



KEY FEATURES

- ±72,000 - 106,470 SF
- Partially Conditioned Warehouse
- Compressed Air Lines
- LED Lighting
- 2400Amps/3 Phase Service
- Adjacent Rail Siding (Inactive)
- 30' x 40' and 40' x 48' Column Spacing
- 6 Dock Doors
- 1 Drive-In
- 13'-20' Clear Heights

INDUSTRIAL ±72,000-106,470 SF

FOR LEASE | \$4.75 MG

TEMPO BREVARD

2130 Brevard Road

High Point, NC 27263

Tempo Brevard is an industrial property that offers ±72,000 to ±106,470 square feet of zoned Light Industrial space. Key features include partially conditioned warehouse space, installed compressed air lines, energy efficient LED lighting, and a robust 2400Amps/3 phase electrical service. The property also offers 6 dock doors, 1 drive-in door, and clear heights ranging from 13' to 20'. Strategically located adjacent to I-74 and Business-85, this well maintained facility is perfectly positioned for a variety of industrial operations.

LEARN MORE ABOUT THIS PROPERTY

JORDAN REECE

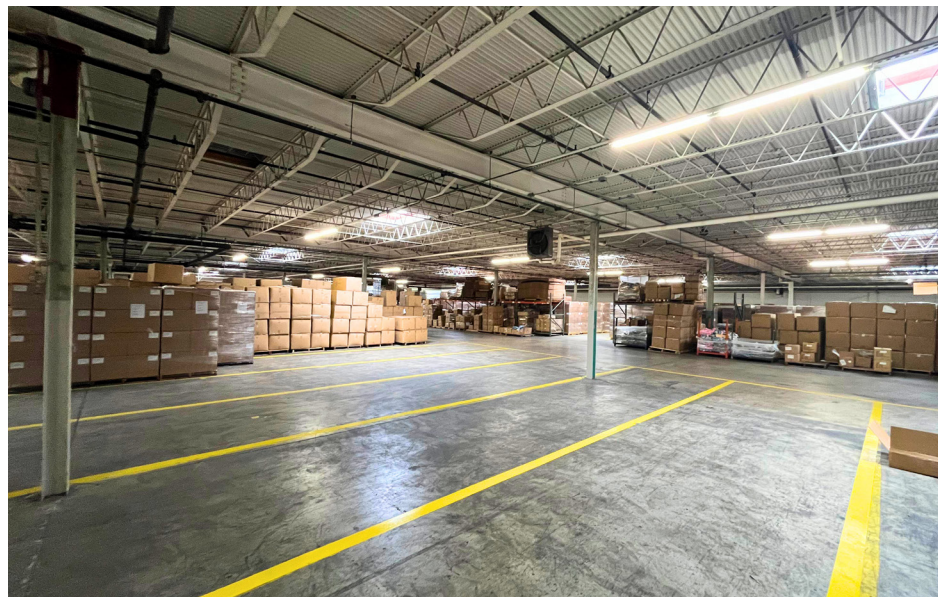
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TEMPO BREVARD

LOCATION

Address	2130 Brevard Road	County	Guilford
City	High Point	State	NC
		Zip	27263

PROPERTY DETAILS

Property Type	Industrial	Acres ±	4.96	Avail SF ±	72,000 - 106,470
Restrooms ±	4	Ceiling Height ±	13' - 20'	Parking ±	Ample
Building SF ±	106,470	Office SF ±	6,860	Flooring ±	Concrete
Docks ±	6	Roof	Rubber	Drive Ins ±	1
Year Built	1961	Building Exterior	Masonry	Sprinklered	Wet

UTILITIES

Electrical	Duke	Sewer	City of HP	Heat	Boiler / Forced Air
Water	City of HP	Air	Partial	Gas	PNG

TAX INFORMATION

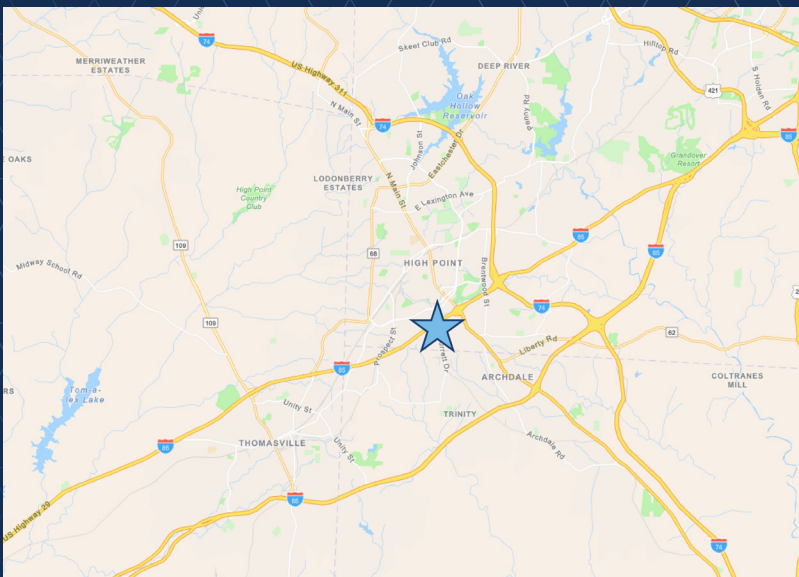
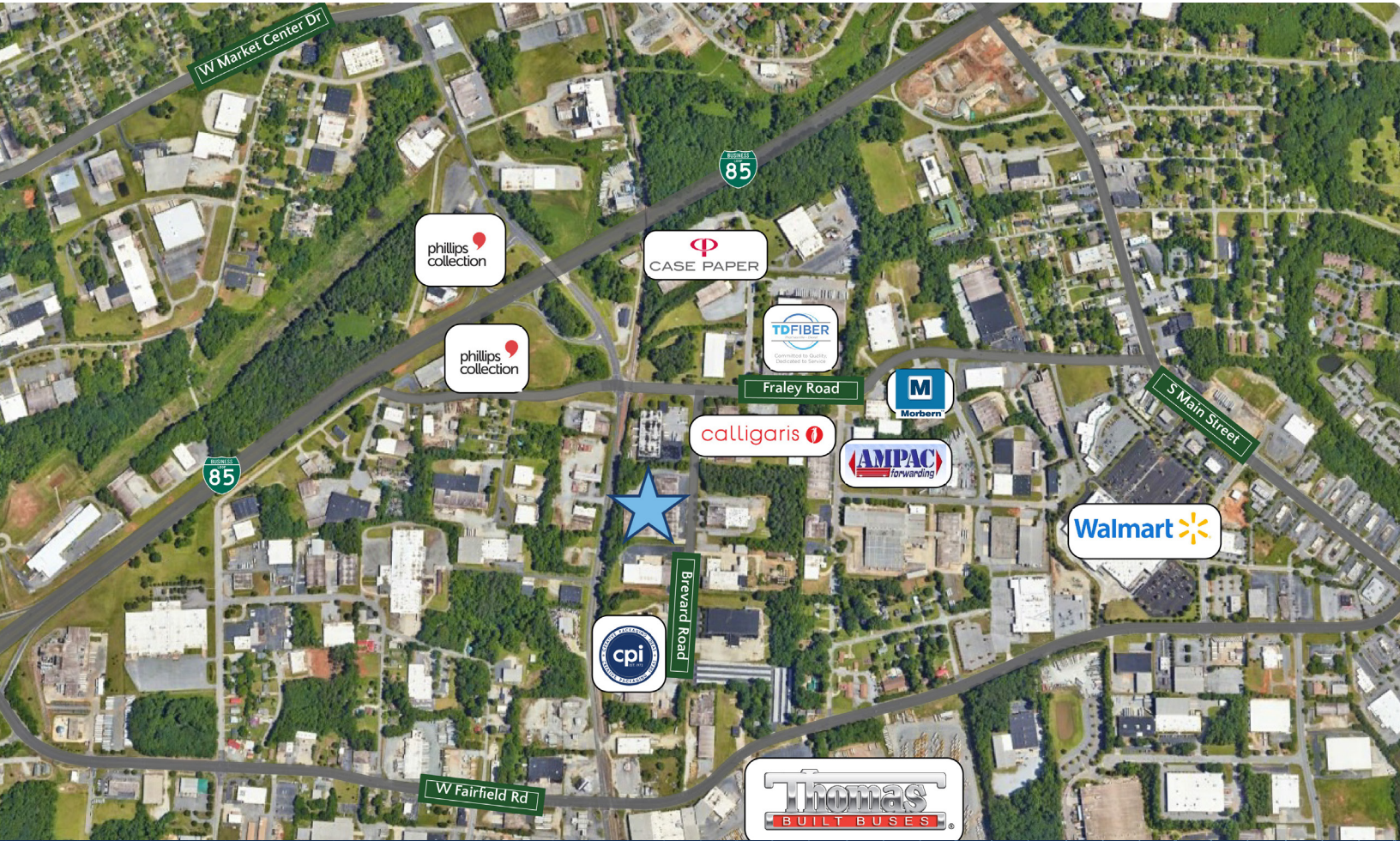
Zoning	LI
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PRICING & TERMS

Lease Rt/SF ±	\$4.75	Lease Type	Modified Gross
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INDUSTRIAL ±72,000-106,470 SF

FOR LEASE | \$4.75 MG



LOCATION FEATURES

- Adjacent to I-74 & Business-85