INDUSTRIAL PROPERTY FOR LEASE

# INDUSTRIAL WAREHOUSE WITH FENCED IOS

312 New St | High Point, NC 27260

**ELENA STOYANOVA**
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CITYPLAT
COMMERCIAL REAL ESTATE

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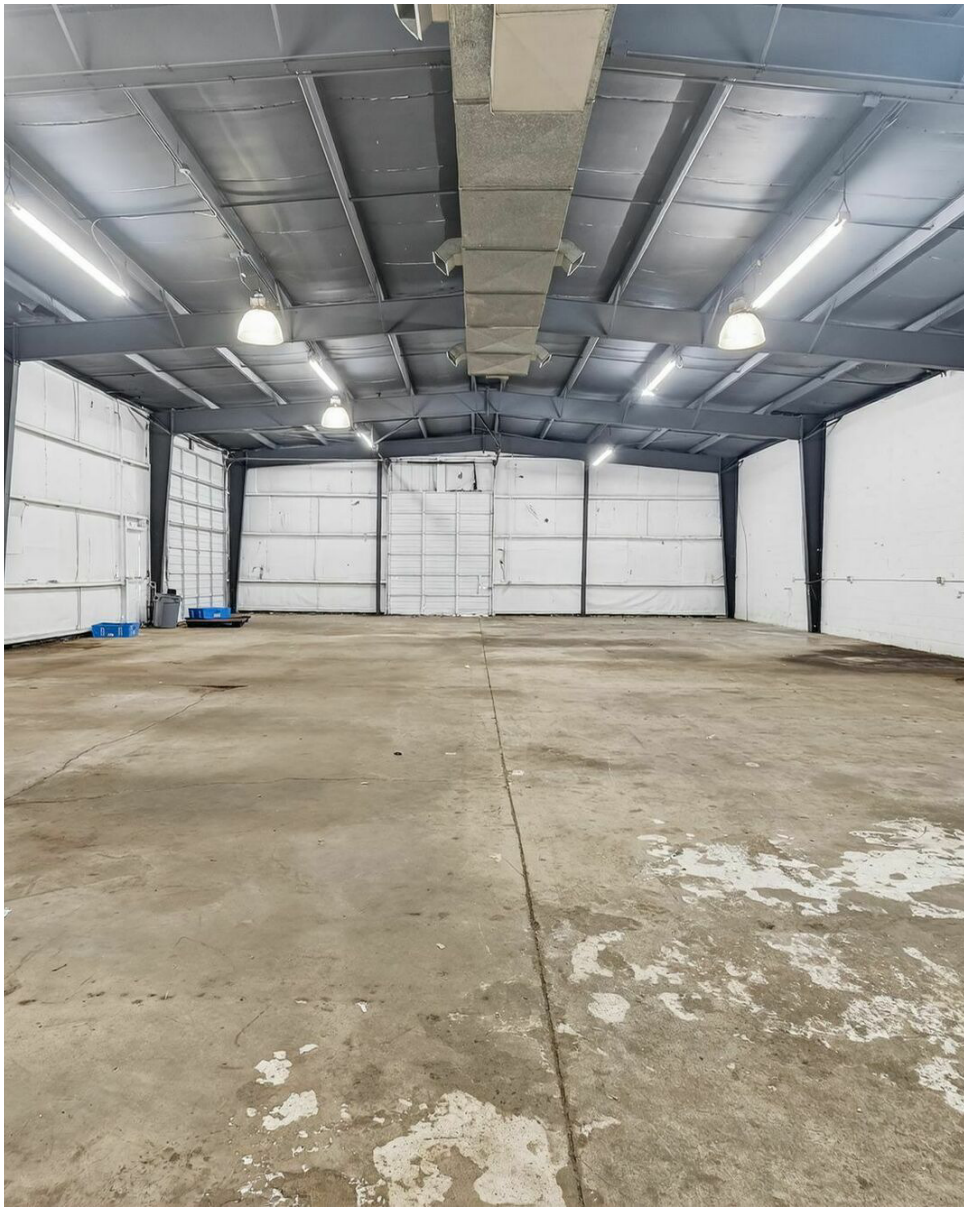

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## PROPERTY DESCRIPTION

Renovated industrial warehouse with expansive IOS with easy access to major highways (I-85 and I-40), facilitating efficient transportation of materials and equipment. Zoned Light Industrial.
Close proximity to industrial areas , manufacturing centers , and construction sites.

## PROPERTY HIGHLIGHTS

- Industrial warehouse 6549 sqft, ceiling 16' in center
- Renovated two bathrooms and 4 offices (1808 sqft)
- NEW (2025): roof, HVAC (fully conditioned building), drainage, drive in door
- Dock door 10X12 and Drive-In 12X14
- Fenced and gated outdoor storage (30Ksqft)
- Direct access to I-74/US 311; Easy access to Business 85 and I-85

## OFFERING SUMMARY

| | |
|---|---|
| Lease Rate: | $8.50 SF/yr (NNN) |
| Number of Units: | 1 |
| Available SF: | 6,549 SF |
| Lot Size: | 110,040 SF |
| Building Size: | 6,549 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 7 MILES |
|---|---|---|---|
| Total Households | 3,360 | 20,590 | 67,380 |
| Total Population | 9,034 | 56,564 | 170,250 |
| Average HH Income | $45,533 | $62,413 | $88,545 |

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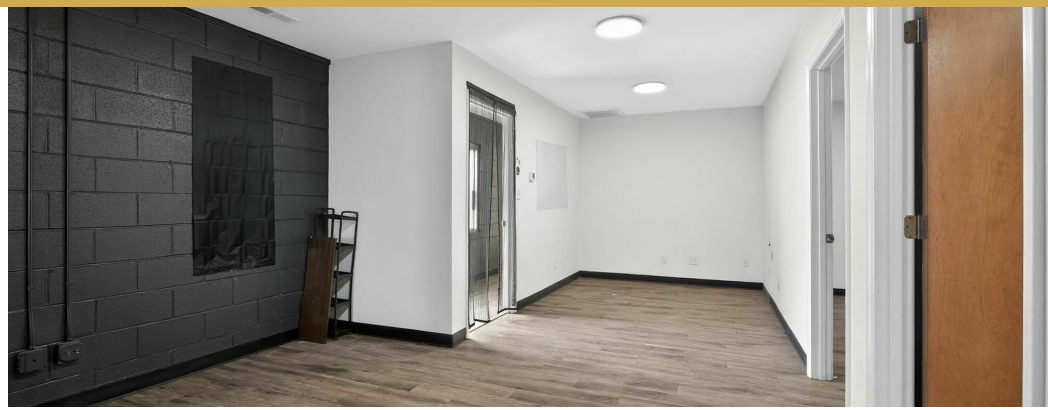

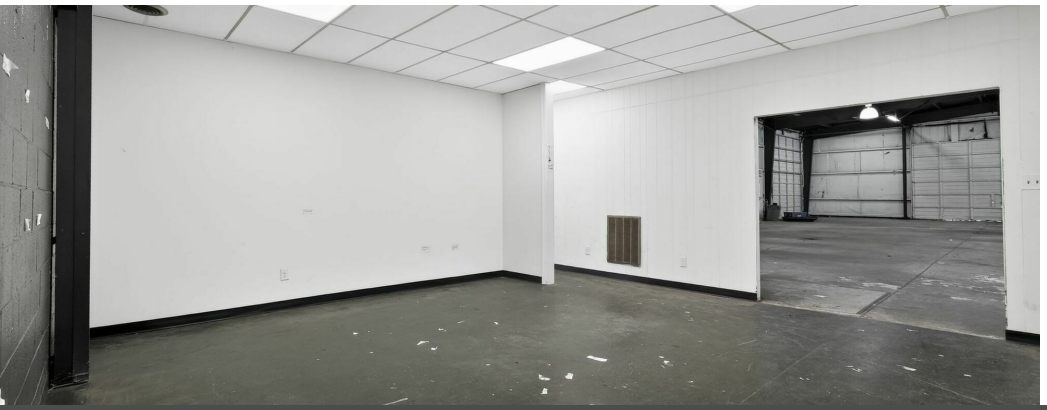

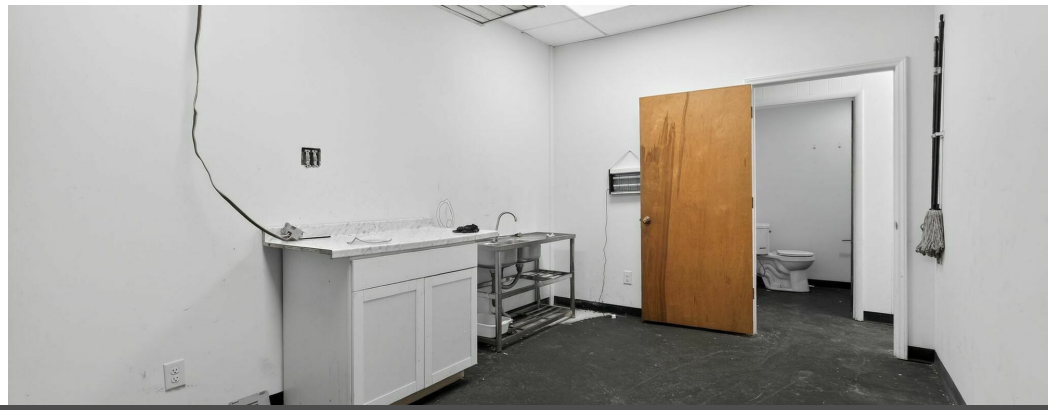

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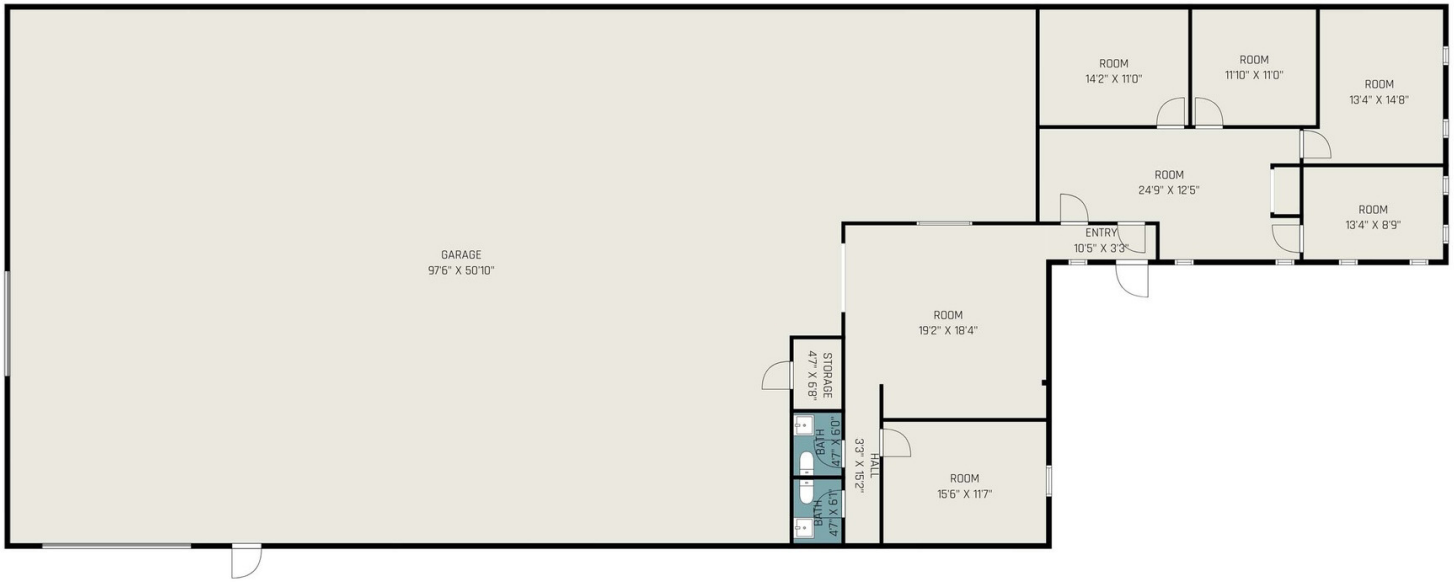



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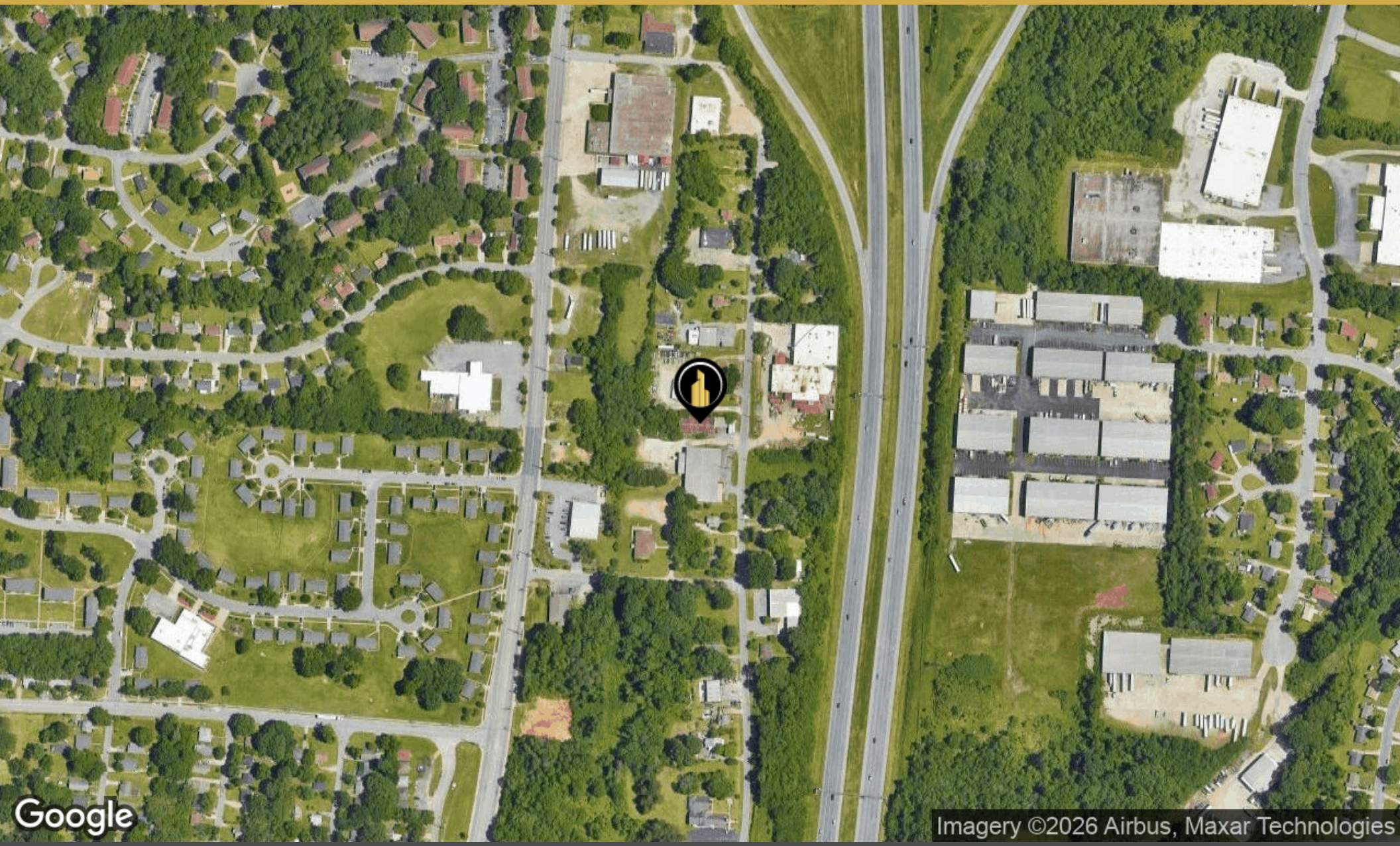


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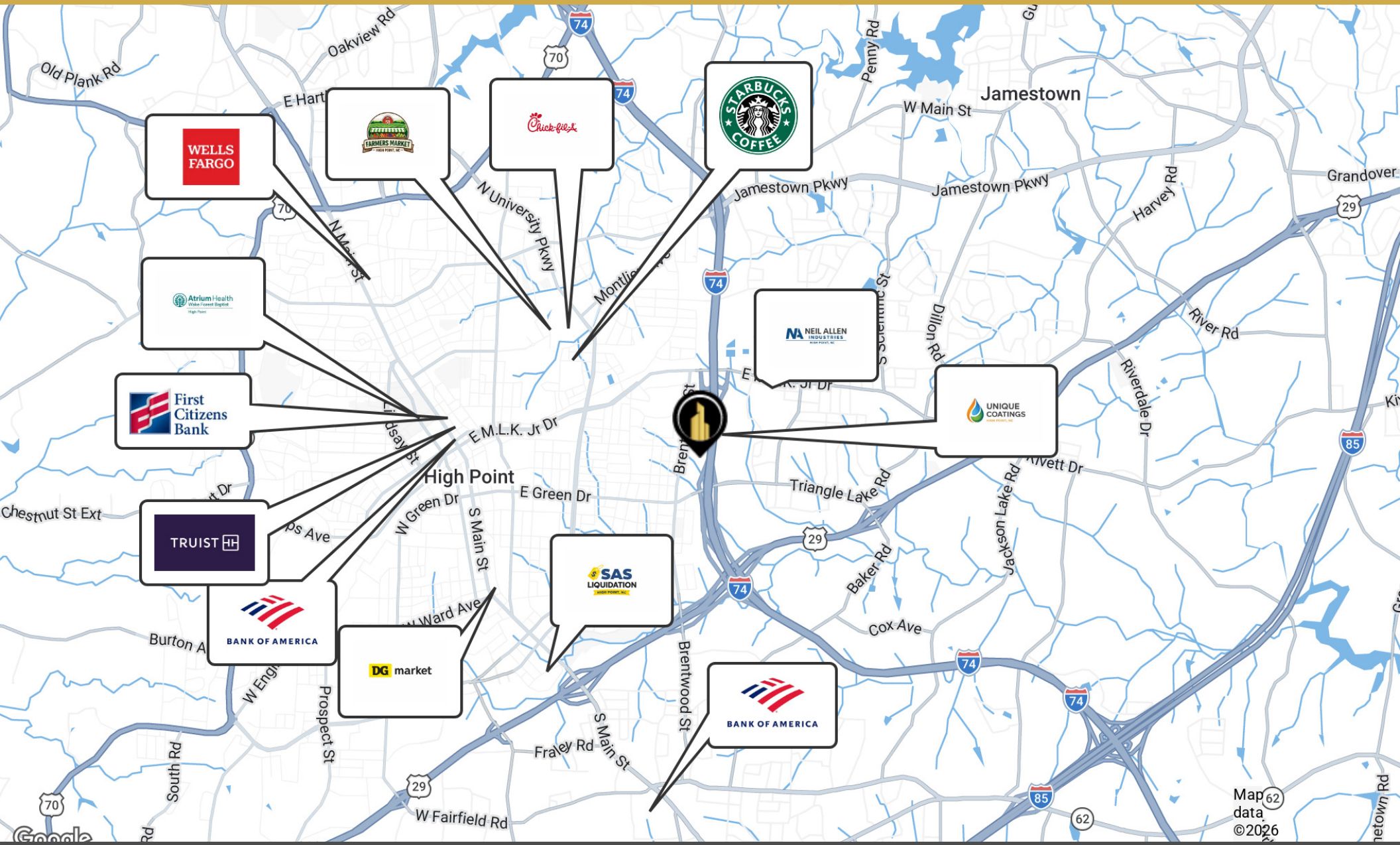



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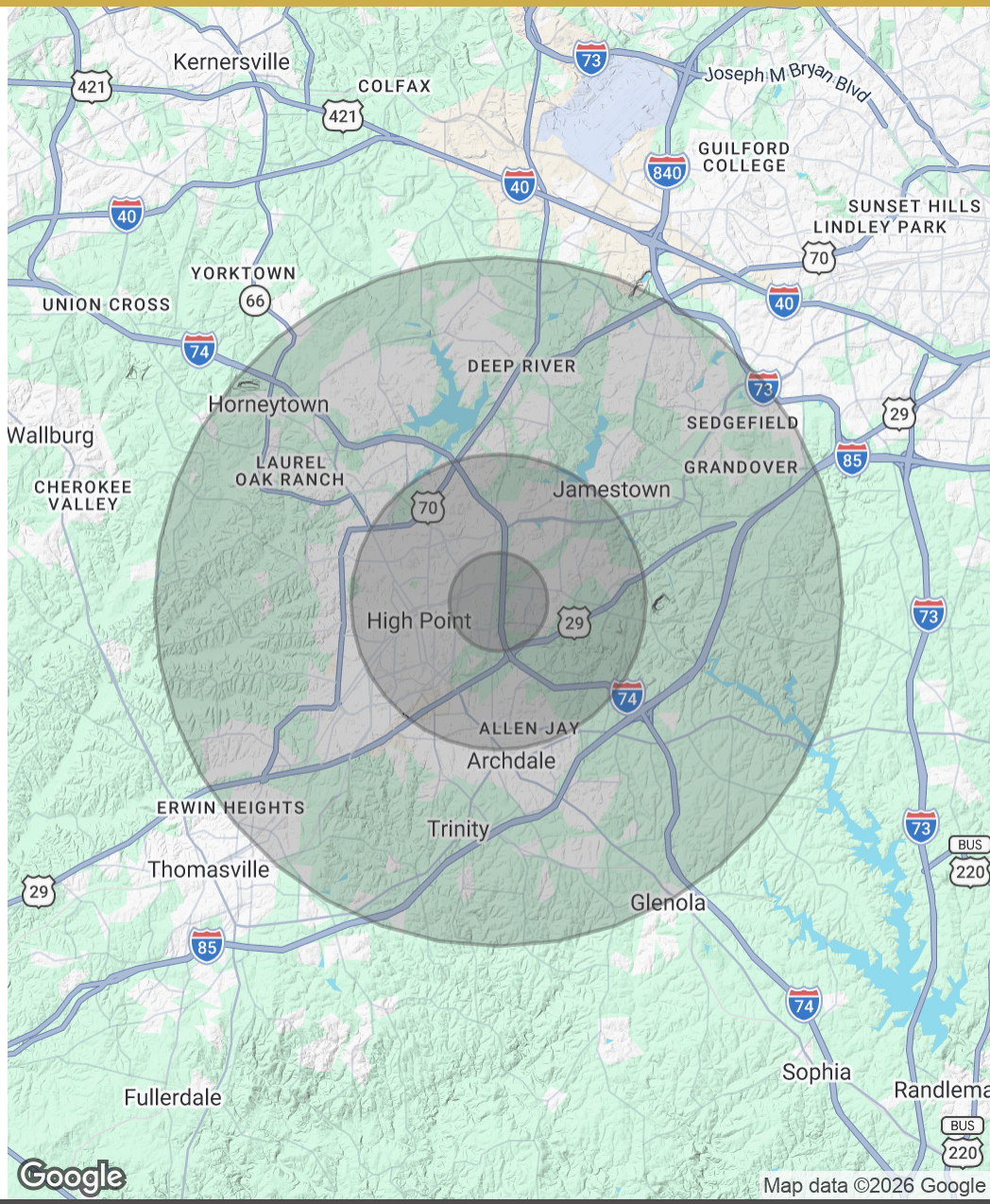
| POPULATION | 1 MILE | 3 MILES | 7 MILES |
|---|---|---|---|
| Total Population | 9,034 | 56,564 | 170,250 |
| Average Age | 34.7 | 35.0 | 40.3 |
| Average Age (Male) | 30.8 | 35.3 | 39.7 |
| Average Age (Female) | 39.5 | 36.6 | 41.2 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 7 MILES |
|---|---|---|---|
| Total Households | 3,360 | 20,590 | 67,380 |
| # of Persons per HH | 2.7 | 2.7 | 2.5 |
| Average HH Income | $45,533 | $62,413 | $88,545 |
| Average House Value | $139,581 | $156,926 | $241,485 |

*2023 American Community Survey (ACS)*





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CityPlat Brokerage in compliance with all applicable fair housing and equal opportunity laws.

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