

# 314 MANDUSTRY STREET

3.20 ACRES | HIGH POINT, NC

FOR LEASE



**JAKE VIVERETTE | MBA**

804-754-5462

[jake.viverette@overtongroup.net](mailto:jake.viverette@overtongroup.net)

license no. 350592 (NC)

**ANDREW ROUPAS**

804-380-4215

[andrew.roupas@overtongroup.net](mailto:andrew.roupas@overtongroup.net)

license no. 356434 (NC)

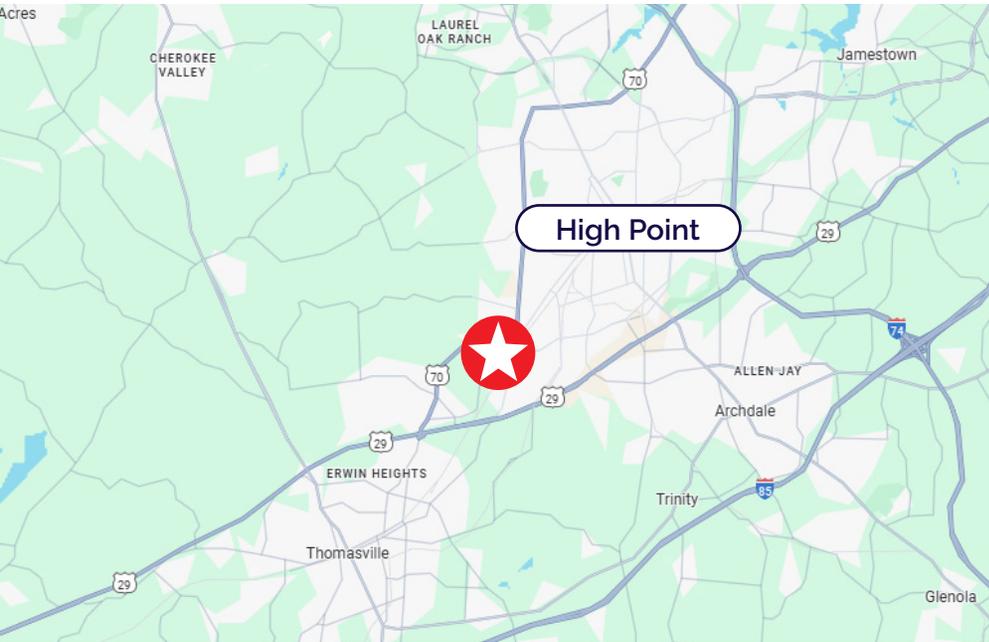
**WILL REDDING | MBA**

894-308-9252

[will.redding@overtongroup.net](mailto:will.redding@overtongroup.net)

license no. 354954 (NC)

# PROPERTY OVERVIEW



**314 Mandustry Street, High Point, NC 27262**



**3.20**  
Acres



**2,477-7,637**  
Available SF



**~1.35**  
Acre Laydown Yard



**NNN**  
Lease



**\$6.50**  
Lease Rent PSF



**HI**  
Zoning



**Guilford**  
County

## PROPERTY DESCRIPTION

Located on 3.2 acres in High Point, NC, zoned for heavy industrial use and offering convenient access to I-85, I-74, and Piedmont Triad International Airport. Originally built in 1954 and expanded in 1994, the property is configured into 10 units averaging 4,978 SF, supporting multiple tenants. Positioned in Guilford County, the site benefits from a strong local industrial base and ongoing economic development in the region.

## PROPERTY HIGHLIGHTS

- Located in High Point, equidistant from Winston-Salem and Greensboro.
- Access to I-85, I-74, and PTI Airport
- 1.35 acres laydown yard for outdoor storage
- 6 Drive-in doors & 4 dock doors

### PROPERTY DETAILS

|          |                       |
|----------|-----------------------|
| Address  | 314 Mandustry Street  |
| County   | Guilford              |
| Type     | Industrial            |
| Lot Size | 3.2 acres             |
| Zoning   | HI (Heavy Industrial) |

### BUILDING DETAILS

|                        |                 |
|------------------------|-----------------|
| Year Built             | 1954/1994       |
| # of Buildings         | 1               |
| Tenancy                | Multiple        |
| Ceiling Height         | 10.5 ft - 14 ft |
| Drive-ins / Dock Doors | 6 / 4           |

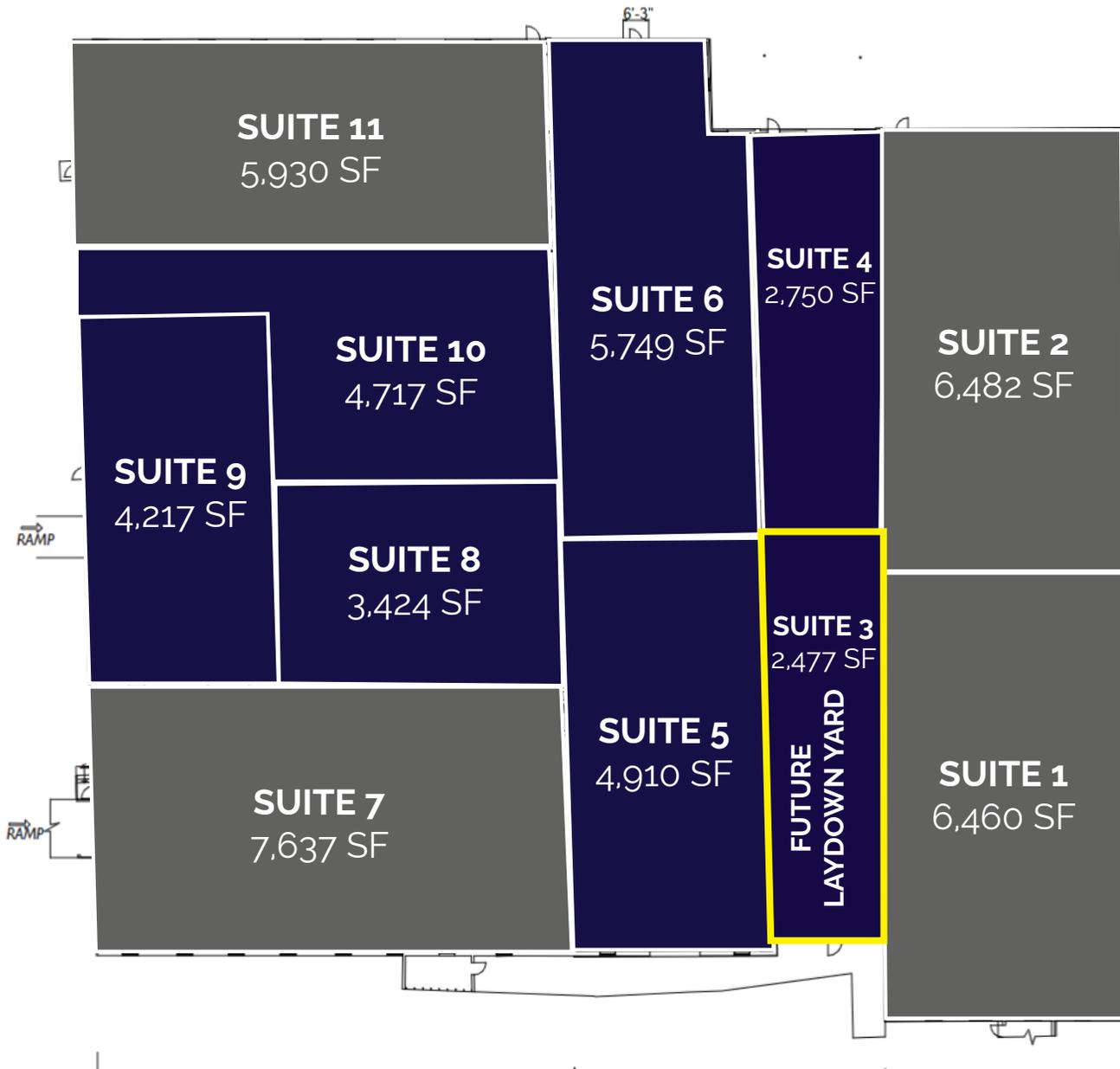
# Property Photos



# Property Photos



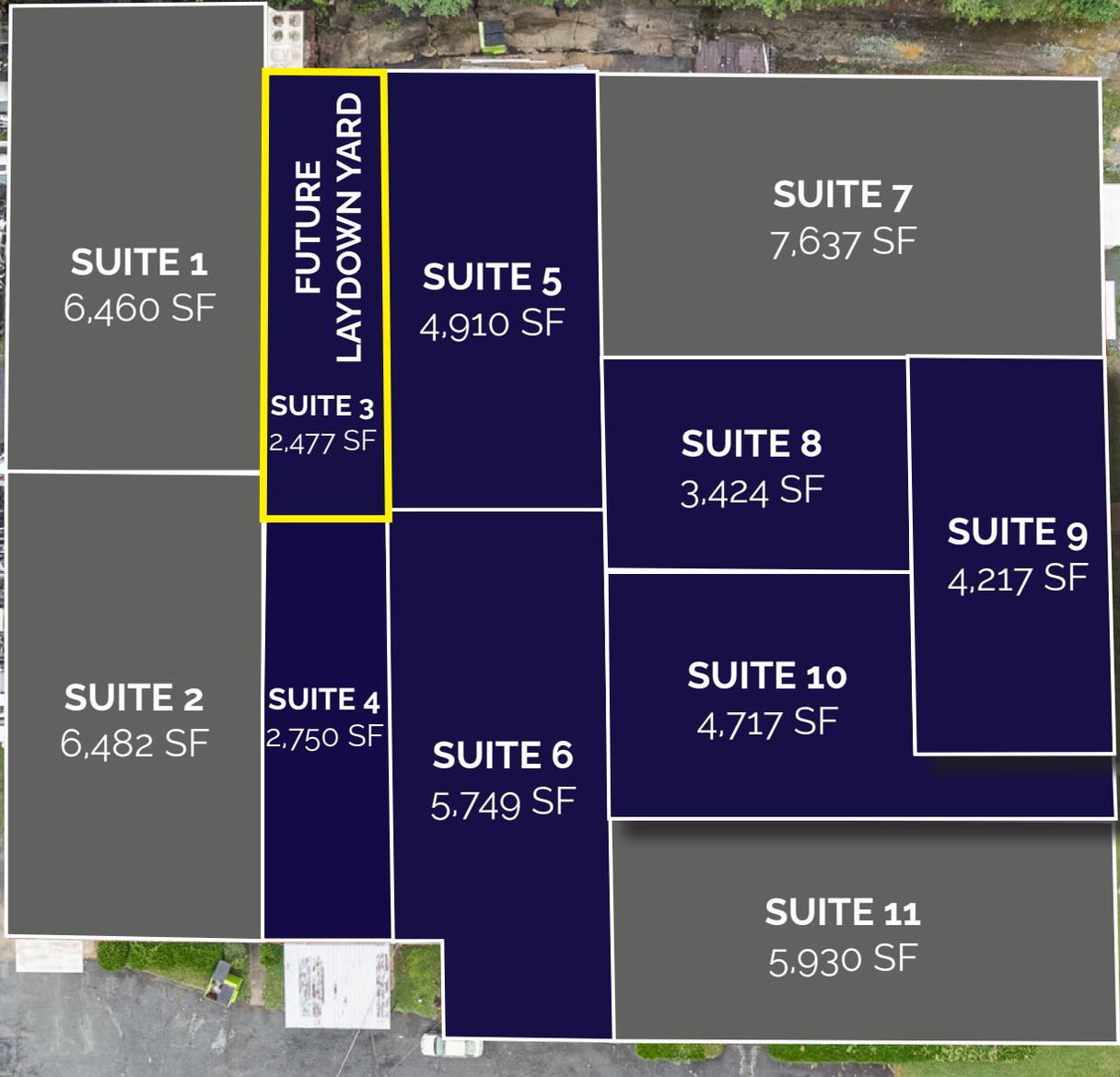
# Floor Plan



| Tenant    | Unit #   | SF    |
|-----------|----------|-------|
| Leased    | Suite 1  | 6,460 |
| Leased    | Suite 2  | 6,482 |
| Available | Suite 3  | 2,477 |
| Available | Suite 4  | 2,750 |
| Available | Suite 5  | 4,910 |
| Available | Suite 6  | 5,749 |
| Leased    | Suite 7  | 7,637 |
| Available | Suite 8  | 3,424 |
| Available | Suite 9  | 4,217 |
| Available | Suite 10 | 4,717 |
| Leased    | Suite 11 | 5,930 |

Available  
 Leased

# Floor Plan



| Tenant    | Unit #   | SF    |
|-----------|----------|-------|
| Leased    | Suite 1  | 6,460 |
| Leased    | Suite 2  | 6,482 |
| Available | Suite 3  | 2,477 |
| Available | Suite 4  | 2,750 |
| Available | Suite 5  | 4,910 |
| Available | Suite 6  | 5,749 |
| Leased    | Suite 7  | 7,637 |
| Available | Suite 8  | 3,424 |
| Available | Suite 9  | 4,217 |
| Available | Suite 10 | 4,717 |
| Leased    | Suite 11 | 5,930 |

Available  
 Leased



# Market Overview | The Triad



## Greensboro, Winston-Salem, and High Point



**22%**  
Population Earning  
>\$100K (2024)



**60K+**  
MSA Medical  
Jobs



**\$5.9B**  
Economic Impact  
of GSO Airport

The Triad serves as a central logistics and industrial hub in NC, ideally connected by I-40, I-85, and US-421, and offering access to freight rail and air cargo via GSO Airport. The Port of Wilmington and Port of Norfolk are each within a 4 to 5-hour drive, supporting regional and national distribution. The region has a diversified industrial base across logistics, manufacturing, aerospace, and distribution sectors, in addition to massive Medical and High Education industries. Business development programs and incentive offerings are available to support job creation, capital investment, and infrastructure improvements. The Triad benefits from a stable labor force, access to higher education, and ongoing infrastructure investment.

# Regional Snapshot

## Piedmont Triad



The 12-county Piedmont Triad region consists of approximately 1.7 million people with a current Unemployment Rate of 5.4%. The Piedmont Triad has seen steady YoY growth since 2010, and is predicted to hit over 1.9 million by 2035, with 90% of the growth coming from the urban counties of Forsyth, Guilford, and Alamance.

The Piedmont Triad boasts a central location along the eastern seaboard and a workforce of more than 800,000 people with a high productivity rate, as well as experience in manufacturing, financial services, healthcare, and the biomedical field. It also has an extensive network of colleges and universities that produce a well-educated workforce:



**12**  
Colleges &  
Universities

**7**  
Community  
Colleges

**120K**  
Enrolled Graduate &  
Undergrad Students

## Economy

Consisting of three key cities: Greensboro, High Point, and Winston Salem, the Piedmont Triad CSA is currently the third-largest CSA in North Carolina. The Triad is equidistant from the two major metropolitan areas of Charlotte and Raleigh, while also positioned halfway between Washington D.C. and Atlanta.

Historically, the Piedmont Triad was long known for its booming textile, furniture, and tobacco industries, but on account of the state and local business development efforts, the region has seen significant growth in the distribution, biotechnology, health care, logistics, and manufacturing industries.

**#1**

**Best Place to Start a Small Business: Greensboro**  
*-FitSmallBusiness*

**#2**

**Best State for Business: North Carolina**  
*-CNBC 2024*

**#2**

**Competitive Labor Environment in North Carolina**  
*-Area Development*

# Carolina Core

## Rapid Economic Expansion in the Triad



The centrally located and infrastructure rich Triad region has long been an economic engine in the southeast.

It's experienced a recent boom due to the region's central location between Charlotte and Raleigh-Durham. As the home to several "megasites", the region is aggressively pursuing major corporate relocations with a focus on advanced manufacturing.

The region offers unmatched manufacturing and logistics infrastructure, a growing labor force with low unionization rate, and high quality housing with affordable cost of living, while attractive public incentive packages entice Fortune 500 companies.



**TOYOTA**

**BOOM**

**Jetzero**

Toyota is planning to **invest nearly \$4 billion in US** factory operations to make batteries for hybrid and fully electric vehicles, creating approximately **2,100 jobs**. The plant will be built on the **1,800-acre** Greensboro- Randolph Megasite, about **20 miles southeast of Greensboro**.

Denver-based, supersonic aircraft manufacturer Boom Aerospace is currently in negotiations with Triad officials to develop a parcel at the PTI Aerospace Megasite. Preliminary estimates point to more than **1,750 new aerospace jobs** as a result.

JetZero is **investing \$4.7 billion** to build its first U.S. advanced manufacturing facility at the Piedmont Triad International Airport. This site will be the company's first full-scale production center for its Z4 aircraft, **creating over 14,500 jobs over the next 10 years**.

# Triad Transportation

## Unmatched Interstate & Highway Infrastructure

Strategically positioned at the convergence of Interstate 40 and Interstate 85, the Triad provides an unmatched transportation network for industrial users. Manufacturers and distributors specifically choose the region for its unique access to more than 50% of the United States population within 650 miles.

## Aviation

The Triad is serviced by Piedmont Triad International Airport, which is located within a few miles of each of the parks. The airport offers 40 daily departures, a 10,001 foot runway length, air cargo services, U.S. customs clearance, and charter services.

## Interior Port Access

Located next to the Piedmont Triad International Airport, an international port facility provides companies the ability to clear customs in the Triad region for inbound and outbound shipments moving through port cities.



**FedEx Mid-Atlantic Hub** – FedEx operates its Mid-Atlantic sorting hub at the Piedmont Triad International Airport. It is the company's fifth U.S. sorting hub. FedEx built additional distribution facilities at this location as recently as 2018.

## Railroad

Motor freight via the Yadkin Valley Railroad services 120 daily through 55 local terminals.



## Piedmont-Triad International Airport Flights

| NON-STOP SERVICE  | NUMBER OF DAILY DEPARTURES |
|-------------------|----------------------------|
| Atlanta           | 5                          |
| Charlotte         | 7                          |
| Chicago O'hare    | 4                          |
| Dallas/Fort Worth | 3                          |
| Detroit           | 1                          |
| Miami             | 1                          |
| NY LaGuardia      | 7                          |
| Newark            | 2                          |
| Orlando/Sanford   | 1                          |
| Philadelphia      | 3                          |
| Washington Dulles | 4                          |

Source: Piedmont Triad Airport Authority 2022



10K ft. Runway  
Air Cargo Services  
US Customs Clearance  
Charter Services  
40 Daily Departures

# Triad Economic Growth



## Recent Expansions & Investments



### Puroast Coffee Company Expansion

Puroast Coffee Company, Inc. is establishing a new operation in High Point, leasing a 36,000-square-foot facility. The company is investing over \$1.5 million in machinery and building improvements, creating up to 44 new jobs.



### Hot Shots Distributing Relocation

Hot Shots Distributing, Inc. has relocated its distribution and manufacturing operations to High Point, investing \$565,000 in building renovations and creating 21 new jobs.



### AkzoNobel Wood Coatings Investment

AkzoNobel has unveiled a \$55 million expansion of its wood coatings manufacturing campus in south High Point, reinforcing the city's manufacturing sector.



### Ethnicraft North American Headquarters

Belgian furniture brand Ethnicraft announced the construction of its new North American headquarters in High Point, strengthening the city's position in the furniture industry.



### Metal Works of High Point Expansion

Metal Works of High Point is expanding its operations with the purchase of a new facility at 1245 Hickory Chapel Rd., adding 20 jobs to the local economy.



### Volvo Group Investment

The Volvo Group announced a \$41 million investment to purchase and expand the building housing its U.S. Uptime Center, which will also serve as the new global headquarters for Volvo Financial Services.



### Fitesa Business Expansion

Brazilian company Fitesa is expanding its business operations in High Point with an \$18 million investment, creating 22 new jobs.



### Cambrex Manufacturing Facility Expansion

Cambrex is expanding its manufacturing facility in High Point with a \$30 million investment, leading to the creation of 78 full-time jobs.

# High Point | Furniture Capital of the World

Known as the furniture capital of the world, High Point offers High Point University, the bi-annual High Point Market, the World's Largest Chest of Drawers, and an array of museums, parks, and dining options.

High Point University (HPU) generates a substantial economic impact on the city and the surrounding Piedmont Triad region through student enrollment (6,550 enrollees) , campus expansion, visitor spending, job creation, and philanthropic giving.

Events like Move-In Weekend bring thousands of visitors to the area, boosting local businesses. In August 2024, Move-In Weekend brought over 20,000 visitors, generating an estimated \$6.23 million in local economic impact.

The university's rapid growth has included significant construction projects, which have created jobs and spurred investment in the area. A \$1 billion growth plan was announced in 2019, including \$300 million in new construction. HPU has significantly increased its workforce, becoming one of the largest employers in the city of High Point. As of April 2021, the university's employment had grown from 80 positions in 2005 to over 2,000.



**6,550**  
Students at HPU

**\$300M**  
Planned Construction Projects



# Demographics

## BY RADIUS

| Population       | 10 Miles | 15 Miles | 20 Miles |
|------------------|----------|----------|----------|
| Total Population | 226,365  | 504,978  | 931,684  |
| Median Age       | 41.3     | 39.9     | 39.0     |

| Households & Income | 10 Miles  | 15 Miles  | 20 Miles  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 89,911    | 207,122   | 380,276   |
| # of Persons per HH | 2.45      | 2.39      | 2.35      |
| Average HH Income   | \$89,618  | \$85,125  | \$88,874  |
| Average Home Value  | \$280,868 | \$278,114 | \$300,503 |

## BY DRIVE TIME

| Population       | 15 Mins | 25 Mins | 45 Mins   |
|------------------|---------|---------|-----------|
| Total Population | 125,081 | 366,051 | 1,328,080 |
| Median Age       | 38      | 41      | 41        |

| Households & Income | 15 Mins   | 25 Mins   | 45 Mins   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 49,131    | 146,456   | 537,695   |
| # of Persons per HH | 2.45      | 2.39      | 2.35      |
| Average HH Income   | \$69,294  | \$77,893  | \$87,651  |
| Average Home Value  | \$213,364 | \$229,228 | \$271,030 |

Demographics data derived from ESRI (2025)

