



FOR SALE OR LEASE

# 1415 S Elm Street

High Point, North Carolina

**AVISON  
YOUNG**



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# 01 Property overview

## PROPERTY SUMMARY

Avison Young is pleased to present a rare investment opportunity in High Point, NC. We are offering 1415 South Elm Street at ±46,004 square feet for sale or lease.

### PROPERTY OVERVIEW

The industrial property at 1415 S Elm Street, High Point, NC, presents a substantial opportunity for businesses looking to purchase or lease. The facility encompasses a total building area of 46,004 square feet on a 2.65-acre site, making it well-suited for various industrial and logistics operations.

Key features of the property include a clear ceiling height of up to 18 feet, 10 dock doors, and 2 drive-in doors, providing excellent loading and unloading capabilities. The property is available for purchase at \$2,500,000 or for lease at a competitive rate of \$3.50 per square foot.

### PROMINENT LOCATION

Located in a prime industrial area of High Point, NC, the property offers easy access to major transportation routes, enhancing its appeal for manufacturing, warehousing, and distribution activities. The versatile space and flexible configuration further support a wide range of industrial uses.



# Property overview

## INDUSTRIAL PROPERTY FOR SALE OR LEASE

- Open floor plan with office space
- Heavy power available
- Fenced-in truck yard
- Owner financing available
- Easy accessibility with front and back entrances
- Close proximity to BUS 85, Interstate 74, Interstate 85 and Highway 64

### OFFERING SUMMARY

Address	1415 S Elm Street, High Point, NC 27260
Building SF	±46,004 SF
Parcel Size	±2.65 acres
Lease Rate	\$3.50/SF, NNN
Sale Price	\$2,500,000
Year Built	1964
Zoning	LI (Light Industrial)
Clear Ceiling Height	14' - 18'
Dock Doors	10
Drive-In Doors	2
Market	Greensboro/Winston-Salem
Submarket	High Point/SW Guilford County



**46,004**

building size (sf)



**3 phase**

480 V / 3P / 1200Amp



**LI**

light industrial zoning



# 1415 S Elm Street

## INVESTMENT HIGHLIGHTS



### Strategic location

Prime area for industrial activities with easy access to major transportation routes and rail access.



### Versatile space

The property's substantial size and flexible configuration make it ideal for various industrial uses.



### Loading capabilities

With multiple dock and drive-in doors, the property offers excellent and efficient operations.



### Competitive pricing

Attractive purchase price and competitive leasing rate for an industrial property of this size and capability.



# Property overview

INDUSTRIAL PROPERTY FOR SALE OR LEASE



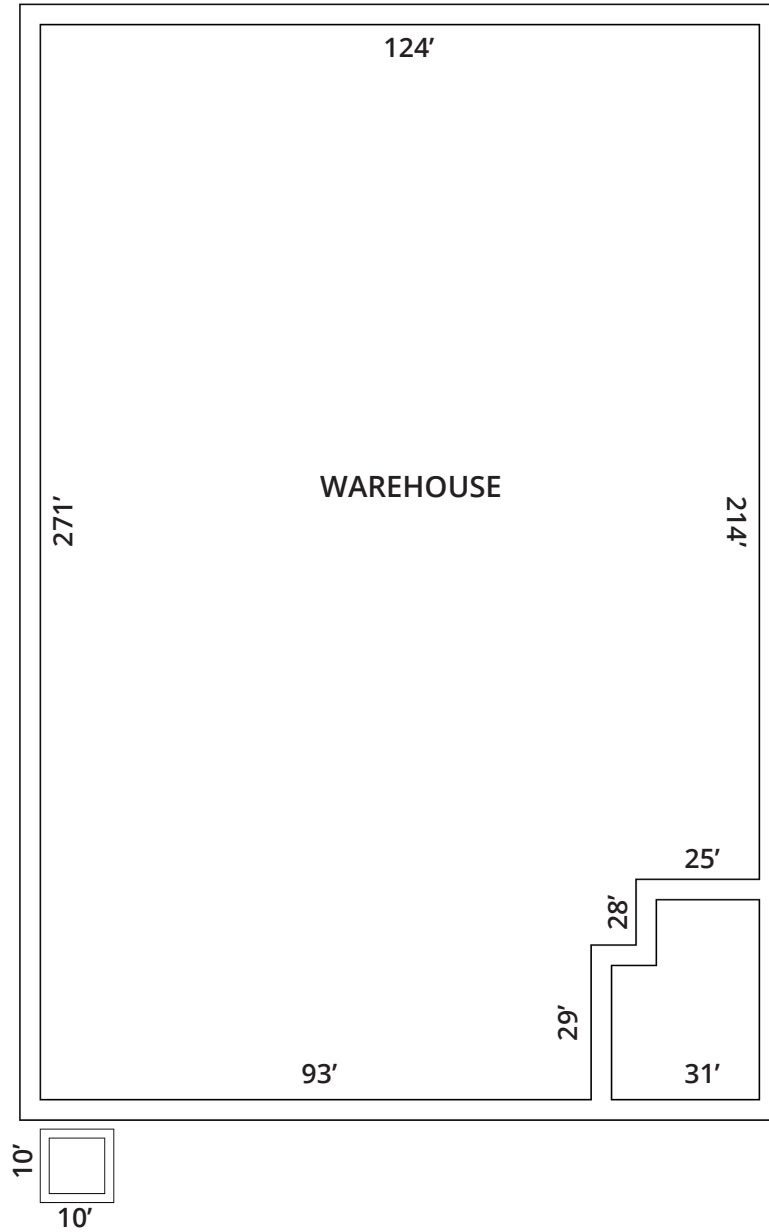
# Property photos

INDUSTRIAL PROPERTY FOR SALE OR LEASE



# Floor plan

INDUSTRIAL PROPERTY FOR SALE OR LEASE





# 02 Location overview

## ADDITIONAL ECONOMIC INCENTIVES

North Carolina provides additional performance-based incentives for the following categories:

- County Tier Systems
- Discretionary Grants
- Building Demolition
- Building Reuse
- Public Infrastructure
- Transportation
- Workforce Training and Development
- Tax Exemptions
- Other programs

## Economic incentives

North Carolina offers targeted, performance-based incentive programs to help companies that are locating and doing business in North Carolina reducing tax liabilities and minimizing overall optional expenses.

### JOB DEVELOPMENT INVESTMENT GRANT

The Job Development Investment Grant (JDIG) is a performance-based, discretionary incentive program that provides cash grants directly to new and expanding companies to help offset the cost of locating or expanding a facility in the state. The amount of grant is based on a percentage of the personal income tax withholdings associated with the new jobs.

### ONE NORTH CAROLINA FUND (ONENC)

The One North Carolina Fund (OneNC) is a discretionary cash-grant program that allows the Governor to respond quickly to competitive job-creation projects. The North Carolina Department of Commerce administers OneNC on behalf of the Governor. Awards are based on the number of jobs created, level of investment, location of the project, economic impact of the project and the importance of the project to the state and region.

### MANUFACTURING - TAX EXEMPTIONS

North Carolina provides tax exempt opportunities for manufacturing and industrial companies. Some items include: machinery and equipment, electricity and fuel, raw materials, and inventory.

Source: Economic Development Partnership of North Carolina

# Location overview

INDUSTRIAL PROPERTY FOR SALE OR LEASE

## HIGHWAYS

High Point's Piedmont Triad region boasts five interstate highways, four of which run through High point

- I-40 from Barstow, California to Wilmington, North Carolina
- I-73 from Detroit, Michigan to Charleston, South Carolina
- I-74 from Davenport, Iowa to Myrtle Beach, South Carolina
- I-85 from Montgomery, Alabama to Petersburg, Virginia

## AIRPORT

The Piedmont Triad International Airport is less than 30 minutes away with a multi-model cargo facility where major trucking lines operate terminals nearby.

**Convenient access**  
to a **broad network** of  
interstates, rail services,  
deep water ports, and  
major trucking hubs.

# Key industries

Major industries in the Greensboro-High Point area include:

- Aerospace
- Innovative Manufacturing
- Supply Chain Logistics
- Furniture Design and Manufacturing
- Life Sciences
- Specialized Business Services

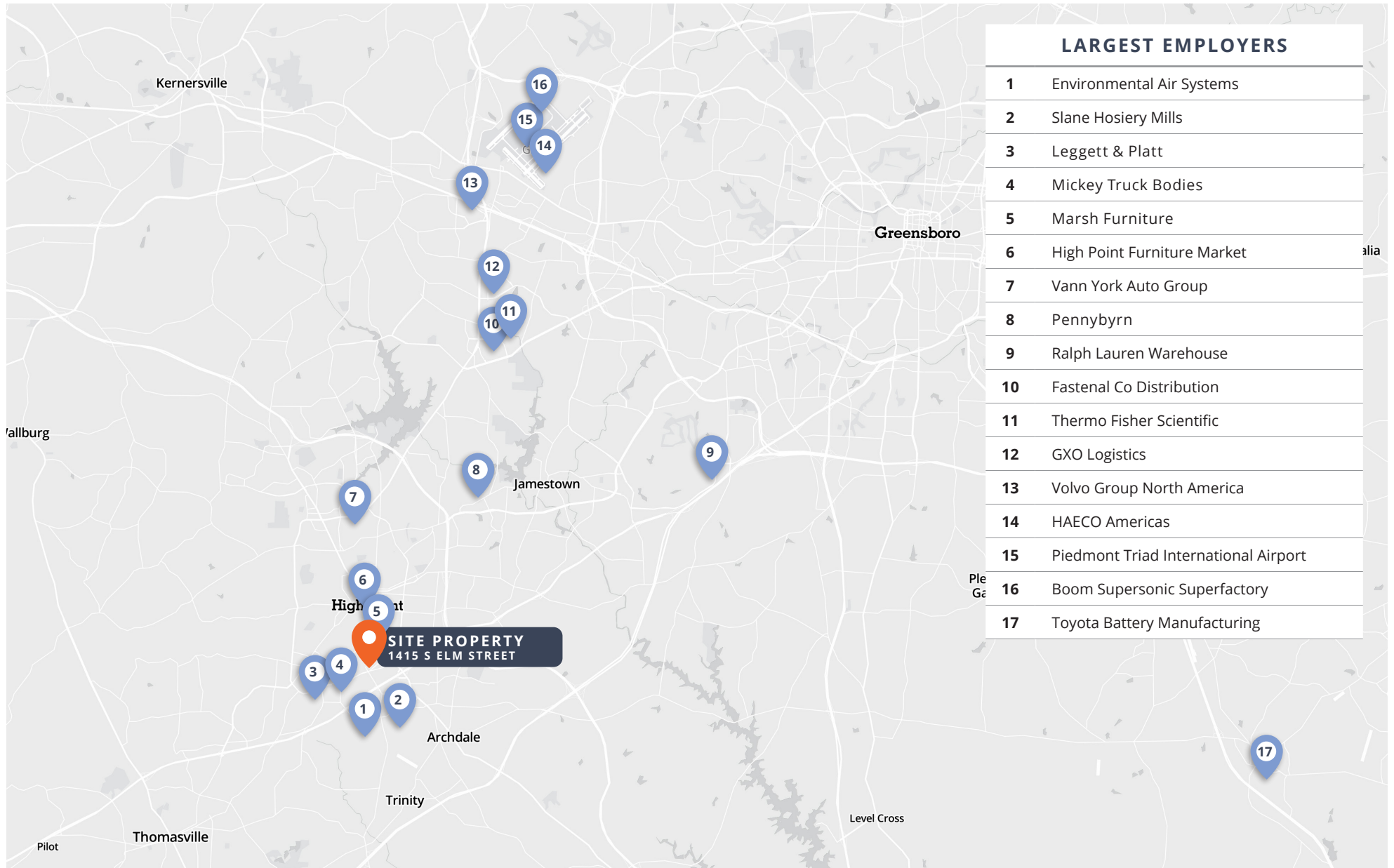
**100,000**  
manufacturing  
workers

**15,000**  
Aerospace and  
aviation workers

**5,000+**  
degrees in certificates  
in healthcare & life  
science related fields

# Location overview

INDUSTRIAL PROPERTY FOR SALE OR LEASE





# Market overview

The Piedmont Triad region of North Carolina includes the three major cities of Greensboro, Winston-Salem, and High Point. Ideally located halfway between New York and Florida and halfway between Washington DC and Atlanta GA. New growth industries that are emerging include distribution, logistics, biotechnology, and aviation & aerospace.

Its central North Carolina location and proximity to four major interstate highways, the Triad region is a key transportation and manufacturing hub. Long known as one of the primary manufacturing and transportation hubs of the southeastern United States, the Triad is a 12-county area that also serves 1.7 million people.

# Greensboro-High Point market

## ECONOMY | DEMOGRAPHICS

The unemployment rate in the Greensboro-High Point MSA was reported at 4.4% as of July 2018, down from 5.1% one year earlier. The median household income for the county was reported at \$51,228 with an anticipated annual growth rate of 1.7% from years 2018-2023. Sixty-five percent of Guilford County employees are considered white collar, while 20% are considered blue collar employees.

The county's population total reached 527,708 in 2018 with a median age of 37.6. Guilford County's population expanded by 0.94% annually between 2010 and 2018. The county's population is projected to reach 553,137 by 2023, representing a 0.95% annual increase over the next five years. Currently, 52.0% of the 233,152 housing units in the area are owner occupied; 38.6%, renter occupied; and 9.6% are vacant. The annual rate of change in housing units since 2010 is 3.03%. Median home value in the area is \$178,939, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 3.06% annually to \$208,066.

### High Point Overview

High Point is situated within a region exceeding national job growth rates, particularly in lucrative sectors like aerospace, biomedical, and advanced manufacturing. Additionally, the area boasts robust healthcare and supply chain logistics industries, providing employment opportunities for thousands.

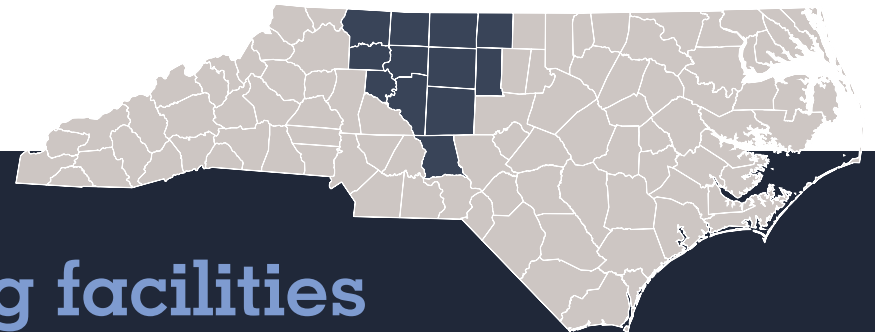
## EMPLOYMENT

Guilford County Schools employs 9,545 and is the third largest school district in North Carolina, serving nearly 72,000 students across 126 schools. The district includes 45 magnet schools and offers the prestigious International Baccalaureate program at four high schools.

Cone Health has over 9,200 employees and is an integrated not-for-profit network of health care providers that serve Guilford, Forsyth, Rockingham, Alamance, Randolph, Caswell and surrounding counties. The Cone Health network comprises more than 100 locations, including six hospitals, three ambulatory care centers, three outpatient surgery centers and three urgent care centers.

Ralph Lauren Corp. is a global leader in the design, marketing, and distribution of premium lifestyle products. Its local operations include a distribution center, tech center, design and office operations in Greensboro, High Point and Kernersville. Ralph Lauren currently employs 2,853 people.

One of the world's leading manufacturers of trucks, buses, construction equipment and marine and industrial engines, Volvo Group employs over 2,000 people in the Triad region. Mickey Truck Bodies, a subsidiary of Volvo added 93 jobs to its current employee base.



**Top 10 MSA for new and expanding manufacturing facilities**

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