



1200 Hickory Chapel Road

Flex/Industrial Property **For Sale**

Presented By:

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AUBREY LINVILLE

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1200 HICKORY CHAPEL ROAD

FLEX/INDUSTRIAL PROPERTY FOR SALE



1200 HICKORY CHAPEL RD
HIGH POINT, NC 27260

PROPERTY DESCRIPTION

Free standing $\pm 8,900$ SF flex/industrial building available off of Interstate-74. NNN lease in place through 3/31/28 providing nearly two years stabilized income. Ideal for owner occupant with intentions of acquiring commercial real estate in near term. Building features approximately $\pm 2,000$ SF office and about $\pm 6,900$ SF of sprinkled warehouse with drive and dock door. Shared drive with adjacent property.

PROPERTY HIGHLIGHTS

- Total $\pm 8,900$ SF includes small office footprint
- NNN Lease in place through 3/31/28, income value of approximately \$66,000
- Ease of access to Interstate-74 and Interstate-85

OFFERING SUMMARY

Sale Price:	\$450,000
Lot Size:	0.83 Acres
Building Size:	$\pm 8,900$ SF

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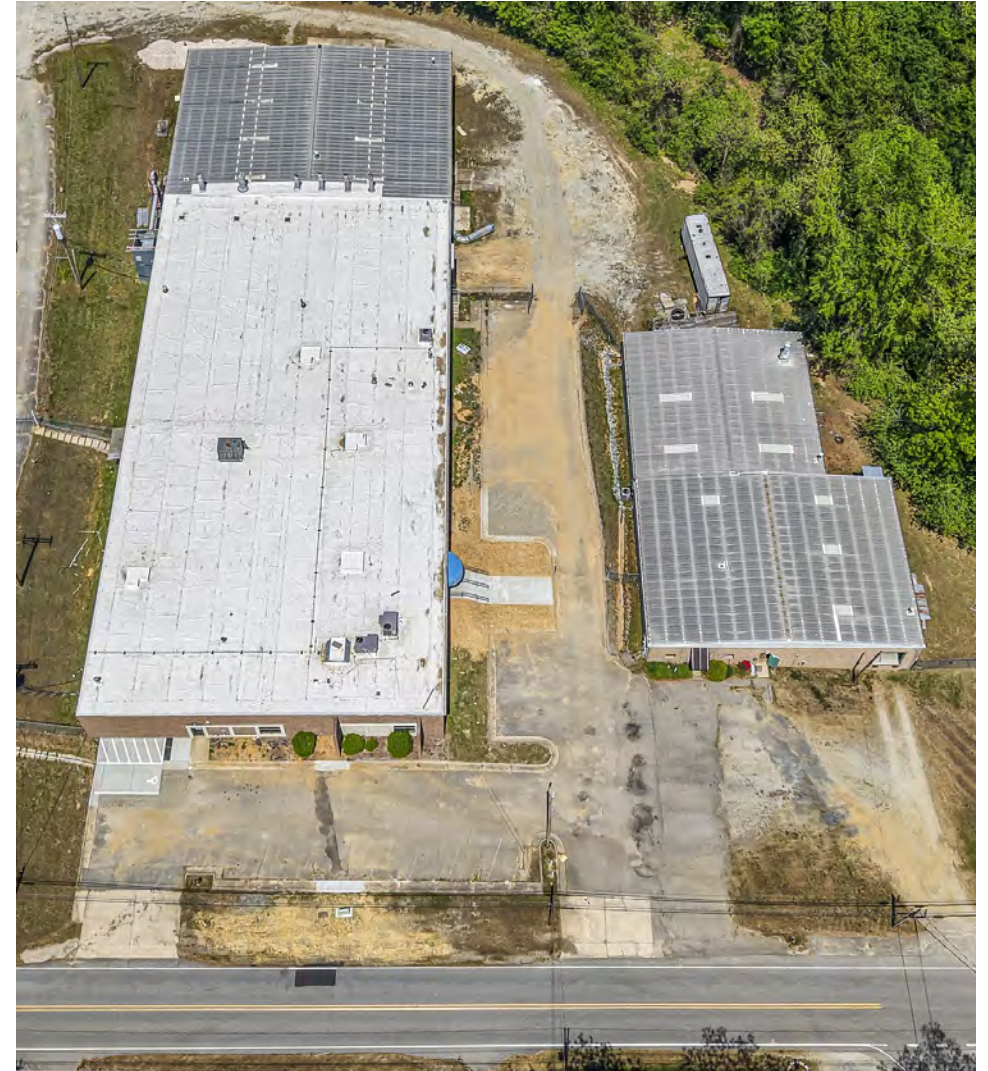
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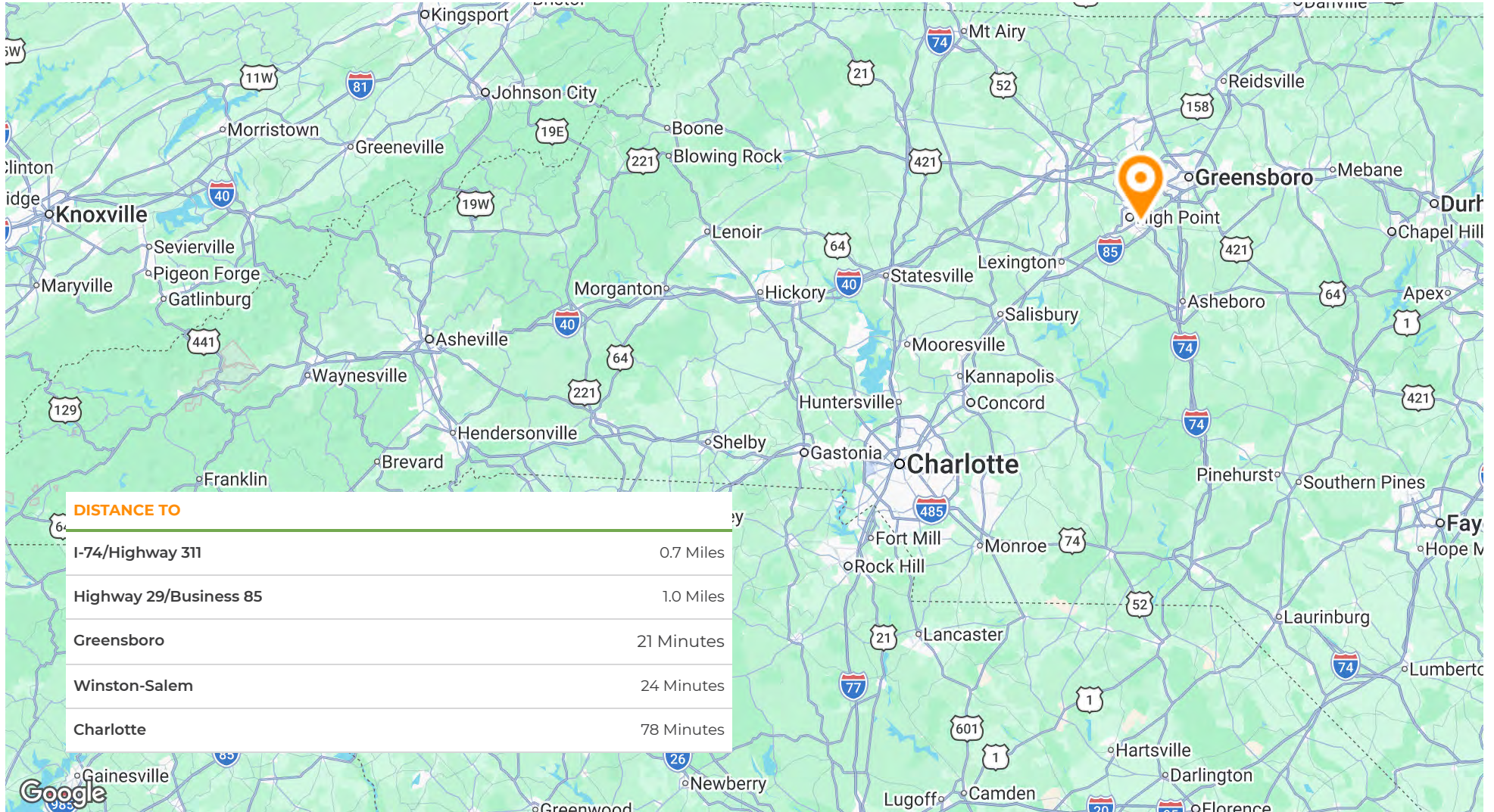
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LOCATION INFORMATION

Street Address	1200 Hickory Chapel Rd
City, State, Zip	High Point, NC 27260

PROPERTY INFORMATION

Property Type	Industrial
PIN	7810-33-1185
Zoning	LI
Lot Size	0.83 Acres
Building Size	±8,900 SF
Year Built	1982
Ceiling Height	11'9"
Doors	1 Drive-in 1 Dock
Utilities	Water, Sewer, Gas
Sprinkler	Yes
Power	240 V, 3 Phase



SALE PRICE: \$450,000

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