

FREEMAN | COMMERCIAL REAL ESTATE



Forum Parkway

Montroyal Road

Old Belt Way

FOR LEASE

INDUSTRIAL FACILITY
POSITIONED FOR GROWTH

77,000+/- SF | RURAL HALL, NC
LEE CHEWNING & ABNER WRIGHT

FOR LEASE

PROPERTY OVERVIEW

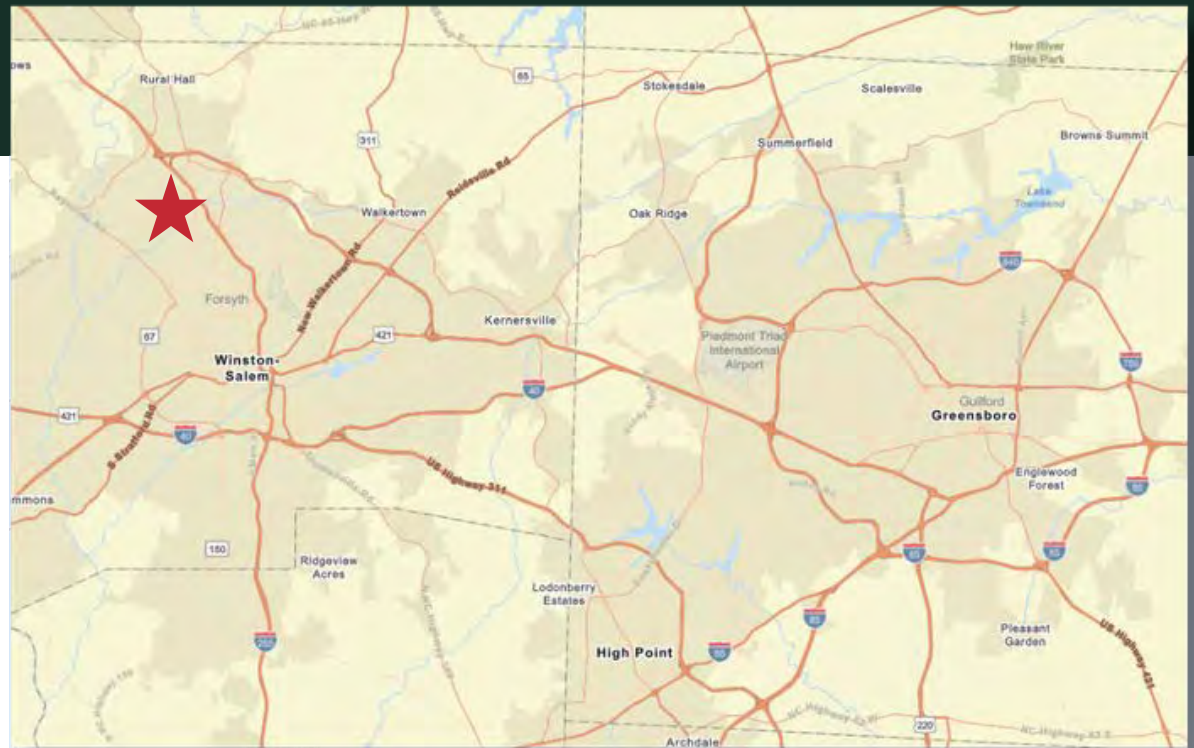
LOCATION

ADDRESS	1190 Old Belt Way
CITY, STATE, ZIP	Rural Hall, NC 27045
COUNTY	Forsyth County

PROPERTY INFORMATION

ZONING	GI (General Industrial)
LOT SIZE	6.76 +/- AC
AVAILABLE SF	77,000 +/- SF (Divisible)
DOCK DOORS	7 (2 with levelers)
CEILING HEIGHTS	16'-24'
PARKING	127 (1.65 spaces/1,000 sf)
LEASE RATE	\$6.25/PSF NNN

- + Newly renovated exterior and some capital improvements
- + Excellent connectivity with easy access to Hwy 52, the newly completed I-74 Beltway and I-40
- + Ample parking with laydown yard and a fenced in rear lot with possible additional yard/parking
- + Divisible from 37,000sf - 77,000sf with generous TIA available for upfit



STRATEGIC LOCATION & REGIONAL ACCESS FOR DISTRIBUTION

Rural Hall offers a strategic and cost-effective location for distribution and manufacturing operations within the Piedmont Triad. Positioned directly along US Highway 52, this site provides efficient north-south access with quick connectivity to I-40, I-85, and the broader Southeast market. The nearby Winston-Salem Northern Beltway further enhances regional mobility for freight and workforce alike. With a proven manufacturing presence, access to a skilled Forsyth County labor pool, and competitively priced industrial land, Rural Hall delivers the infrastructure, workforce, and logistics advantages companies need to operate efficiently while maintaining lower occupancy and operating costs than larger metro cores.

LEE CHEWNING

M: 336.655.8063
lee@freemancommercial.com

ABNER WRIGHT

O: 336.768.4410
abner@freemancommercial.com

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1255 CREEKSHIRE WAY WINSTON-SALEM, NC | 336.768.4410 | www.freemancommercial.com

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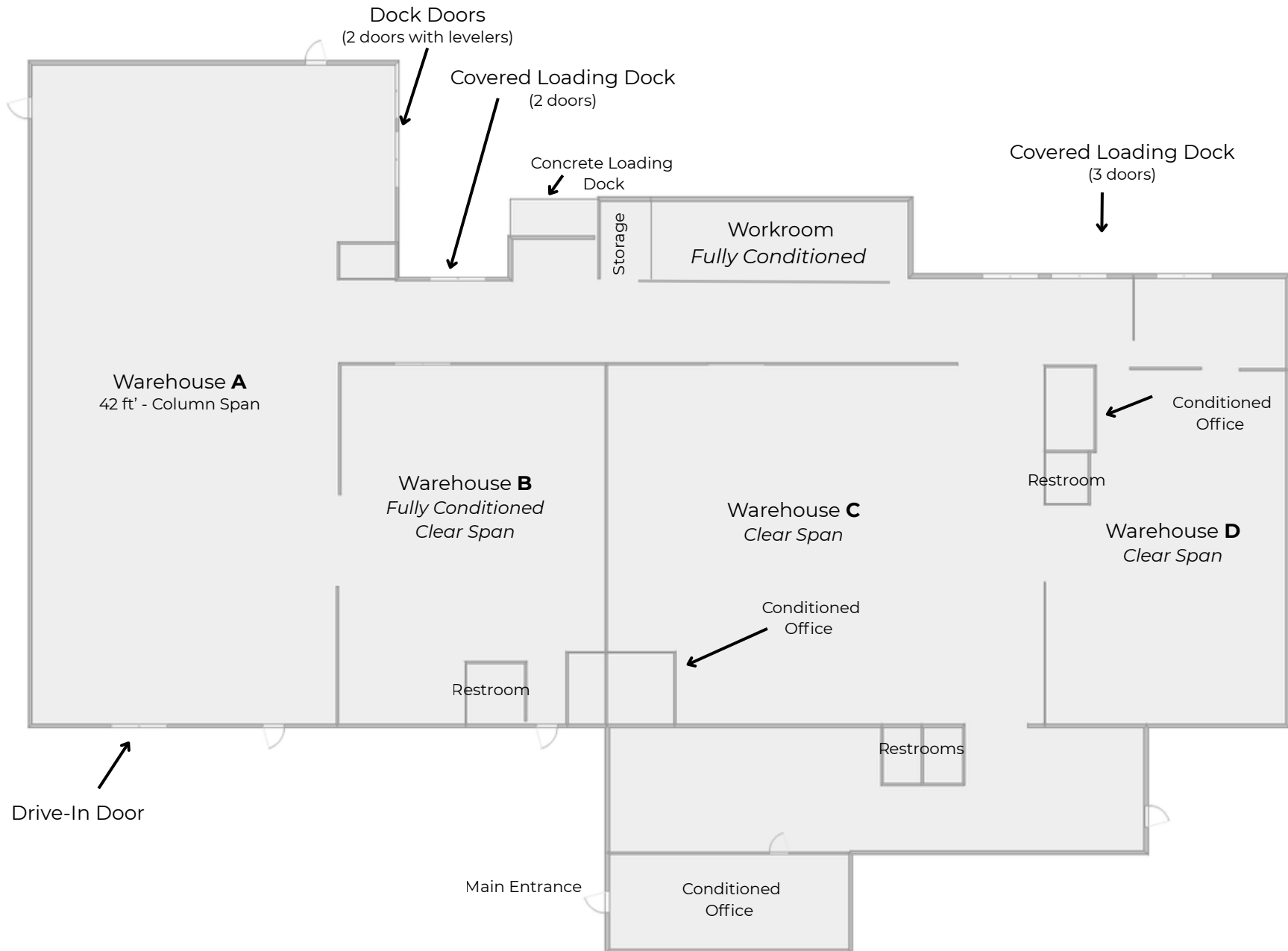
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*Not to scale

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MARKET HIGHLIGHTS & WORKFORCE INSIGHT

Workforce Insight, 3-5 miles



14.7%

Services



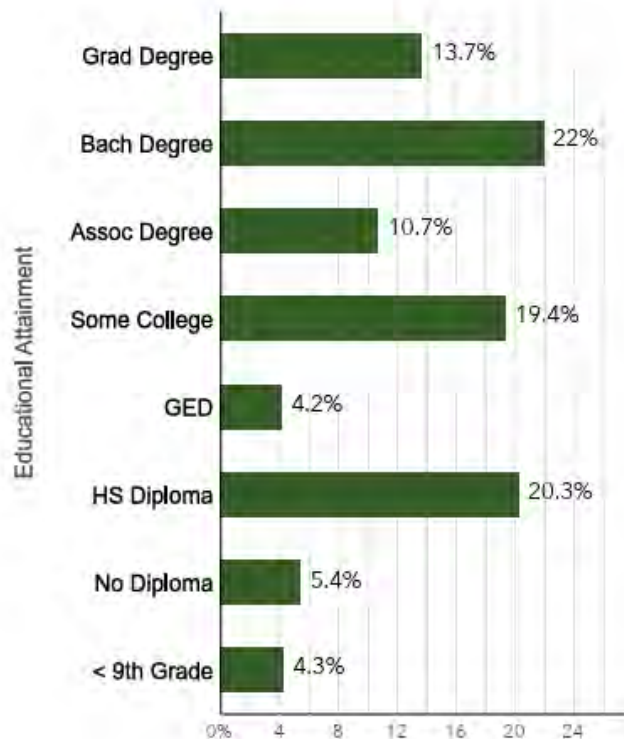
24.8%

Trades/Skilled Labor

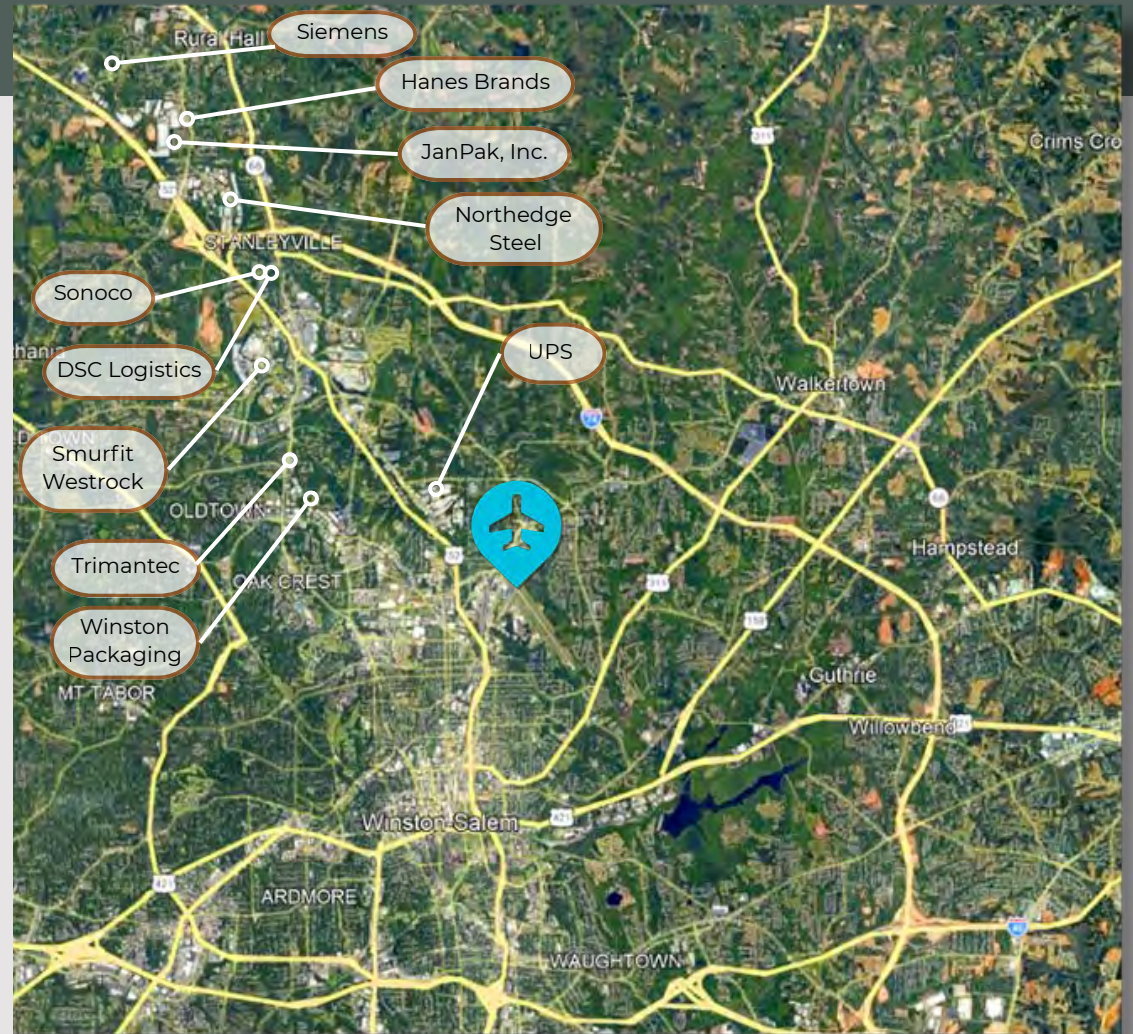


60.5%

Office Based



Located within a proven industrial market, Forsyth County supports approximately **44 million square feet** of existing industrial inventory, reflecting a deep base of distribution, manufacturing, and logistics users across the county.



- Direct access to US-52, US-421, and I-40 / I-85
- Efficient reach to Charlotte, Raleigh-Durham, and Greensboro
- Proximity to PTI Airport and regional rail infrastructure
- Connectivity advancements via the Winston-Salem Northern Beltway



- Local planning efforts identify priority areas for industrial and logistics development, reinforcing Rural Hall's suitability for these uses



MARKET OVERVIEW

WINSTON-SALEM, NC

Located within the heart of the Piedmont Triad, Winston-Salem serves as a notable hub as the 5th most populous city in North Carolina. It offers a proven industrial base supported by a diverse mix of distribution, light manufacturing, and advanced manufacturing users. The market benefits from strong regional connectivity, an established workforce, and lower occupancy costs compared to larger Southeast logistics hubs—making it an attractive alternative for cost-conscious operators.



2025 METRO AREA
POPULATION
558,000



2025 AVG HH
INCOME
\$93,639



2025 METRO AREA
HOUSEHOLDS
292,187



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FREEMAN | COMMERCIAL REAL ESTATE

1255 CREEKSHIRE WAY, STE 200

WINSTON-SALEM, NC 27103

336.768.4410

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