

INDUSTRIAL PROPERTY FOR LEASE

211 SWATHMORE AVE

211 Swathmore Ave | High Point, NC 27263



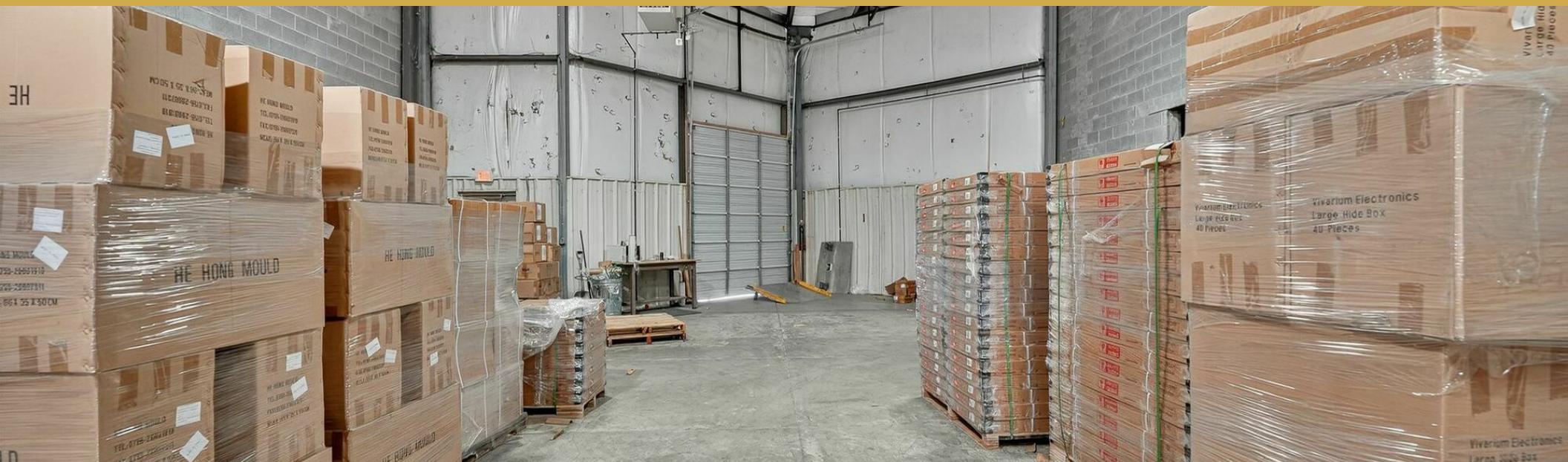
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CITYPLAT
COMMERCIAL REAL ESTATE

211 SWATHMORE AVE

High Point, NC 27263

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PROPERTY DESCRIPTION

Conveniently situated at 211 Swathmore Ave, High Point, NC, 27263, this versatile property offers five spacious suites, each featuring convenient drive-in and dock high doors. With generous ceiling heights of 18.5', these suites provide ample vertical space for a wide variety of commercial needs. The inclusion of individual restrooms within each suite adds to the practicality and ease of use, while the plentiful parking ensures convenient access for tenants and visitors alike. This property is tailored to accommodate diverse businesses seeking a well-equipped and flexible space for their operations. Whether for distribution, light manufacturing, or logistics, the features of this property make it a highly desirable option for discerning commercial tenants.

PROPERTY HIGHLIGHTS

- Five suites with drive-in and dock high doors
- Ceiling heights of 18.5 feet
- Individual restrooms in each suite

OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Number of Units:	5
Available SF:	3,900 SF
Lot Size:	116,066 SF
Building Size:	19,613 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	85	318	2,230
Total Population	197	742	5,361
Average HH Income	\$67,640	\$66,569	\$63,520

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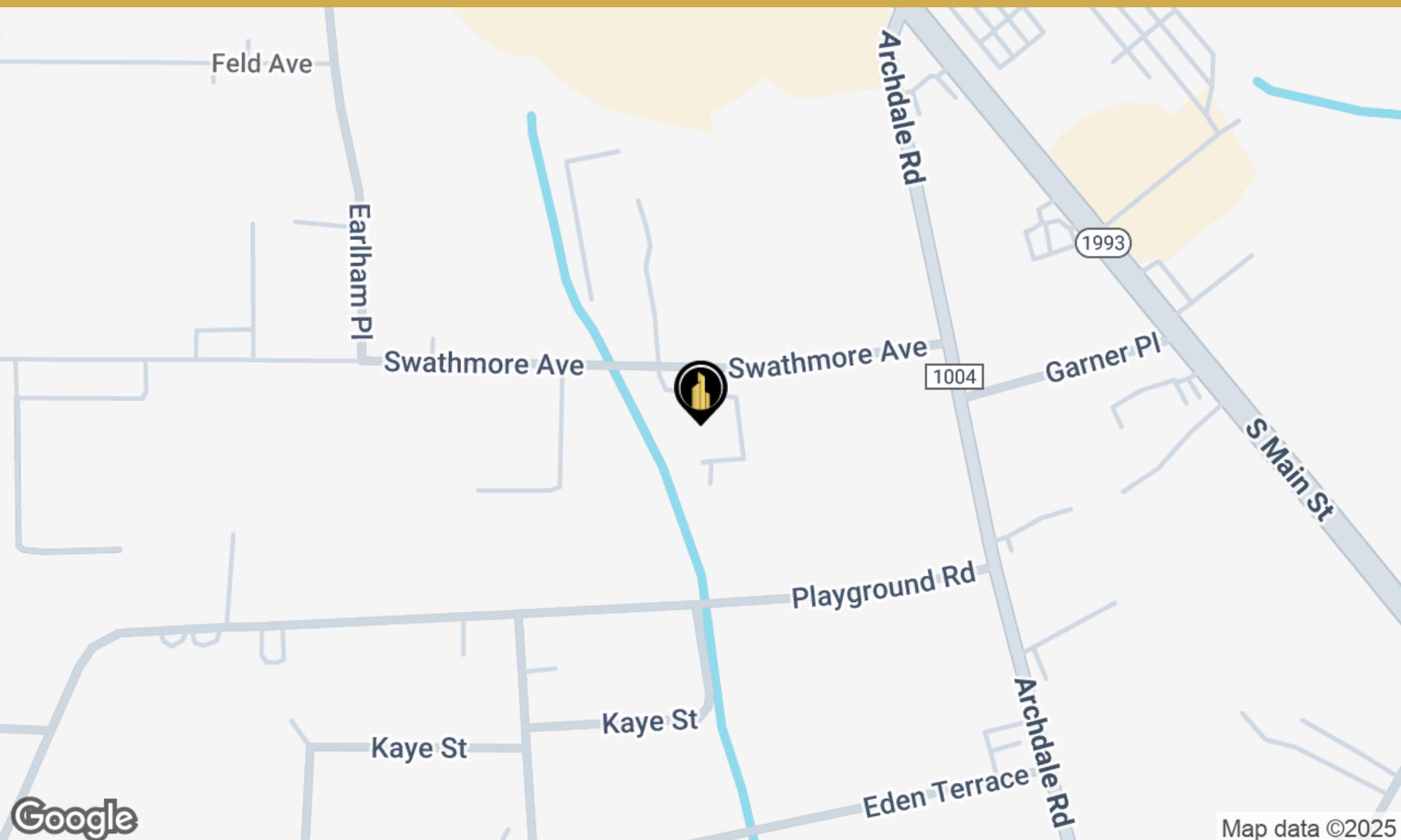
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. 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 City Plat in compliance with all applicable fair housing and equal opportunity laws.

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