



INDUSTRIAL PROPERTY FOR SALE

3016 Sandy Ridge Rd, Colfax, NC 27235

Highly visible 15,330 SF warehouse building on 5.95 acres adjacent to the I-40 interchange and with 900' of frontage on I-40 and 200' of frontage on Sandy Ridge Road. 5,000 SF of building is an air-conditioned office/showroom with Men's/Women's bathrooms. Warehouse is insulated and has one 10" H x 8' W loading dock and five exterior drive-in doors (two 16' H x 14' W, one 16' H x 18' W, one 10' x 10', one 8' x 8'). Recently rezoned through Guilford County to CZ-LI (Conditional Zoning - Light Industrial). NCDOT has plans to widen Sandy Ridge Road in the next 5 years based on STIP U-4758 (see attached schematics). High Point city water access at the southern corner next to Farmers Market entrance and sewer access is across Sandy Ridge Road. Annexation into High Point required to access water/sewer. Currently the warehouse building has well/septic. Call for pricing.



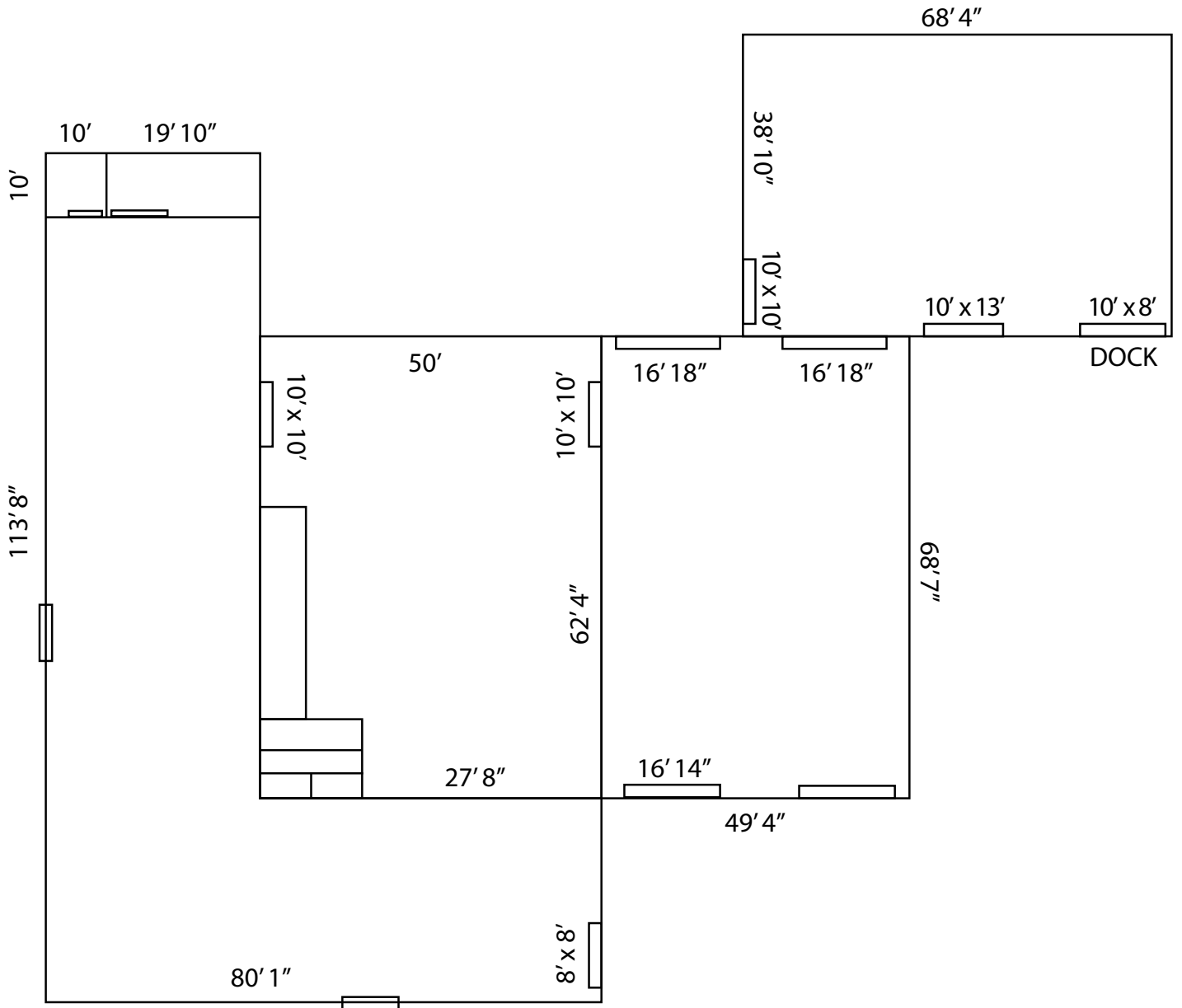
Industrial Property | 3016 Sandy Ridge Road, Colfax, North Carolina 27235



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Information and data contained herein has been compiled from a variety of sources, including owner's statements, tax records, and the survey of others. This information is deemed reliable but is subject to errors, omissions and change without notice. No warranty or representation is made as to the accuracy thereof. References to square footage and age are approximate only. All information contained herein is subject to independent verification.



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