



420-422 South Road

Industrial Property **For Sale / Lease**

Presented By:

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PROPERTY DESCRIPTION

Totally renovated! ±10,000-21,500 SF available zoned-HI in High Point, NC. Recently renovated with ±1,350 SF of office, 5 restrooms, two drive-ins, a covered drive-in dock along with three more loading docks and is fully sprinklered. Large storage yard on this 1.42 acre lot. Ownership can complete fencing and add gates to the property if needed. Ceiling height varies - warehouse is 12' clear.

OFFERING SUMMARY

Sale Price:	\$1,095,000
Lease Rate:	\$3.95 - 4.50 SF/yr (NNN)
Available SF:	10,000 - 21,500 SF
Lot Size:	1.42 Acres
TICAM:	±\$0.38 PSF

SPACES	LEASE RATE	SPACE SIZE
Whole Building	\$3.95 SF/yr	21,500 SF
Upper Level	\$4.50 SF/yr	10,000 SF
Lower Level	\$4.50 SF/yr	11,500 SF

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Landlord can gravel with acceptable lease terms



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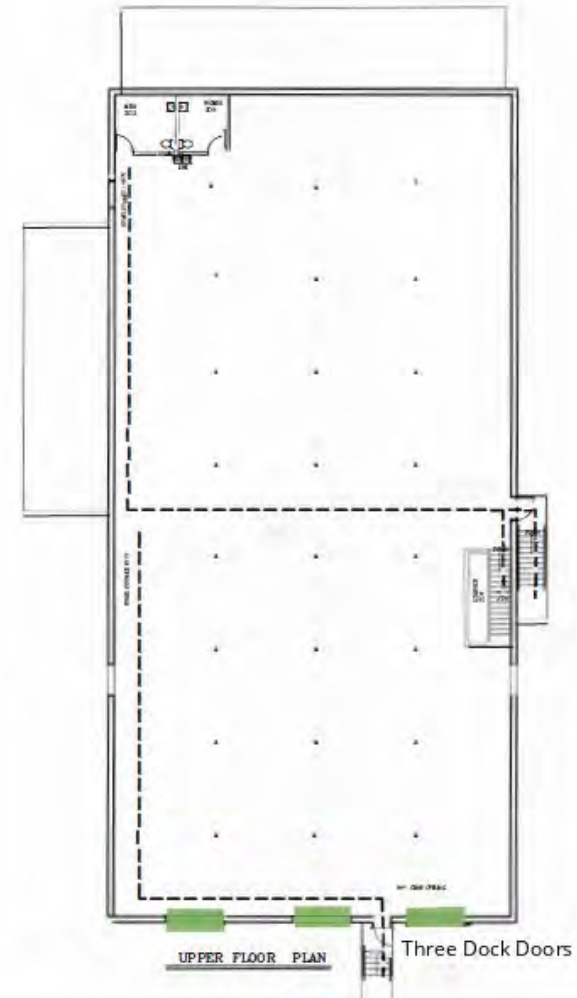
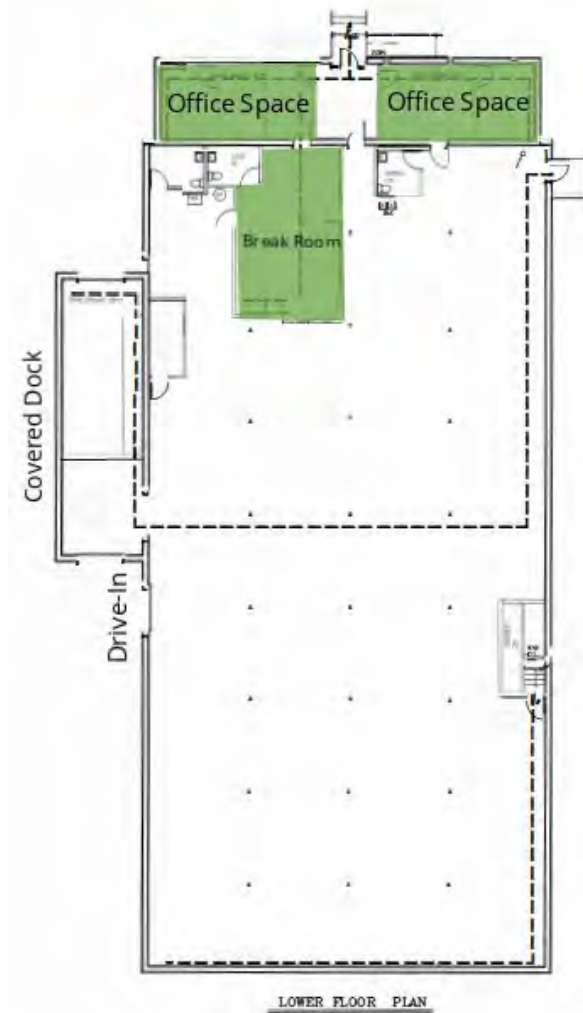
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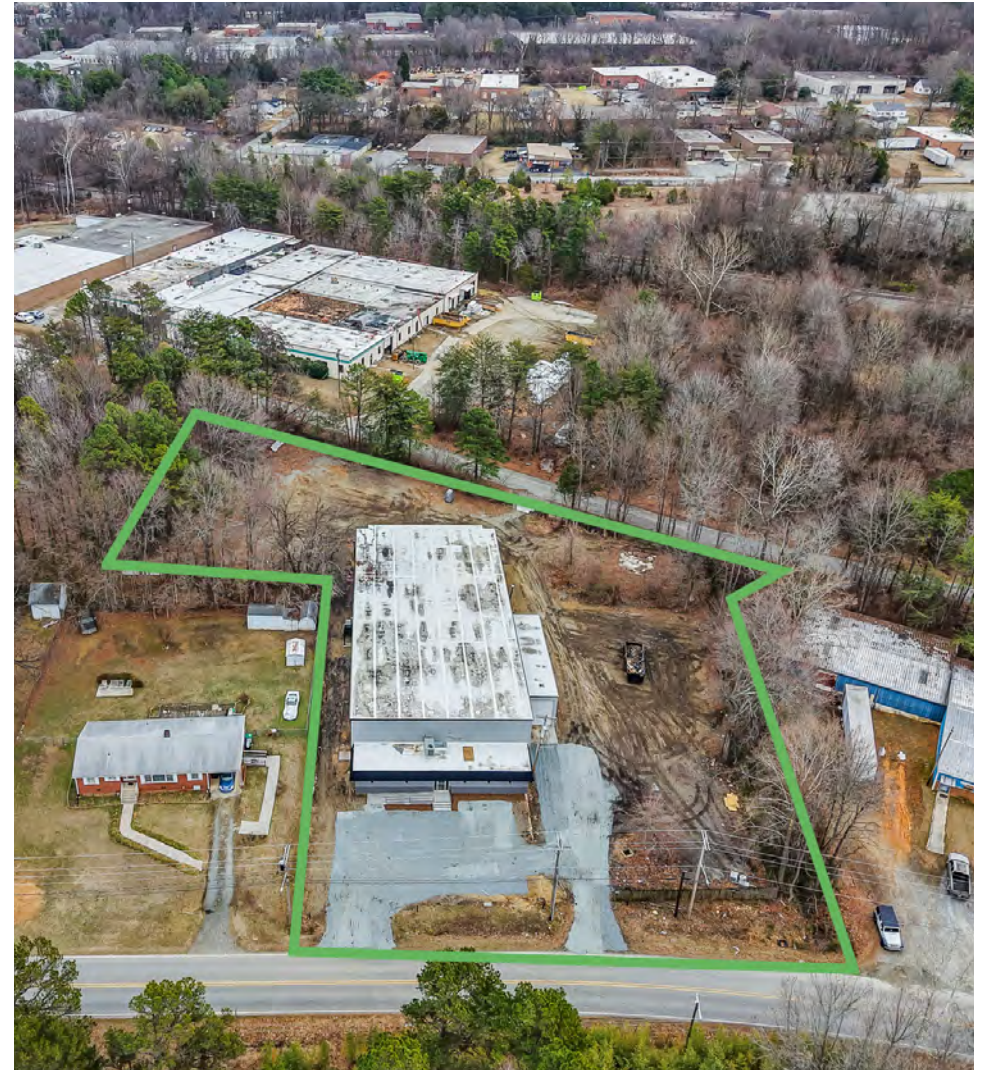
SALE PRICE: \$1,095,000
LEASE RATE: \$3.95 - 4.50
SF/YR (NNN)

LOCATION INFORMATION

Street Address	420-422 South Road
City, State, Zip	High Point, NC 27262

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	HI – Heavy Industrial
Lot Size	1.42 Acres
Building Size	±21,500 SF
Year Built	1970
Parking Type	Surface
TICAM	±\$0.38 PSF



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