



## 1908 Nuggett Road - High Point, NC

Industrial Property **For Sale / Lease**

Presented By:

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# 1908 NUGGETT ROAD - HIGH POINT, NC

INDUSTRIAL PROPERTY FOR SALE / LEASE



**1908 NUGGETT ROAD**  
HIGH POINT, NC 27263

## PROPERTY DESCRIPTION

An industrial warehouse offering +/- 36,672 SF on 4.24 acres of light industrial-zoned land, strategically located minutes from I-74 and +/- 5 miles from I-85 for easy regional access. This facility features 15.5–18' clear heights, 5 dock-high doors, 2 grade-level doors, and 3-phase power, providing efficient operations for warehousing, distribution, or light manufacturing. The building includes minimal office space and 4 restrooms. With direct highway access and flexible interior space, this property offers an ideal solution for industrial users seeking functional and well-located facilities.

## OFFERING SUMMARY

<b>Sale Price:</b>	\$2,200,000
<b>Lease Rate:</b>	4.25 (NNN)
<b>Available SF:</b>	±36,672 SF
<b>Lot Size:</b>	4.24 Acres
<b>Building Size:</b>	±36,672 SF

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## LOCATION INFORMATION

Street Address	1908 Nuggett Road
City, State, Zip	High Point, NC 27263

## PROPERTY INFORMATION

Property Type	Industrial
Zoning	LI – Light Industrial
Lot Size	4.24 Acres
Power Description	3-Phase
Building Size	±36,672 SF
Number of Grade Level Doors	2
Number of Dock High Doors	5
Clear Heights	15.5-18 ft
Restrooms	4
Sprinklered	Yes



**SALE PRICE:** \$2,200,000  
**LEASE RATE:** \$4.25 SF/YR  
 (NNN)

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