



HIGH POINT - INDUSTRIAL

1415 South Elm Street, High Point, NC 27260

FOR SALE: \$2,200,000.00

CONTACT:

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PROPERTY SUMMARY



Property Summary

Building SF:	46,000
Lot Size:	2.65 Acres
Price:	\$2,200,000
Year Built:	1964
Zoning:	LI
Docks:	10
Drive-in-Doors	2
Ceilig Height:	14' - 18'
Office :	1576

Property Overview

Ideal for owner operator
Highly functional for warehousing/distribution
Logistical access to major highways
Open Floor Plan
Fenced in truck yard
Power - 480 V 3 Phase

Location Overview

Located in High Point's Industrial District, this site offers easy access to I-74, I-85, I-40, and US-64. It's near Piedmont Triad International Airport and centrally positioned between Greensboro, Winston-Salem, and Charlotte.

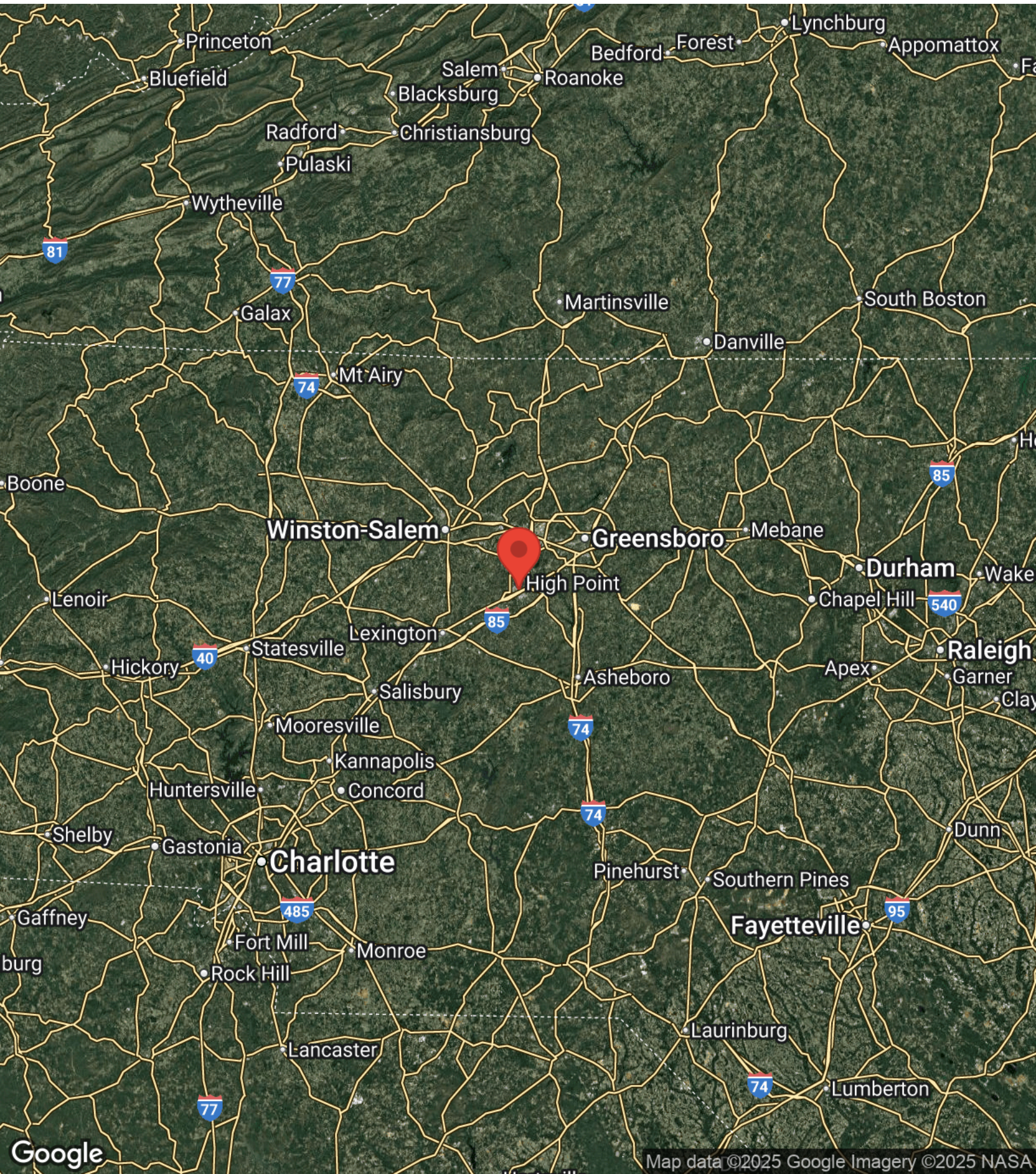
PROPERTY PHOTOS



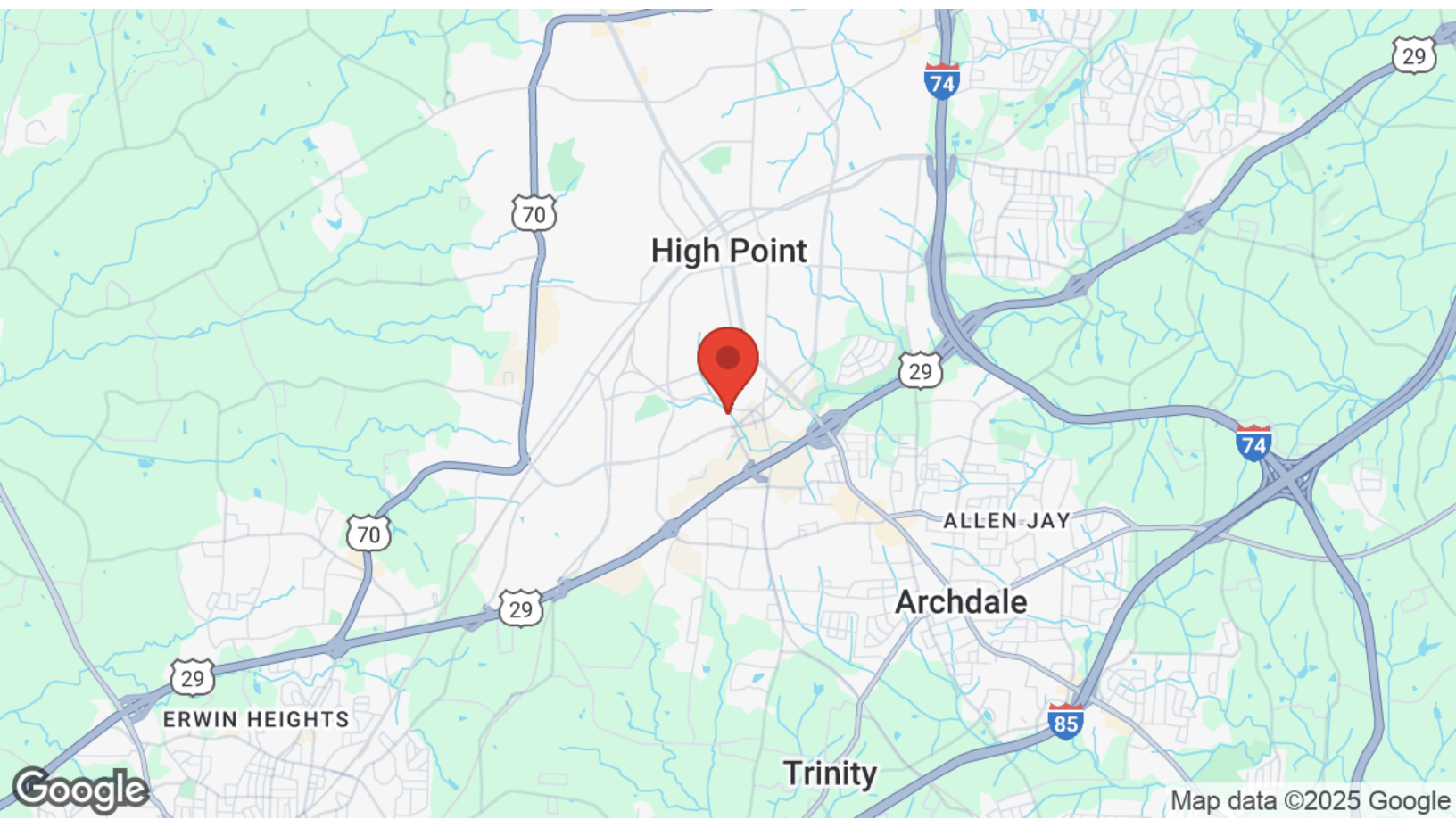
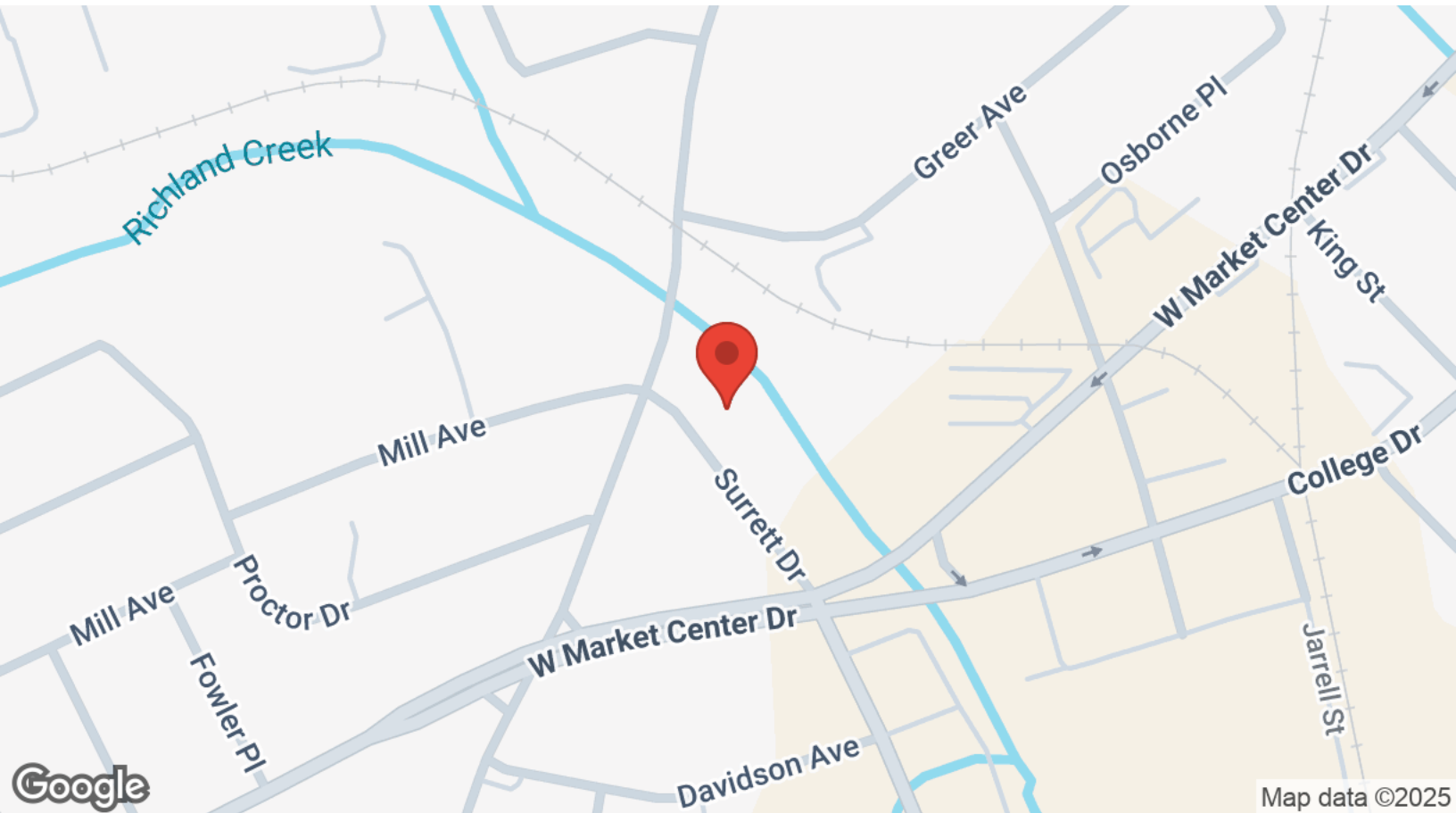
PROPERTY PHOTOS



REGIONAL MAP



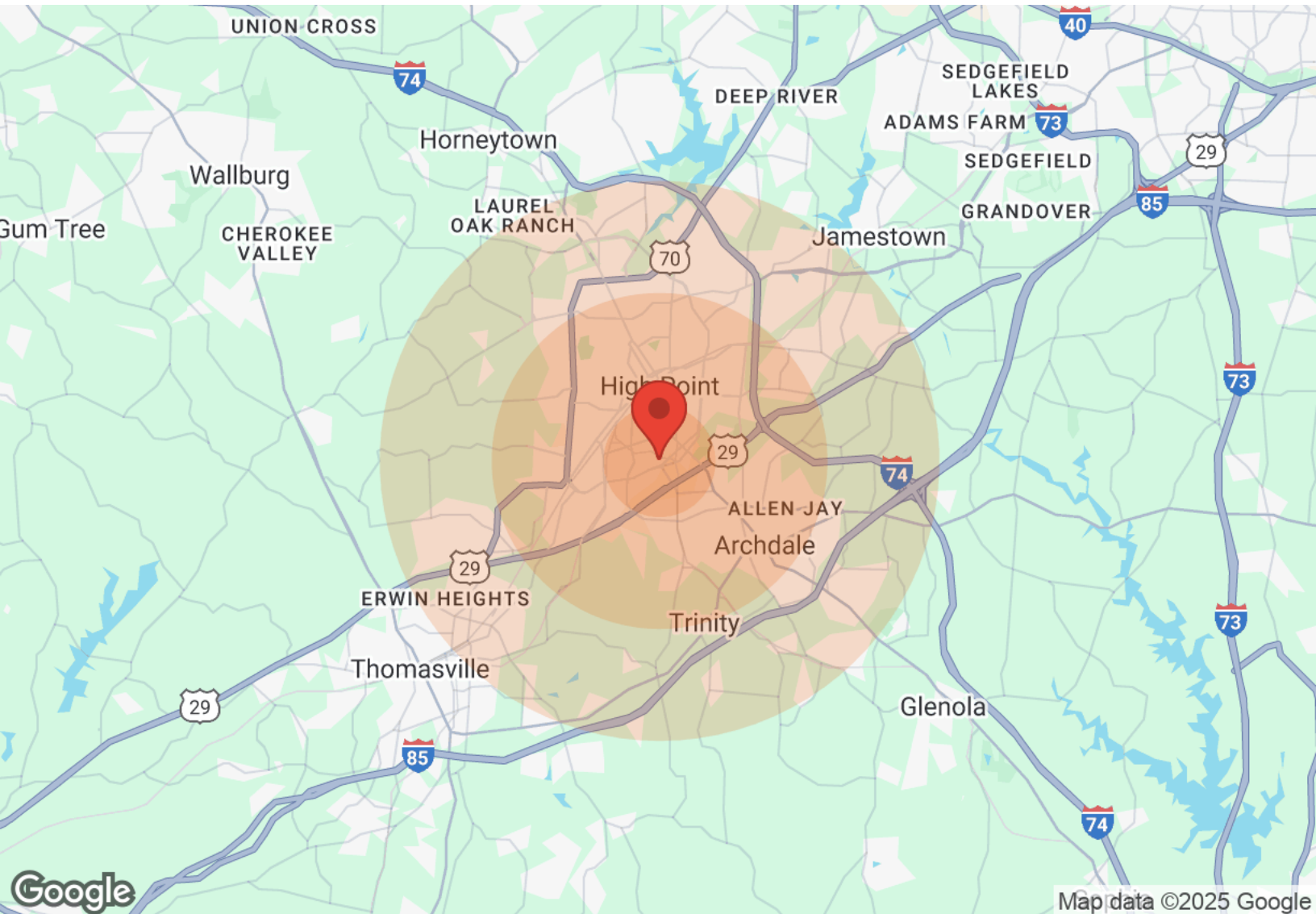
LOCATION MAPS



AERIAL MAP



DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	2,257	20,771	51,316
Female	2,435	22,359	55,363
Total Population	4,692	43,130	106,679

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,197	9,246	21,808
Ages 15-24	691	6,273	15,124
Ages 25-54	1,839	17,339	41,502
Ages 55-64	433	4,396	12,026
Ages 65+	532	5,876	16,219

Race	1 Mile	3 Miles	5 Miles
White	1,264	19,653	61,711
Black	2,068	17,260	33,345
Am In/AK Nat	25	91	176
Hawaiian	N/A	N/A	N/A
Hispanic	1,150	5,699	10,744
Multi-Racial	1,920	8,358	15,310

Income	1 Mile	3 Miles	5 Miles
Median	\$16,899	\$28,198	\$34,589
< \$15,000	879	4,537	8,093
\$15,000-\$24,999	343	2,428	5,711
\$25,000-\$34,999	247	2,192	5,578
\$35,000-\$49,999	236	2,636	6,452
\$50,000-\$74,999	94	2,156	7,979
\$75,000-\$99,999	34	871	3,706
\$100,000-\$149,999	N/A	734	2,703
\$150,000-\$199,999	N/A	236	665
> \$200,000	N/A	208	520

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,465	19,936	49,522
Occupied	2,028	16,991	43,222
Owner Occupied	509	7,898	24,693
Renter Occupied	1,519	9,093	18,529
Vacant	437	2,945	6,300