

INDUSTRIAL PROPERTY FOR LEASE

SCHIRRA PLACE

2401 & 2407 Schirra Place | High Point, NC 27263



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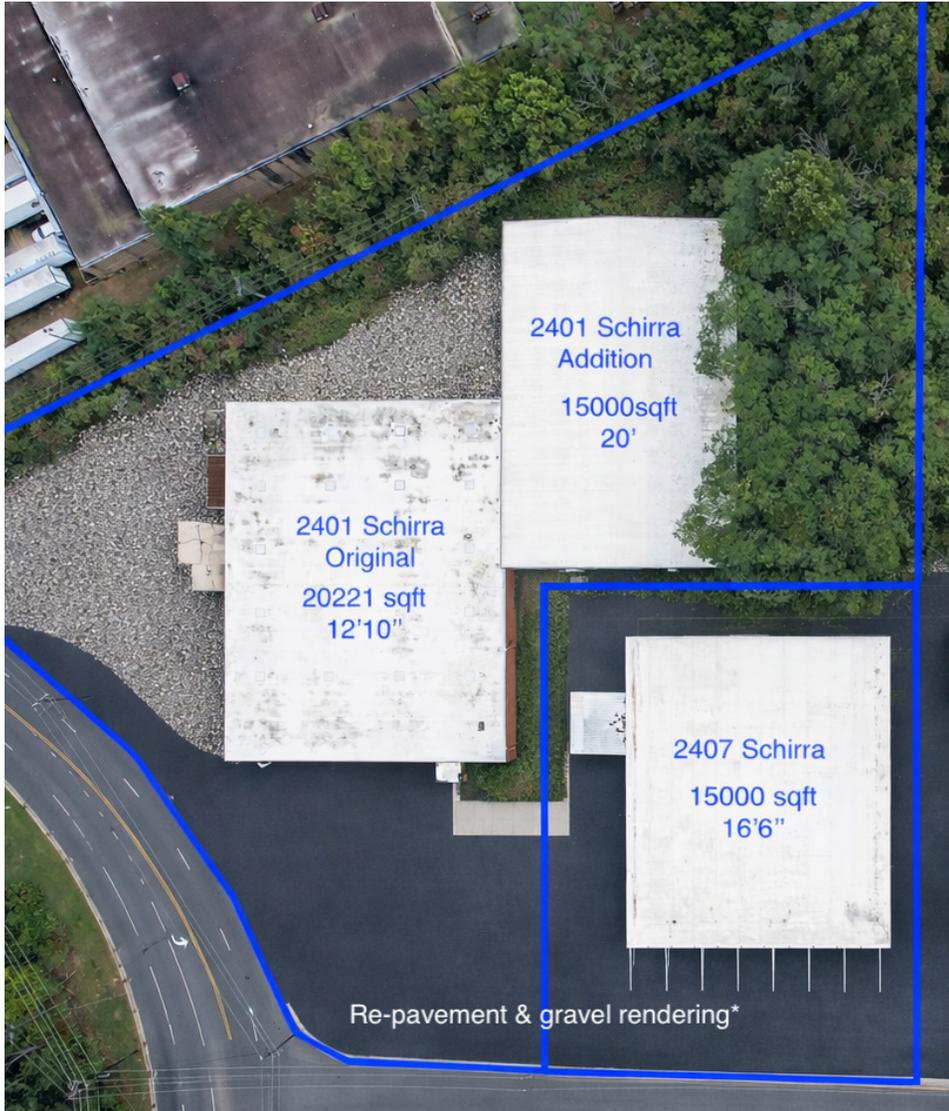


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PROPERTY DESCRIPTION

Three units for lease positioned strategically with convenient access to Piedmont Triad and major transportation routes.

PROPERTY HIGHLIGHTS

- Zoned LI
- Building 2401 Original: 20,221 SF; 3 Dock Doors, 1 Drive-in; 12'10" Clear
- Building 2401 Addition: 15,000 SF; 1 Drive-in; 20' Clear; Conditioned
- Building 2407: 15,000 Square Feet; 1 Dock Door; 16'6" Clear
- Wet sprinklers
- Power Supply: Bldg 2401 (220V 3-Phase & 600V 3 Phase); Bldg 2407 (220V 3 Phase)
- Improvements completed: office space and bathrooms
- Improvements coming: landscaping, parking,

OFFERING SUMMARY

2401 Lease Rate:	\$ 7.00SF/year (NNN)
2407 Lease Rate:	\$ 7.50SF/year (NNN)
Number of Units:	3
Available SF:	15,000 – 50,221 SF
Lot Size:	100,547 SF
Building Size:	35,221 SF and 15000 SF

DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Total Households	7,032	38,471	98,414
Total Population	17,650	99,192	244,416
Average HH Income	\$57,533	\$70,988	\$84,952

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2401 SCHIRRA ORIGINAL – 2021 SQFT

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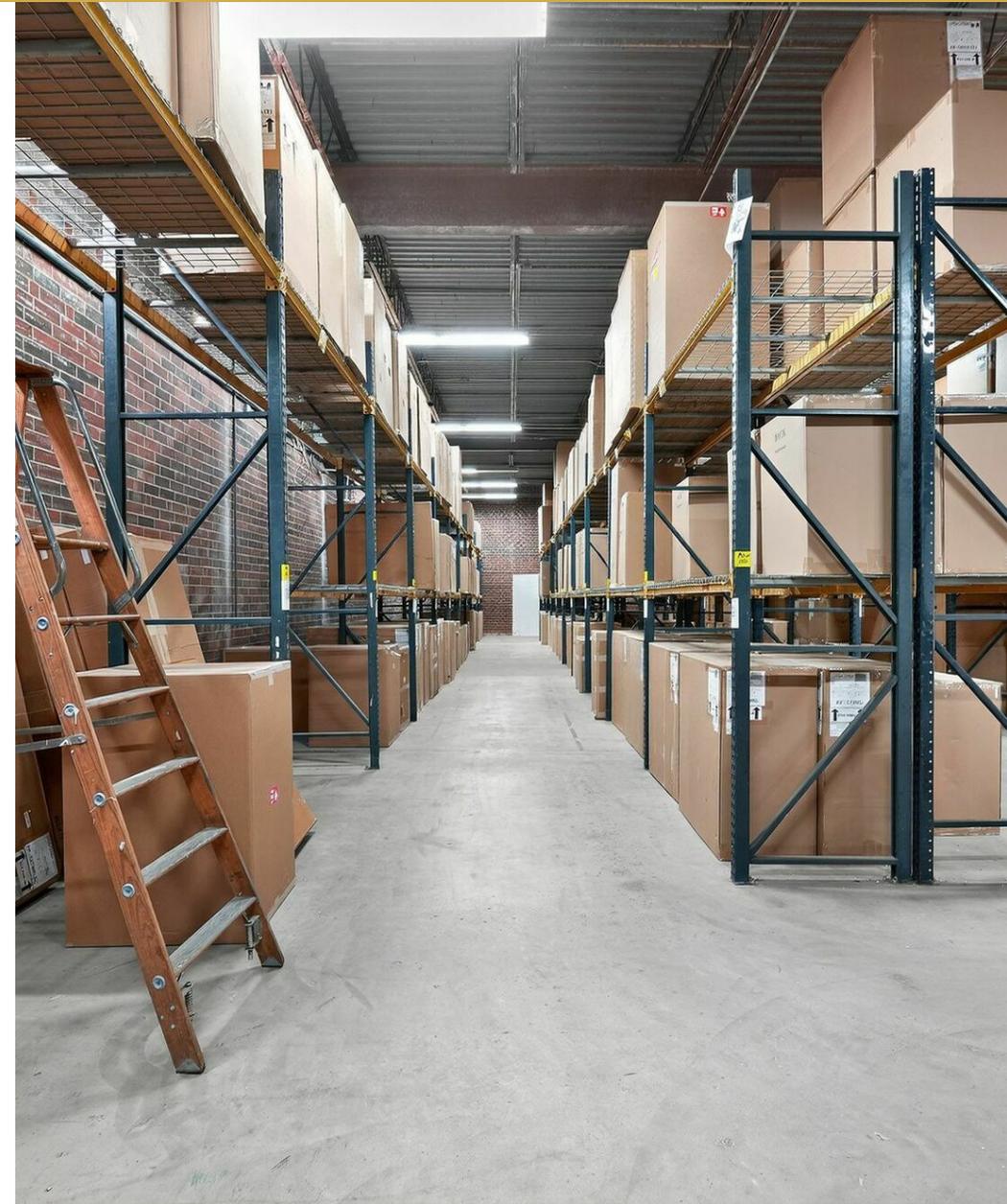
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2401 SCHIRRA ADDITION – 15000 SQFT

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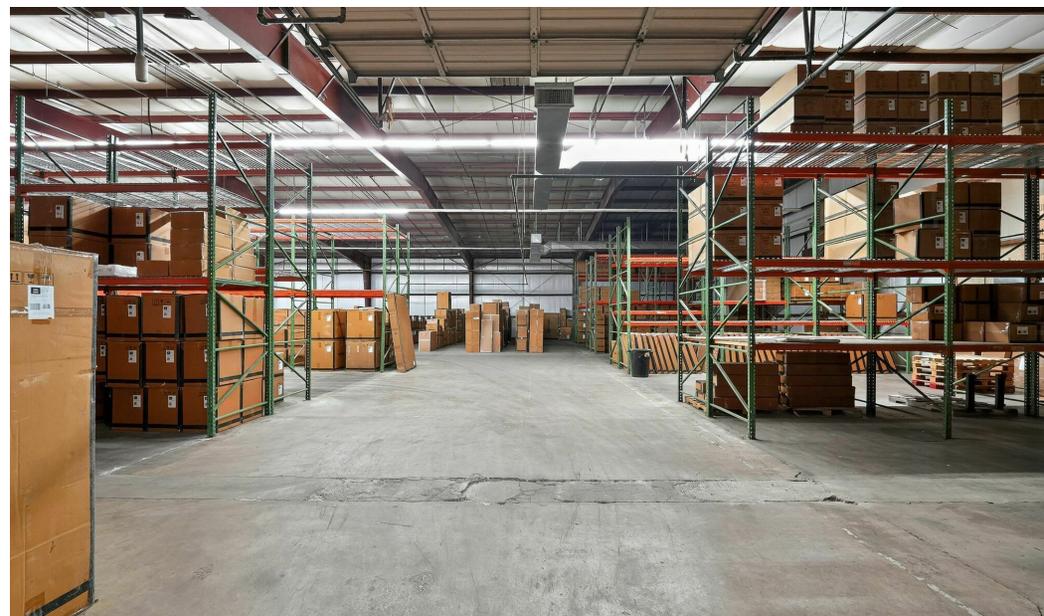
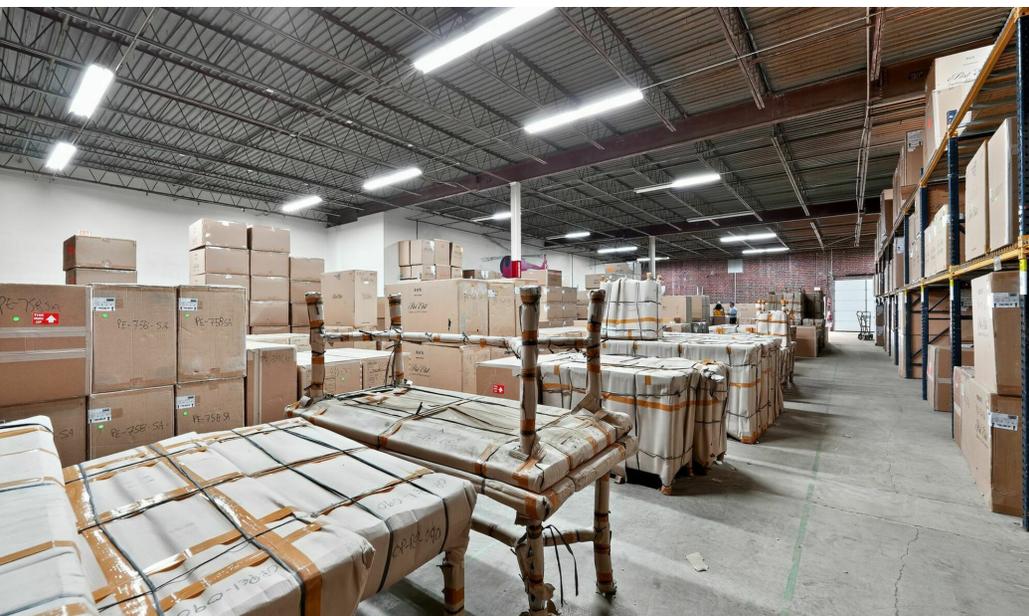
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2407 SCHIRRA PLACE

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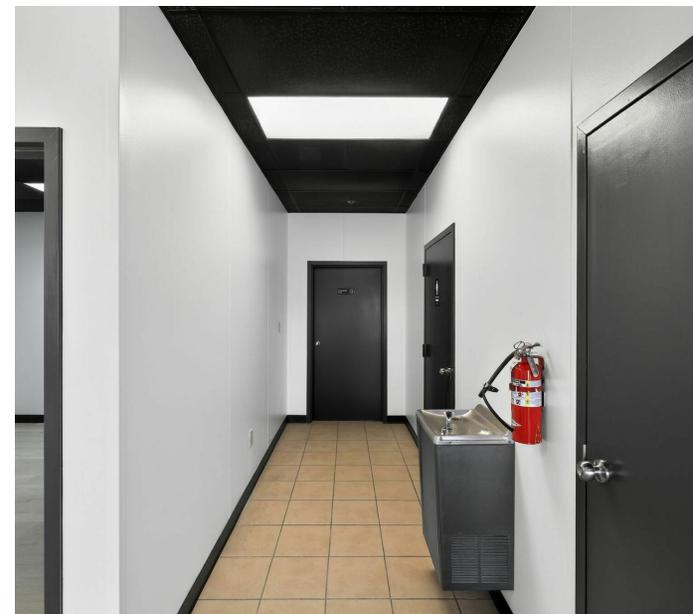
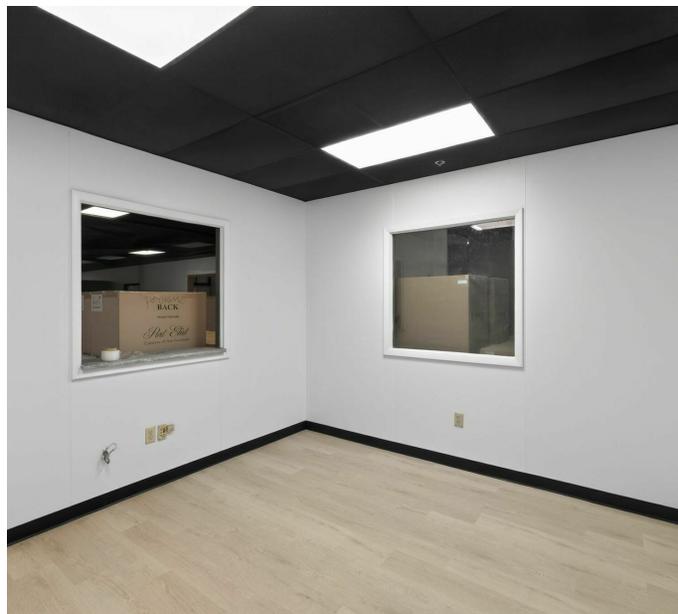
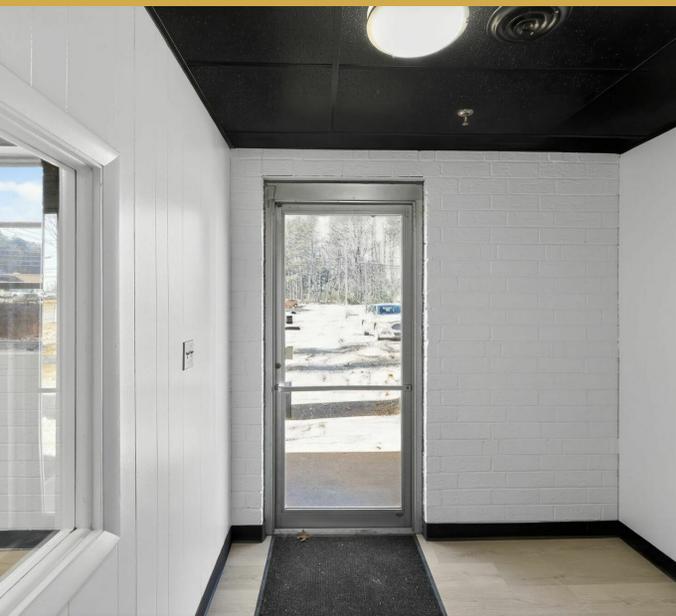
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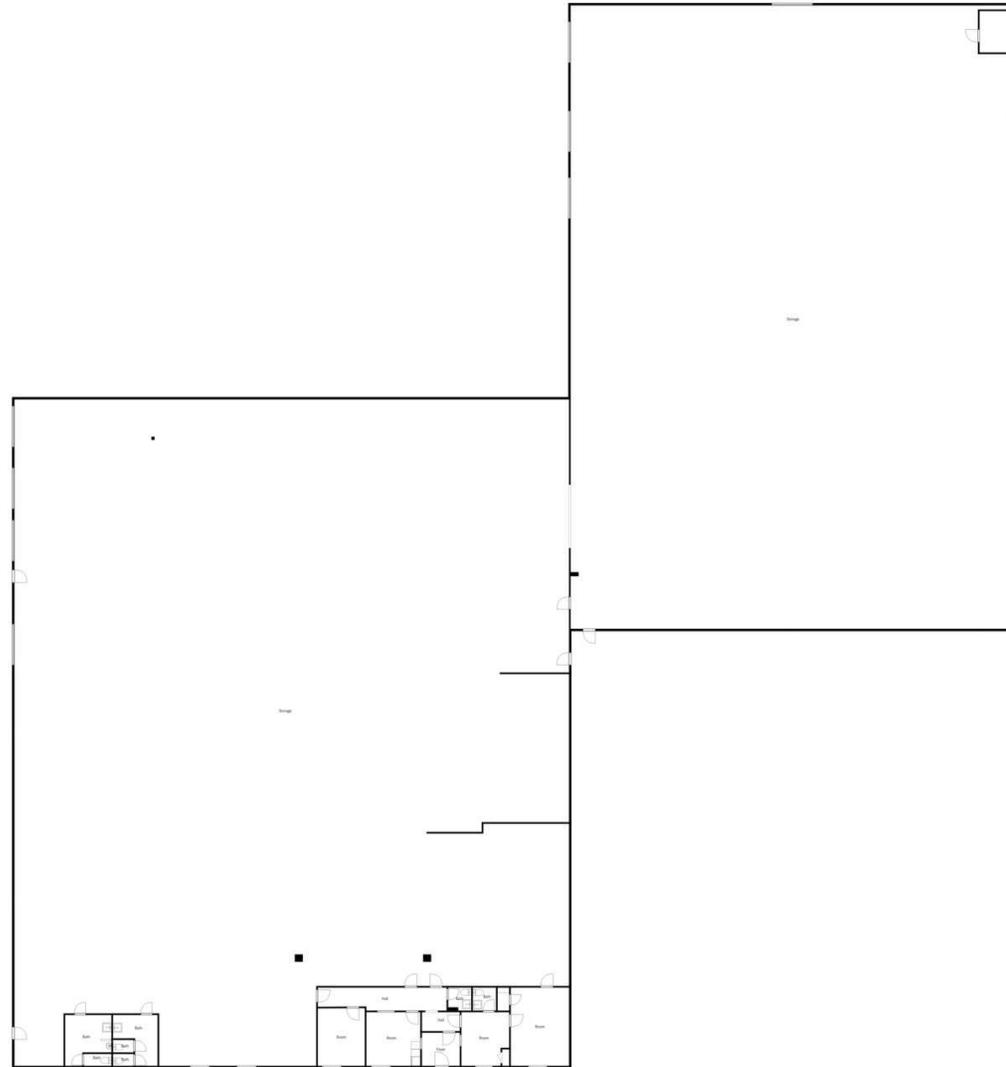
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2401 FLOOR PLAN

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Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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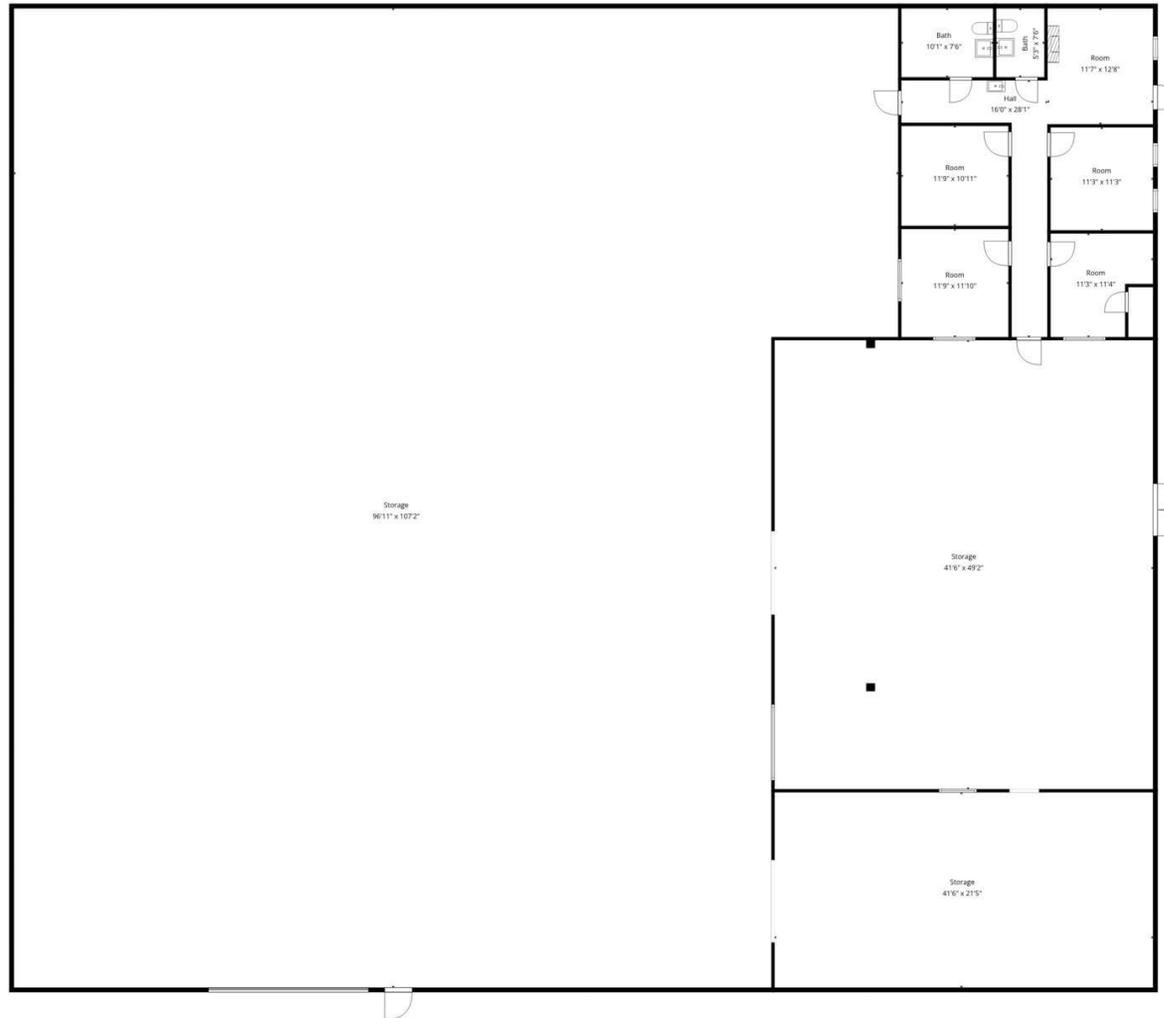
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2407 FLOOR PLAN

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TOTAL: 1015 sq. ft

FLOOR 1: 1015 sq. ft

EXCLUDED AREAS: STORAGE: 12369 sq. ft, WALLS: 232 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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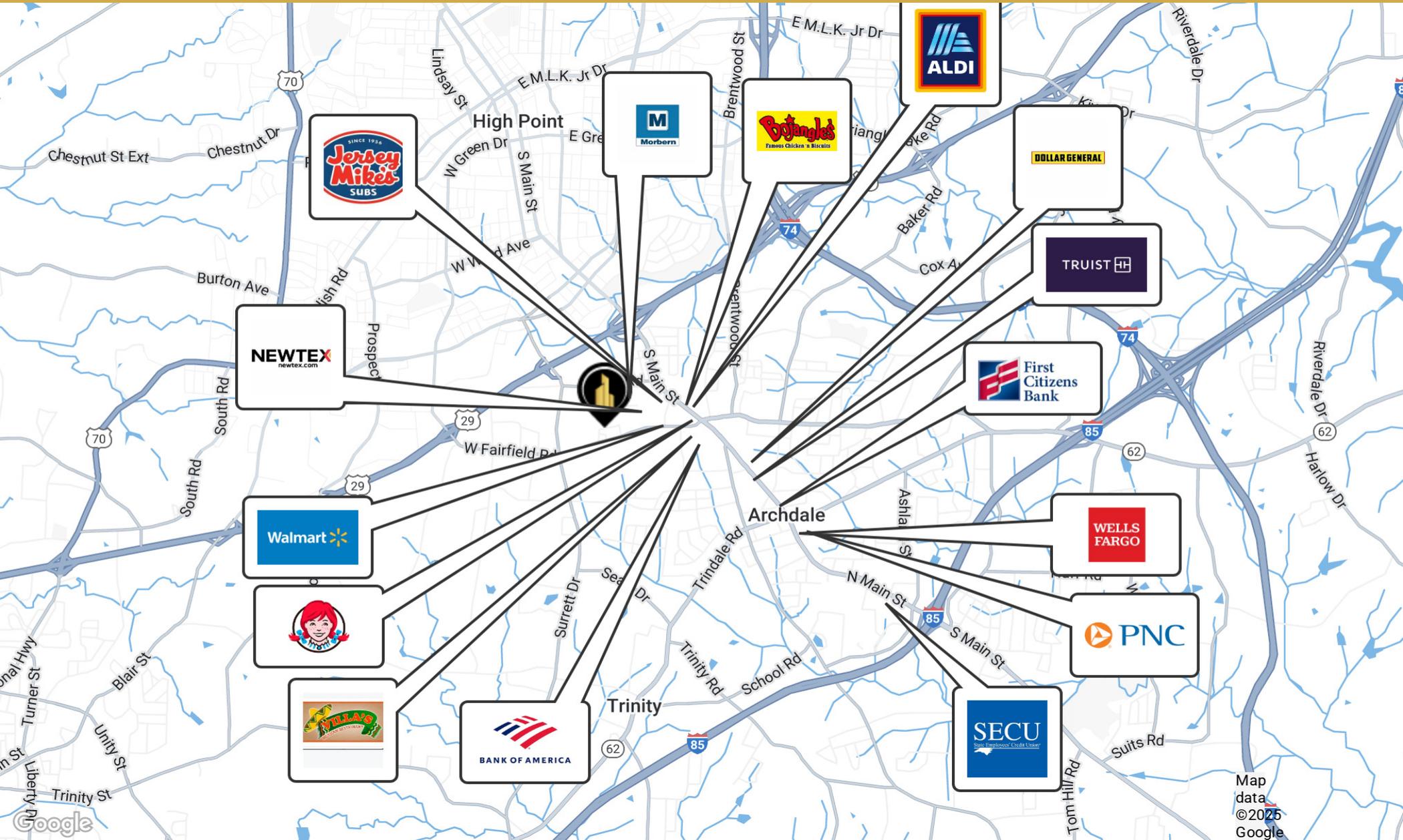
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