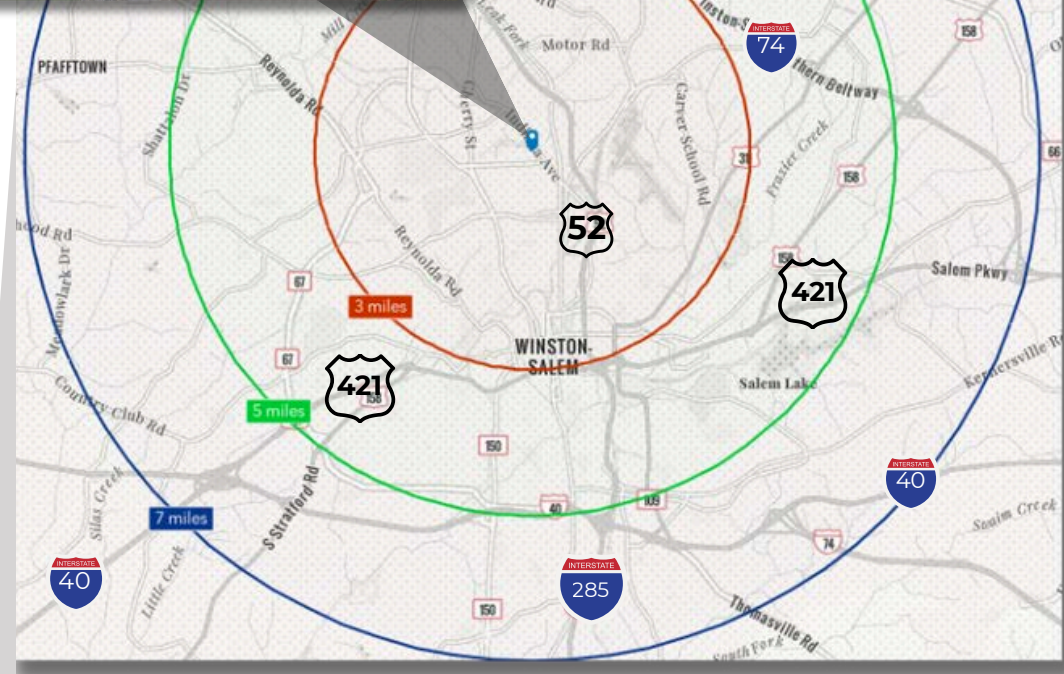
PIN	6837-11-2017
ZONING	GI (General Industrial)
LOT SIZE	2.86 +/- AC
AVAILABLE SF	10,000-20,000 SF (Q3 2026)
LEASE STRUCTURE	NNN
LEASE RATE	\$11.00-12.00/PSF NNN

- + 10,000-20,000 +/- sf available Q3 2026 with build to suit option
- + Prime North Winston Whitaker Park location with excellent access and visibility
- + Loading dock and expansive parking area
- + GI zoning accommodates a multitude of uses
- + Current build-out plan includes office and bathrooms

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DEMOGRAPHICS

	3 MI.	5 MI.	7 MI.
POPULATION	64,343	139,906	236,462
AVG HH INCOME	\$73,021	\$87,385	\$89,456
BUSINESSES	3,250	6,553	9,653
EMPLOYEES	49,519	125,332	162,632

FOR LEASE

COMING IN Q3 OF 2026 | 4015 REYNOLDS COURT



*Site Rendering

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FOR SALE

COMING IN Q3 OF 2026 | 4015 REYNOLDS COURT

*Interior Rendering



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WHITAKER PARK

Winston-Salem, NC

Whitaker Park is a 220-acre former Reynolds America manufacturing campus gifted to the City of Winston-Salem/Forsyth County, creating an exceptional redevelopment opportunity with the potential to support thousands of new jobs. The site is being transformed into a modern mixed-use employment center designed to accommodate laboratory and R&D space, advanced manufacturing, information technology, workforce training, and multi-family residential development.

Strategically located just two miles north of downtown Winston-Salem and directly adjacent to Wake Forest University, Whitaker Park offers unmatched connectivity. The campus benefits from immediate proximity to major interstates — I-40, I-85, and the new I-74 corridor — and includes an onsite Norfolk Southern rail spur, making it highly competitive for logistics and industrial users. The park is also situated less than 30 minutes from Piedmont Triad International Airport and the FedEx regional hub, further strengthening its regional and national accessibility.





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WINSTON-SALEM, NC 27103

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