

FOR LEASE — LIGHT INDUSTRIAL | DOCK DOORS | PRIVATE ENTRANCES | HIGH POINT, NC

1207 Textile Place High Point, NC

3 Suites Available | 3,515–4,531 SF Per Suite | ~12,574 SF Total | LI Zoning | Dock Door & Private Entrance Per Unit | Just Off Business 85



LEASE RATE	SUITES FROM	TOTAL AVAILABLE
\$7.50/SF NNN	3,515 SF	~12,574 SF
Triple Net — Tenant Pays Expenses	Units 101, 103 & 104 available	Lease one, two, or all three suites

1207 Textile Place offers three fully remodeled suites in a well-maintained light industrial building just off Business Route 85 in High Point. Each unit features **clean renovated office space**, a **flexible open warehouse area**, a **dedicated dock door**, and a **private entrance**. With LI zoning and immediate access to the Triad's primary highway network, this property is an ideal home for distribution, logistics, trade contractors, or light industrial users.

PROPERTY HIGHLIGHTS

❖ Remodeled Suites	Fresh office space — new flooring, paint, and fixtures throughout	❖ Dock Door Per Unit	Each suite has its own dedicated dock door for efficient loading
❖ Private Entrance Per Suite	Separate entrances — professional, independent access for every tenant	❖ Just Off Business 85	Prime Triad address with fast access to I-85, I-40 and US-311
❖ 3,515 – 4,531 SF Suites	Lease one suite or combine two or three for up to 12,574 SF	❖ LI Zoning — Broad Permitted Use	Warehouse, distribution, flex, contractors, light manufacturing & more

INTERIOR PHOTOGRAPHY — WAREHOUSE & OFFICE SPACE

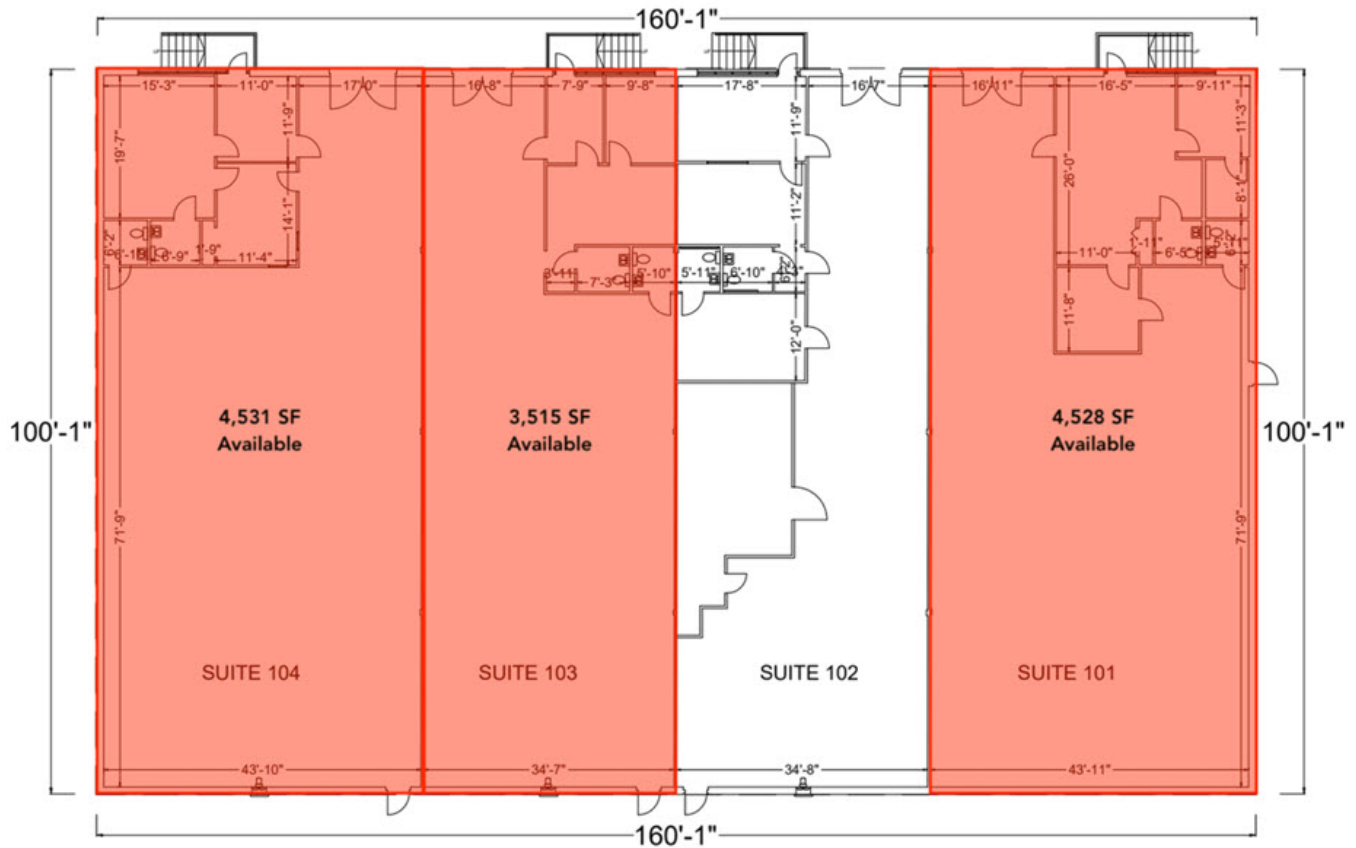


Top row: Open warehouse/flex area — high ceilings, LED lighting, concrete floor, dock door access. Bottom row: Renovated private office suites — carpet, recessed lighting, clean finish, private entry.

AVAILABLE SUITE BREAKDOWN

Suite	Size	Lease Rate	Est. Mo. Rent	Features
Suite 101	4,528 SF	\$7.50/SF NNN	~\$2,830/mo	Private entrance, dedicated dock door, office + open warehouse
Suite 103	3,515 SF	\$7.50/SF NNN	~\$2,197/mo	Private entrance, dedicated dock door, office + open warehouse
Suite 104	4,531 SF	\$7.50/SF NNN	~\$2,832/mo	Private entrance, dedicated dock door, office + open warehouse
All 3 Suites	12,574 SF	\$7.50/SF NNN	~\$7,859/mo	Full building — ideal for single tenant or owner/user

NNN lease — tenant responsible for pro-rata share of taxes, insurance, and maintenance. Suites may be leased individually or combined. Owner flexible on multi-suite arrangements.

FLOOR PLAN — AVAILABLE SUITES HIGHLIGHTED


Building dimensions: 160'x100'. Suites 101, 103, and 104 highlighted in red — available for immediate occupancy. Suite 102 is owner-occupied. Each suite includes front office section and rear warehouse/flex area with dock door access.

BUILDING SPECIFICATIONS

Total Building:	~16,000 SF	Zoning:	LI — Light Industrial
Available SF:	~12,574 SF (3 suites)	Dock Doors:	1 per suite (3 total)
Suite Sizes:	3,515 / 4,528 / 4,531 SF	Entrances:	Private entrance per suite
Building Dims:	160' x 100'	Lease Type:	\$7.50/SF NNN

LI ZONING — PERMITTED USES

- ❖ Warehousing & distribution centers
- ❖ Light manufacturing & assembly
- ❖ Trade contractors (electrical, HVAC, plumbing)
- ❖ Flex office / warehouse users
- ❖ Light fabrication & processing
- ❖ Research & development
- ❖ Commercial services & wholesale
- ❖ Building supply & equipment dealers
- ❖ E-commerce fulfillment operations

LOCATION & TRANSPORTATION

- ❖ **Just off Business Route 85** — direct highway corridor access
- ❖ **Minutes to I-85 & I-40** — full Triad coverage in any direction
- ❖ **US-311 interchange nearby** — north/south freight runs made easy
- ❖ **Central Triad location** — equidistant from Greensboro, HP & Winston
- ❖ **Regional carrier access** — convenient for UPS, FedEx, LTL routes
- ❖ **Large paved lot** — ample maneuvering room for trucks and vans
- ❖ **Charlotte & RDU within 90 min** — expanded distribution reach

WHY 1207 TEXTILE PLACE?

❖ Move-in ready	All three suites fully remodeled — no buildout required	❖ Flexible leasing	One, two, or all three suites available immediately
❖ Dock door access	Each suite has its own dock for efficient operations	❖ LI zoning	Wide permitted uses — most industrial tenants qualify
❖ Highway visibility	Business 85 exposure with easy ingress/egress	❖ Affordable NNN rate	\$7.50/SF — competitive for remodeled LI space in the Triad

AREA DEMOGRAPHICS — HIGH POINT / GUILFORD COUNTY, NC



1207 Textile Place — High Point, NC. Just off Business 85 at Textile Place, minutes from the I-85 / I-40 interchange.

POPULATION & INCOME SUMMARY (1, 3 & 5-MILE RINGS)

	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population	6,100	53,400	116,800
Households	2,520	21,900	47,600
Median HH Income	\$41,200	\$44,800	\$48,500
Avg HH Income	\$55,100	\$60,300	\$65,700
Daytime Population	9,800	58,200	128,000
Median Age	35.4	35.9	36.2
Pop. Growth (5-yr est.)	+1.8%	+2.5%	+3.0%

Source: Esri/CoStar estimates. Demographics are approximate and provided for reference only.

CONTACT US — SCHEDULE A SHOWING TODAY**LISTING BROKER****Mark Lindsay, CCIM**

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Lindsay Commercial Properties

PROPERTY SUMMARY**1207 Textile Place**

High Point, NC

- ❖ For Lease: **\$7.50/SF NNN**
- ❖ Suite 101: **4,528 SF**
- ❖ Suite 103: **3,515 SF**
- ❖ Suite 104: **4,531 SF**
- ❖ Total Available: **~12,574 SF**
- ❖ Zoning: **LI — Light Industrial**
- ❖ Dock door & private entrance per suite

Lindsay Commercial Properties — Serving the Triad since 1998. All information deemed reliable but not guaranteed. Prospective tenants should independently verify all details prior to executing a lease. Availability subject to change.