



1200-1218 Hickory Chapel Road

Industrial Property **For Sale / Lease**

Presented By:

CALI RICH

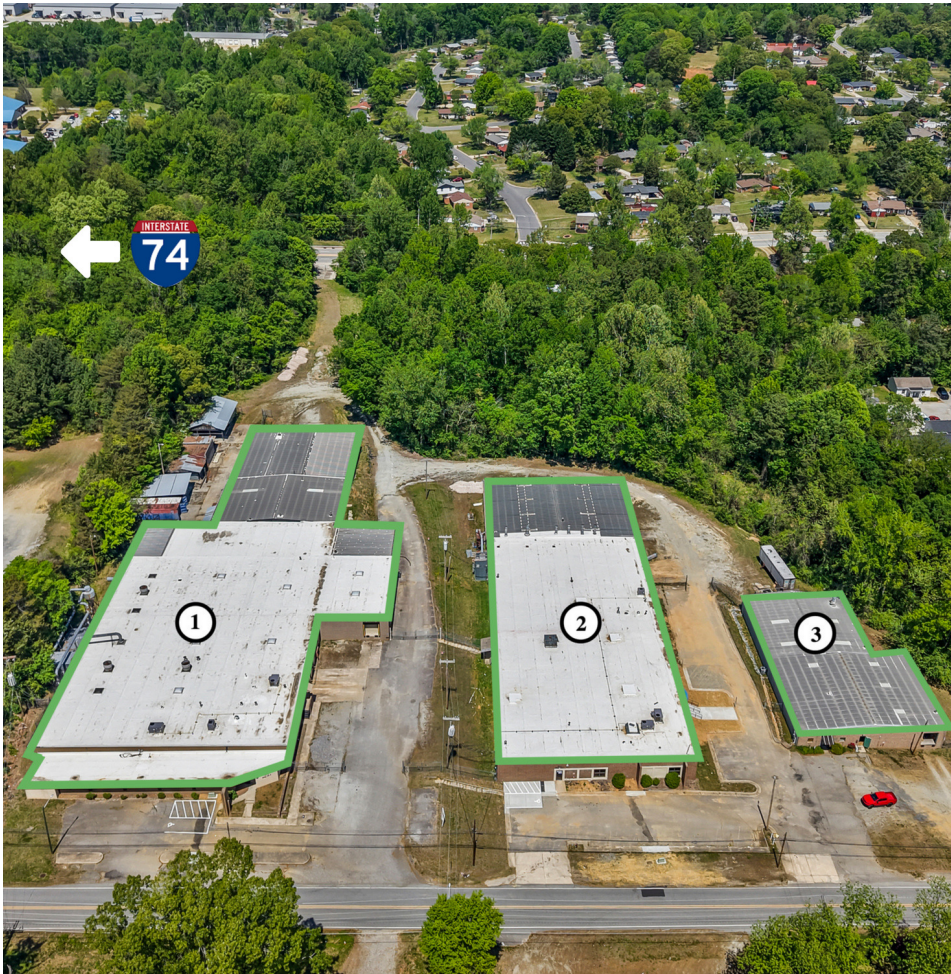
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AUBREY LINVILLE

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1200-1218 HICKORY CHAPEL ROAD

INDUSTRIAL PROPERTY FOR SALE / LEASE



PROPERTY DESCRIPTION

Three building 79,037 SF industrial assemblage with recent CapEx investment of nearly \$2MM. 1218 and 1210 Hickory Chapel Road both feature new EPDM roofs, improved heated warehouse space with break room and restroom, as well as brand-new fully conditioned office space offering a combination of open work areas, private offices, and an additional break room and restroom. Multiple drive and dock doors throughout the complex provide excellent operational flexibility for one or multiple tenants. Ideal for warehouse/distribution with central NC location, convenient access to I-74 and Highway 29, and approximately 25 minutes to Winston-Salem, 20 minutes to Greensboro, 1.25 hours to Charlotte, and 1.5 hours to Raleigh. Total of ± 7.62 AC, including ± 2.0 acres of outdoor storage/truck parking with direct access to Triangle Lake Road. NNN charges $\pm \$1.50$ /SF.

OFFERING SUMMARY

Sale Price:	Inquire for Pricing
Lease Rate:	\$4.95 SF/yr (NNN)
Available SF:	28,331 - 70,137 SF

SPACES

SPACE SIZE

Building 1 (1218 Hickory Chapel Rd)	41,806 SF
Building 2 (1210 Hickory Chapel Rd)	28,331 SF
Building 3 (1200 Hickory Chapel Rd) — Leased	8,900 SF

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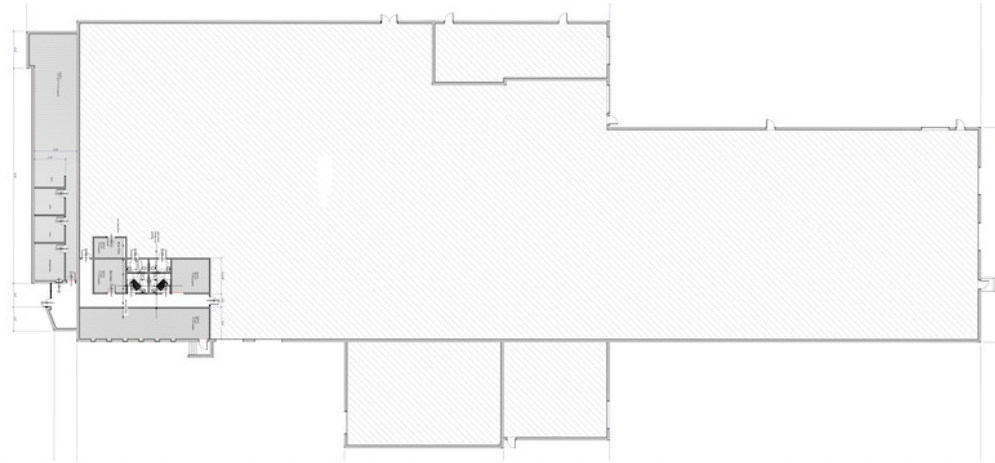
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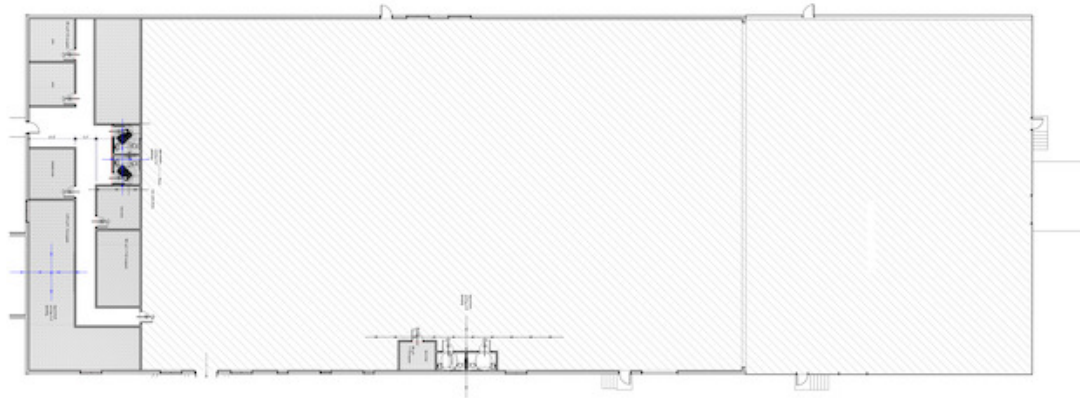
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Building 1



Building 2

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Building 2



Building 2



Building 2



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Building 3 on right



Building 3



Building 3

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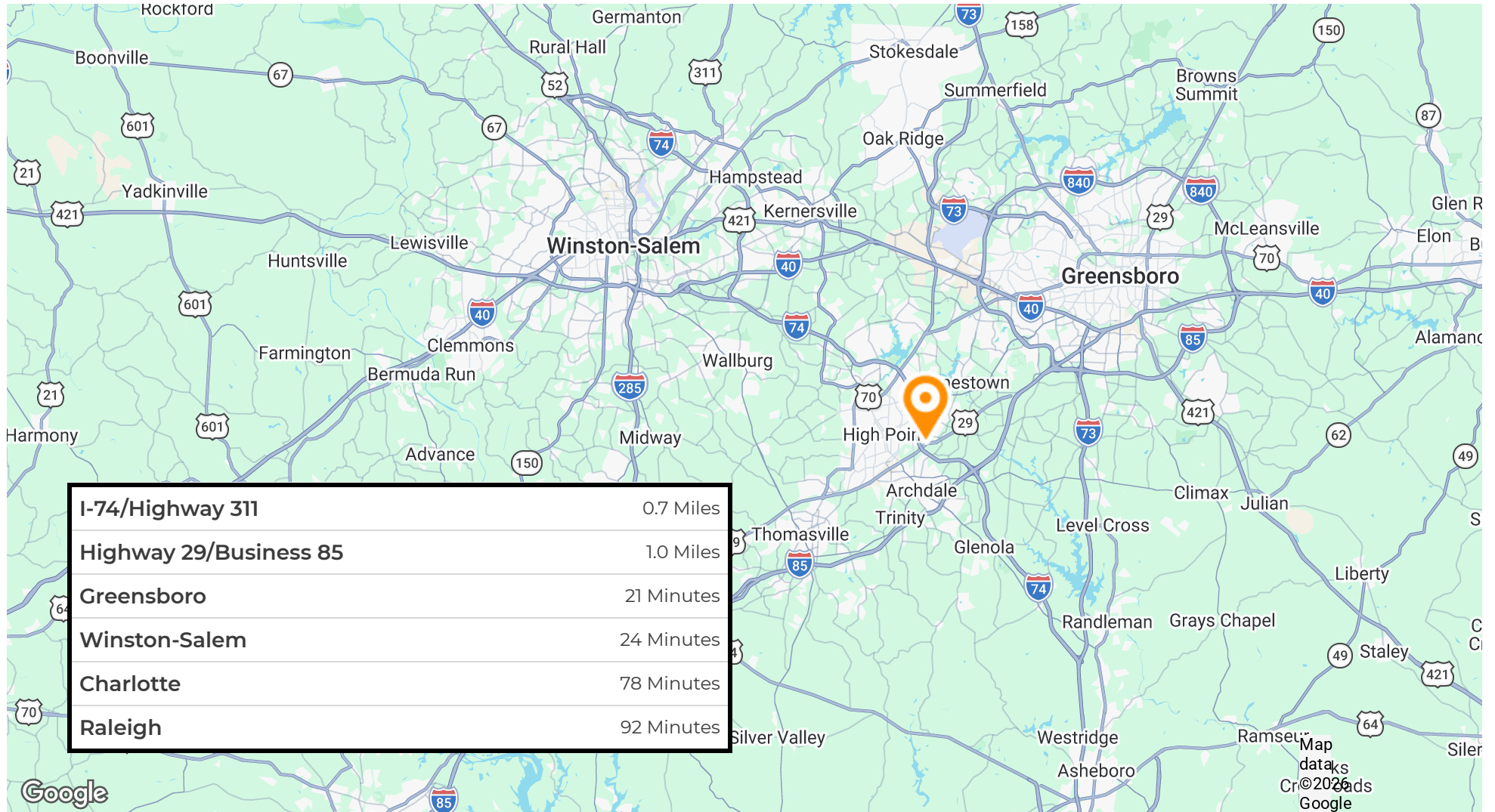
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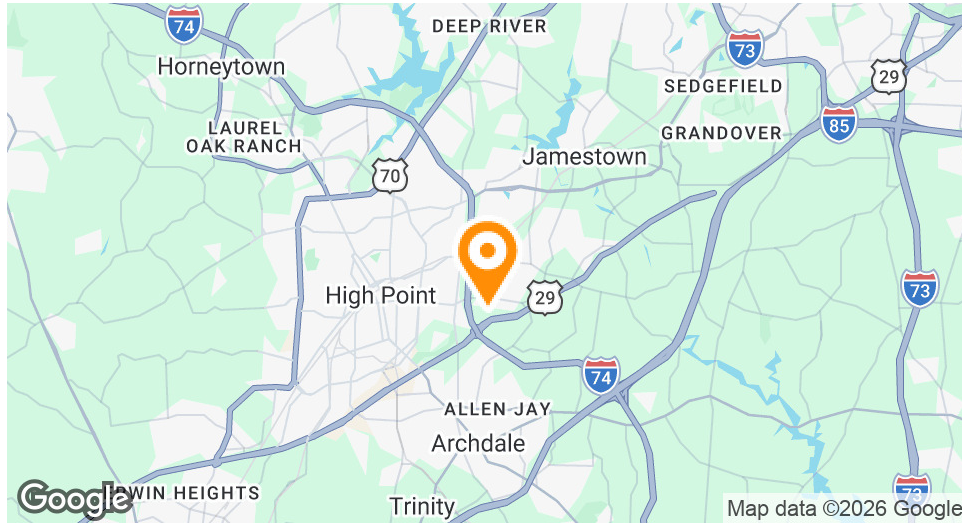
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BUILDING 1		BUILDING 2		BUILDING 3	
ADDRESS	1218 Hickory Chapel Road	ADDRESS	1210 Hickory Chapel Road	ADDRESS	1200 Hickory Chapel Road
BUILDING SIZE	±41,806 SF	BUILDING SIZE	±28,331 SF	BUILDING SIZE	±8,900 SF
WAREHOUSE SIZE	±39,279 SF	WAREHOUSE SIZE	±26,025 SF	WAREHOUSE SIZE	±6,896 SF
OFFICE SIZE	±2,527 SF	OFFICE SIZE	±2,306 SF	OFFICE SIZE	±2,004 SF
PIN	7810238407	PIN	7810330217	PIN	7810331185
ACRES	4.40	ACRES	1.72	ACRES	0.81
YEAR BUILT	1972/1990	YEAR BUILT	1940/1995	YEAR BUILT	1982/1995
ZONING	LI	ZONING	LI	ZONING	LI
AIR CONDITIONED	Office Only	AIR CONDITIONED	Office Only	AIR CONDITIONED	No
HEAT	Gas	HEAT	Gas	HEAT	Gas
EXTERIOR	Stud Walls - Wood	EXTERIOR	Brick With Block	EXTERIOR	Brick/Metal
ROOF	EPDM/Metal	ROOF	EPDM/Metal	ROOF	Metal
CLEAR HEIGHT	12'	CLEAR HEIGHT	12' Front, 12.9" Rear	CLEAR HEIGHT	11'9"
DOCK DOORS	4 (8'X8'), 1 (10'X10')	DOCK DOORS	2 (8'X8'), 1 (10'X10')	DOCK DOORS	1
DRIVE-IN DOORS	3	DRIVE-IN DOORS	None	DRIVE-IN DOORS	1
POWER	1000 Amps, 240V, 3 Phase, 4 wires 2200 Amps, 240 V, 3 Phase, 3 wires	POWER	1000 Amps, 208/120V, 3 Phase, 4 wires 600 Amps, 480/277V, 3 Phase, 4 wires	POWER	240V, 3 Phase

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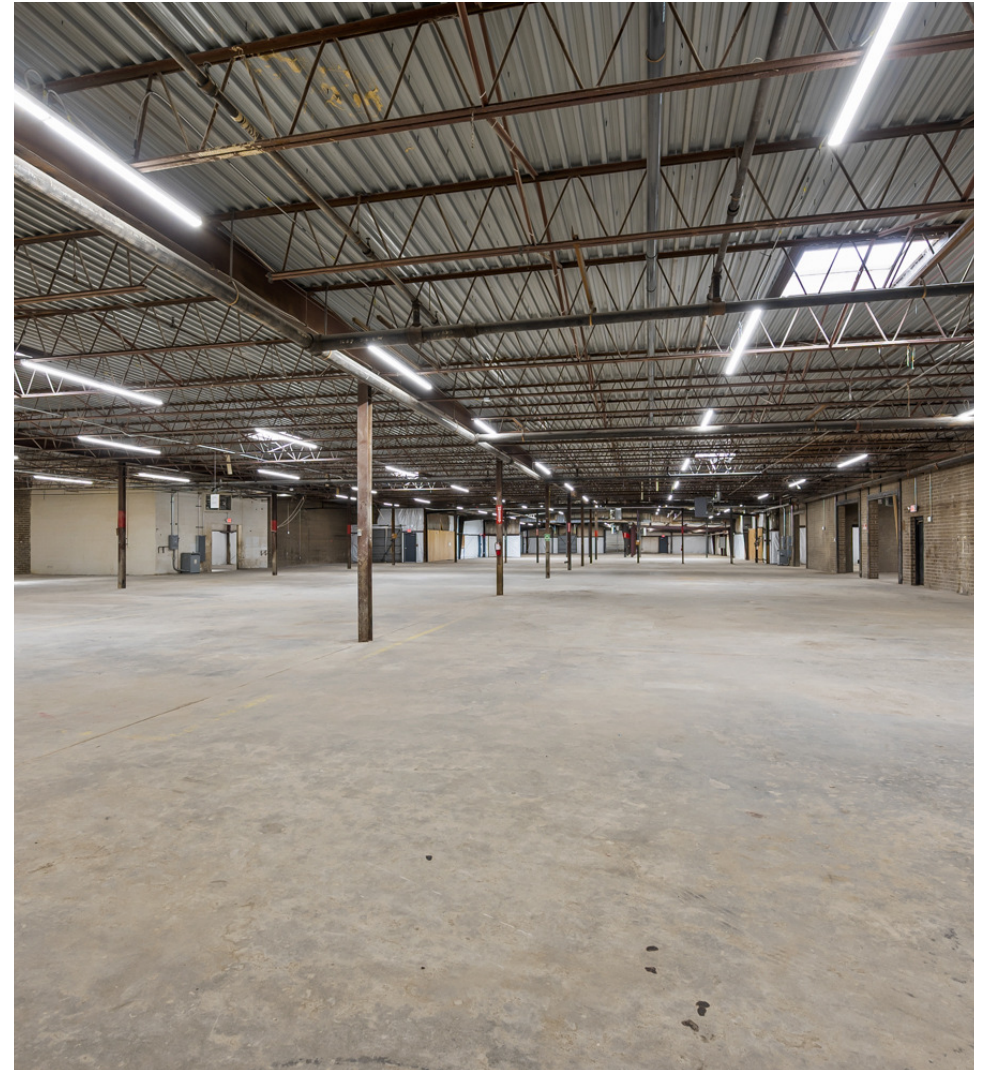
SALE PRICE: INQUIRE FOR PRICING
LEASE RATE: \$4.95 SF/YR (NNN)

LOCATION INFORMATION

Street Address 1200-1218 Hickory Chapel Road
City, State, Zip High Point, NC 27260

PROPERTY INFORMATION

Property Type	Industrial
Zoning	LI/ RM-16
Total AC	7.62 Acres
LI AC	6.93 Acres
RM-16 AC	0.69 Acres
Total SF	±79,037 SF



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