



## KEY FEATURES

- Total± 36,314 SF (±6,100 SF Office)
  - Space A: ±19,764 SF
  - Space B: ±16,560 SF
- 3 Dock Doors
  - 2 (8'x8') Doors
  - 1(8'x12') Door
- 17' Clear
- Outdoor Storage Available
- Sprinklers
- New Parking Lot
- Available 5/1/26

INDUSTRIAL - FOR LEASE

\$7.85 PSF NNN

# BAKER COURT WAREHOUSE

705 Baker Court

High Point, NC 27263

Excellent industrial lease opportunity in High Point, NC. This ± 36,314 SF warehouse sits on ±2.18 acres and offers exceptional functionality with three dock-high doors, and 17' clear height, and light industrial zoning. Additional highlights include city water and sewer, natural gas and three restrooms. Outdoor storage is available, providing additional flexibility for a variety of industrial or distribution uses. The building was recently painted and parking lots have been redone.

### LEARN MORE ABOUT THIS PROPERTY

#### JORDAN REECE, CCIM

Jordan@commercialrealtync.com

336.689.7454, cell

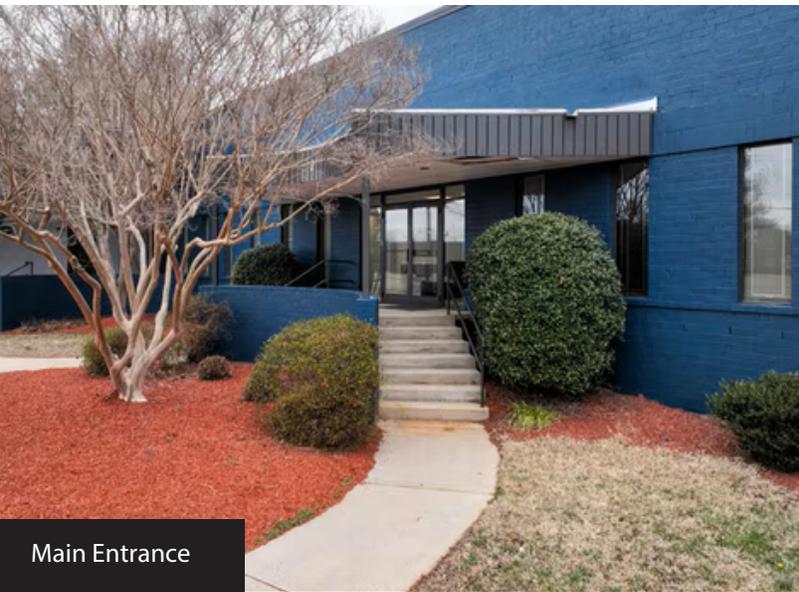
#### STEVE VALLOS

Steve@commercialrealtync.com

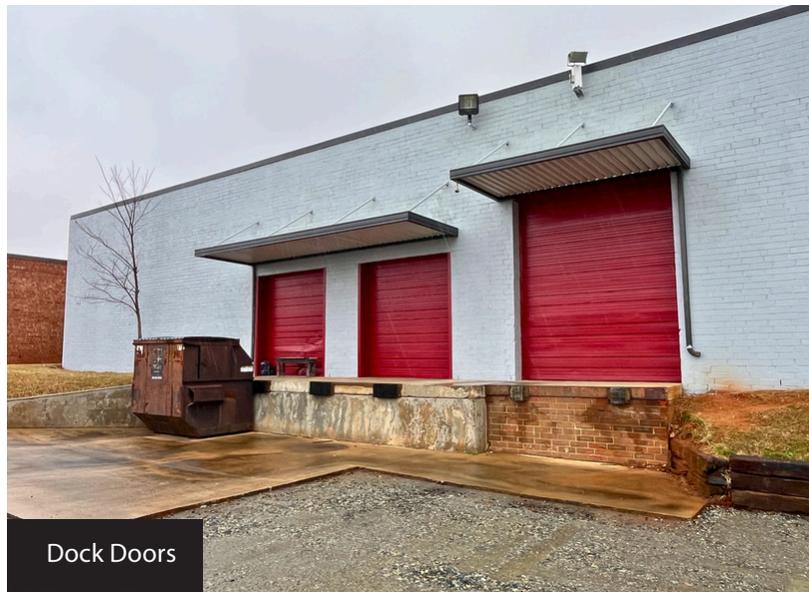
336.793.0890, ext 105



Aerial



Main Entrance



Dock Doors

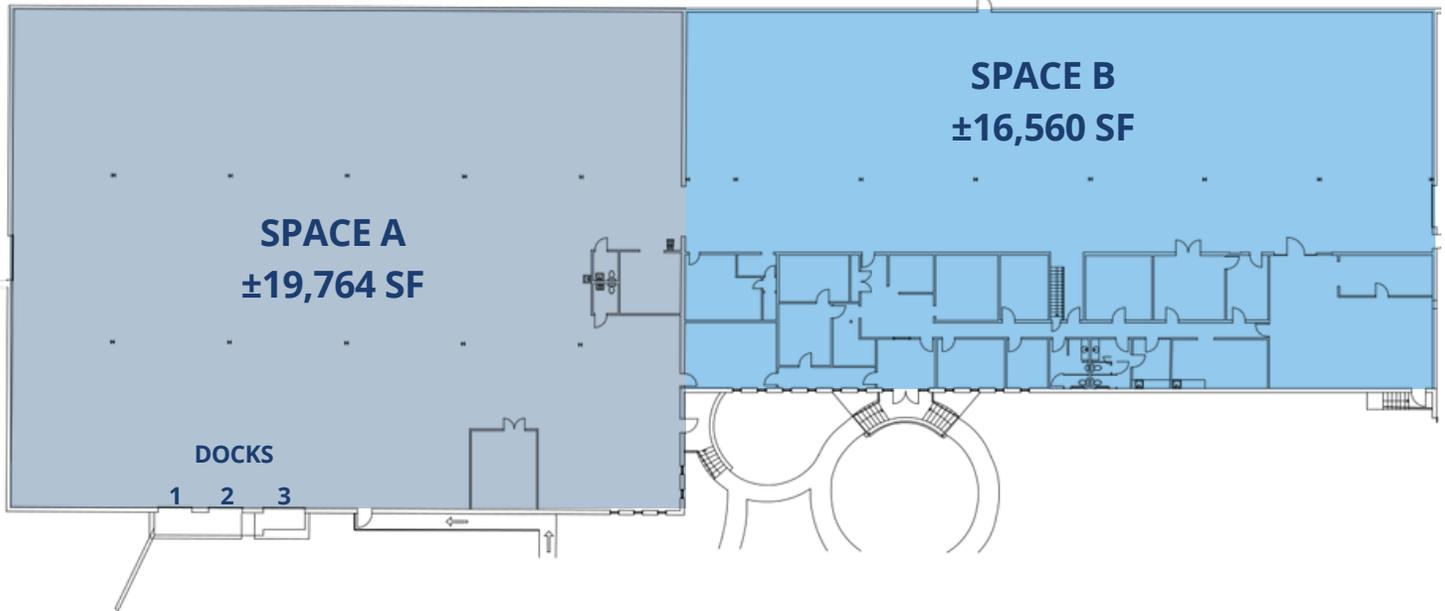


Exterior

INDUSTRIAL - FOR LEASE

\$7.85 PSF NNN

**TOTAL AVAILABLE  
±36,314 SF**



**BAKER COURT WAREHOUSE**

LOCATION

<b>Address</b>	705 Baker Court	<b>City</b>	High Point
<b>State</b>	North Carolina	<b>Zip</b>	27263
		<b>County</b>	Guilford

PROPERTY DETAILS

<b>Total Available SF ±</b>	36,314	<b>Acres ±</b>	2.18	<b>Ceiling Height ±</b>	17'
<b>Space A ±</b>	19,764	<b>Space B ±</b>	16,560	<b>Year Built</b>	1972

UTILITIES

<b>Sewer</b>	City of HP	<b>Water</b>	City of HP
--------------	------------	--------------	------------

TAX INFORMATION

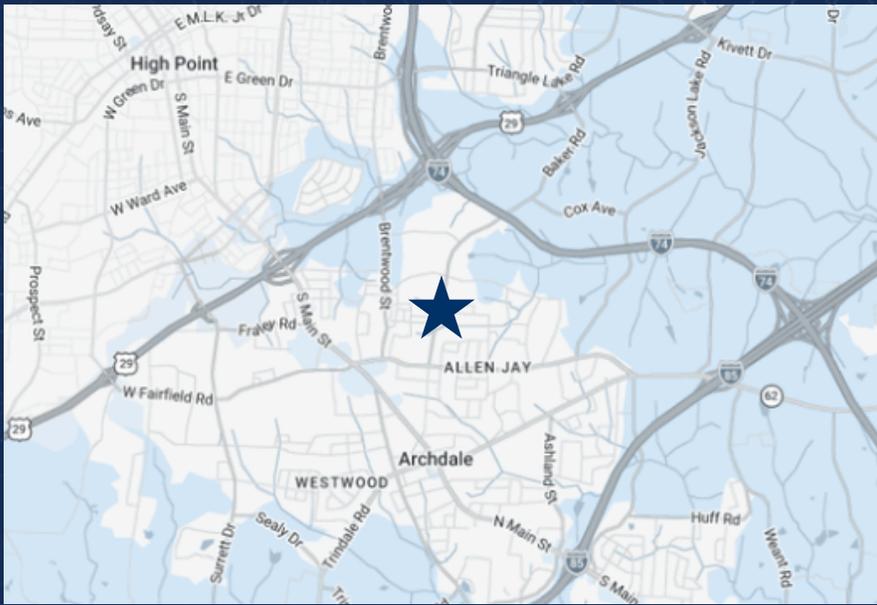
<b>Zoning</b>	LI - Light Industrial	<b>Tax Pin</b>	7719350436
---------------	-----------------------	----------------	------------

PRICING & TERMS

<b>Lease RT/SF ±</b>	\$7.85 PSF	<b>Lease Type</b>	NNN
----------------------	------------	-------------------	-----

INDUSTRIAL - FOR LEASE

\$7.85 PSF NNN



LOCATION FEATURES

- 1 Mile to Bus-85 / HWY 29
- 2.5 miles to I-85
- Strong Industrial Area
- 18 Miles to Piedmont Triad International (GSO)

751 WEST FOURTH STREET, SUITE 310 • WINSTON-SALEM, NORTH CAROLINA 27101 • COMMERCIALREALTYNC.COM • 336.793.0890

Neither CRA, the Seller, nor any of their respective employees or agents, has made any representation or warranty, expressed or implied, as to the completeness or accuracy of the brochure or any of its contents, and no obligations shall arise by any reason of this brochure or its contents.