



**WAREHOUSE SPACE
FOR SALE & LEASE**

1930 W. GREEN DRIVE
HIGH POINT, NC



GRAHAM STOREY
919.698.8799
GRAHAM@CITYPLAT.COM



JESSE DURHAM
919.612.6588
JESSE@CITYPLAT.COM

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PROPERTY OVERVIEW

6,000 SF
TOTAL SQUARE FEET

\$425,000
SALE PRICE

\$3,000
MONTHLY RENT

0.37 ac
ACRES

\$1.20/SF LI
TI-CAM ZONING

Industrial
USE

WATCH PROPERTY VIDEO

Parcel ID - 6799964431

- Partially-Built Out industrial space
- Includes 2 Dock High Door and 1 Drive-In Door
- Ceiling Height: 11-foot ceilings
- Located in a designated Opportunity Zone
- 8 dedicated parking spaces
- VPD of 3,400 vehicles pass by daily on W Green Rd.
- Close proximity to highways 29, 74, and 85





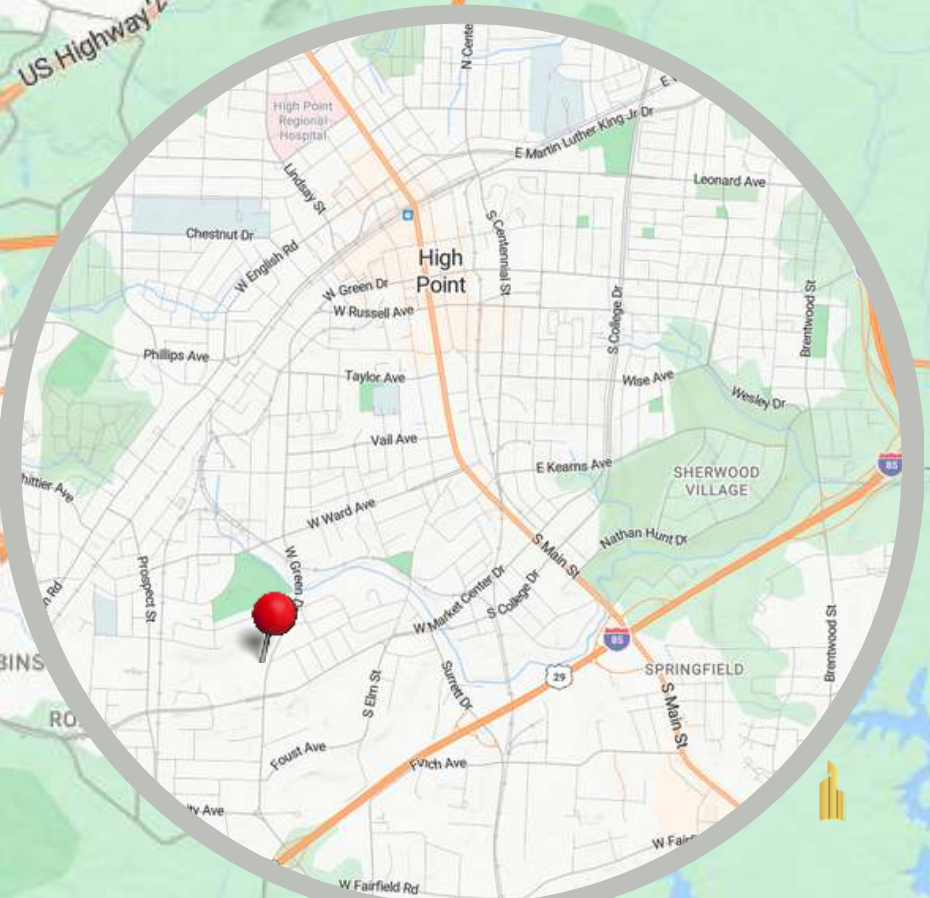
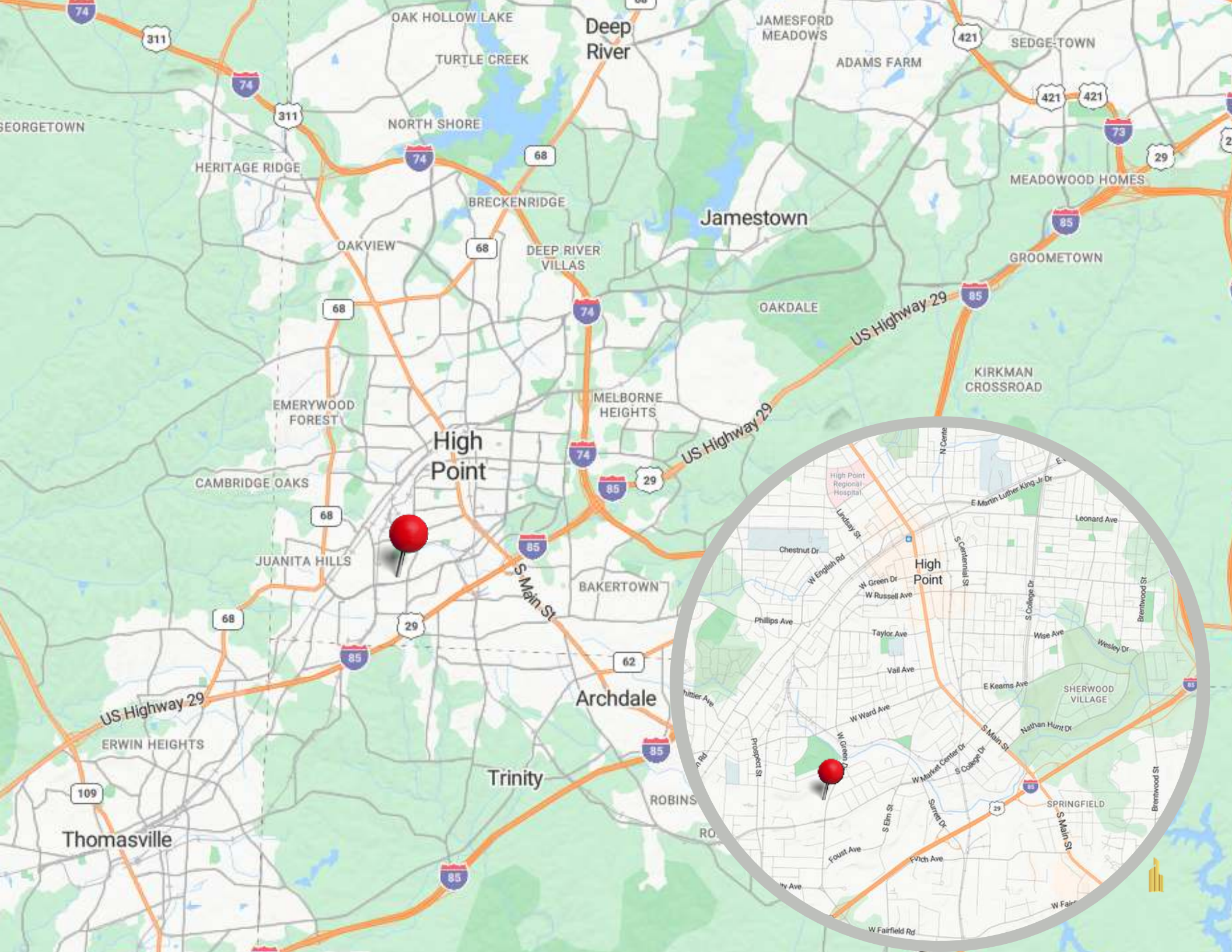
1932

1932









PIEDMONT TRIAD
INTERNATIONAL
AIRPORT

HIGH POINT
UNIVERSITY

1930
W. GREEN
DRIVE

W. GREEN DRIVE





W. GREEN DRIVE



1930
W. GREEN
DRIVE



ZONING - LI

DESIGNATED TO RECOGNIZE LAND CURRENTLY ZONED LIGHT INDUSTRIAL (LI) THAT IS OR COULD BE DEVELOPED UNDER THE LI STANDARDS OF THE GUILFORD COUNTY DEVELOPMENT ORDINANCE



MARKET OVERVIEW

HIGH POINT, NC



High Point, North Carolina, is renowned as the "Home Furnishings Capital of the World," hosting the High Point Market, the largest home furnishings trade show in the world. This event attracts thousands of exhibitors and buyers from around the globe twice a year, significantly impacting the local economy. The city has a strong industrial and manufacturing base, with diverse sectors including textiles, electronics, and logistics. High Point's strategic location in the Piedmont Triad, alongside Greensboro and Winston-Salem, provides excellent connectivity and access to major transportation routes, contributing to its appeal for businesses and investors.



In recent years, High Point has seen substantial growth and development, spurred by investments in infrastructure and community projects. The city's downtown revitalization efforts have transformed the area into a vibrant hub with new restaurants, shops, and entertainment venues, attracting both residents and visitors. High Point University, a prominent private institution, also plays a crucial role in the local economy, drawing students from across the country and contributing to the city's dynamic culture. With its blend of industrial strength, educational influence, and ongoing development, High Point offers a promising environment for business opportunities and a high quality of life for its residents.



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