

INDUSTRIAL PROPERTY FOR SALE / LEASE

2429 ASHFORD CIR

2429 Ashford Cir | High Point, NC 27262



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CITYPLAT
COMMERCIAL REAL ESTATE

CONFIDENTIALITY & DISCLAIMER

High Point, NC 27262

INDUSTRIAL PROPERTY FOR SALE / LEASE

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by City Plat in compliance with all applicable fair housing and equal opportunity laws.

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SECTION 1

PROPERTY INFORMATION



PROPERTY SUMMARY

High Point, NC 27262

INDUSTRIAL PROPERTY FOR SALE / LEASE



PROPERTY DESCRIPTION

Presenting an exceptional industrial investment opportunity in High Point, NC! This meticulously renovated 20,712 SF industrial building, originally constructed in 1973 and newly refurbished in 2025, is sure to captivate savvy investors. Zoned HI and strategically situated in the thriving High Point area, this property offers an ideal setting for industrial and commercial use. With ample space for a variety of industrial operations, this property represents a compelling blend of a well-established foundation with modern updates. Don't miss out on the opportunity to acquire this prime industrial asset.

PROPERTY HIGHLIGHTS

- - New Roof
- - New Sprinkler System
- - Renovated office space
- - Ample parking

OFFERING SUMMARY

Sale Price:	\$1,600,000
Lease Rate:	\$7.00 SF/yr (NNN)
Available SF:	20,712 SF
Lot Size:	68,790 SF
Building Size:	20,712 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	187	582	1,749
Total Population	496	1,510	4,529
Average HH Income	\$44,125	\$52,020	\$58,285

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LOCATION DESCRIPTION

Located in the thriving city of High Point, NC, the area surrounding the property boasts a vibrant community, abundant amenities, and convenient access to major transportation routes, the location features a brand new roof, a modern sprinkler system, two drive-in doors, a generous 15-foot clear height, and a well-appointed bathroom. These features contribute to the appeal of the area for Office / Office Building investors and tenants, providing a turnkey solution with modern amenities and functionality. Within a short distance, you'll find the High Point Market, the world's largest home furnishings trade show, showcasing the latest trends in design and innovation. Nearby, the International Home Furnishings Center and High Point University contribute to the area's dynamic atmosphere.

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COMPLETE HIGHLIGHTS

High Point, NC 27262

INDUSTRIAL PROPERTY FOR SALE / LEASE



PROPERTY HIGHLIGHTS

- - New Roof
- - New Sprinkler System
- - Renovated office space
- - Ample parking
- - New LED lighting
- - High Ceilings
- 20,712 SF industrial building
- New roof and sprinkler system
- Zoned HI for versatile industrial and commercial use



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ADDITIONAL PHOTOS

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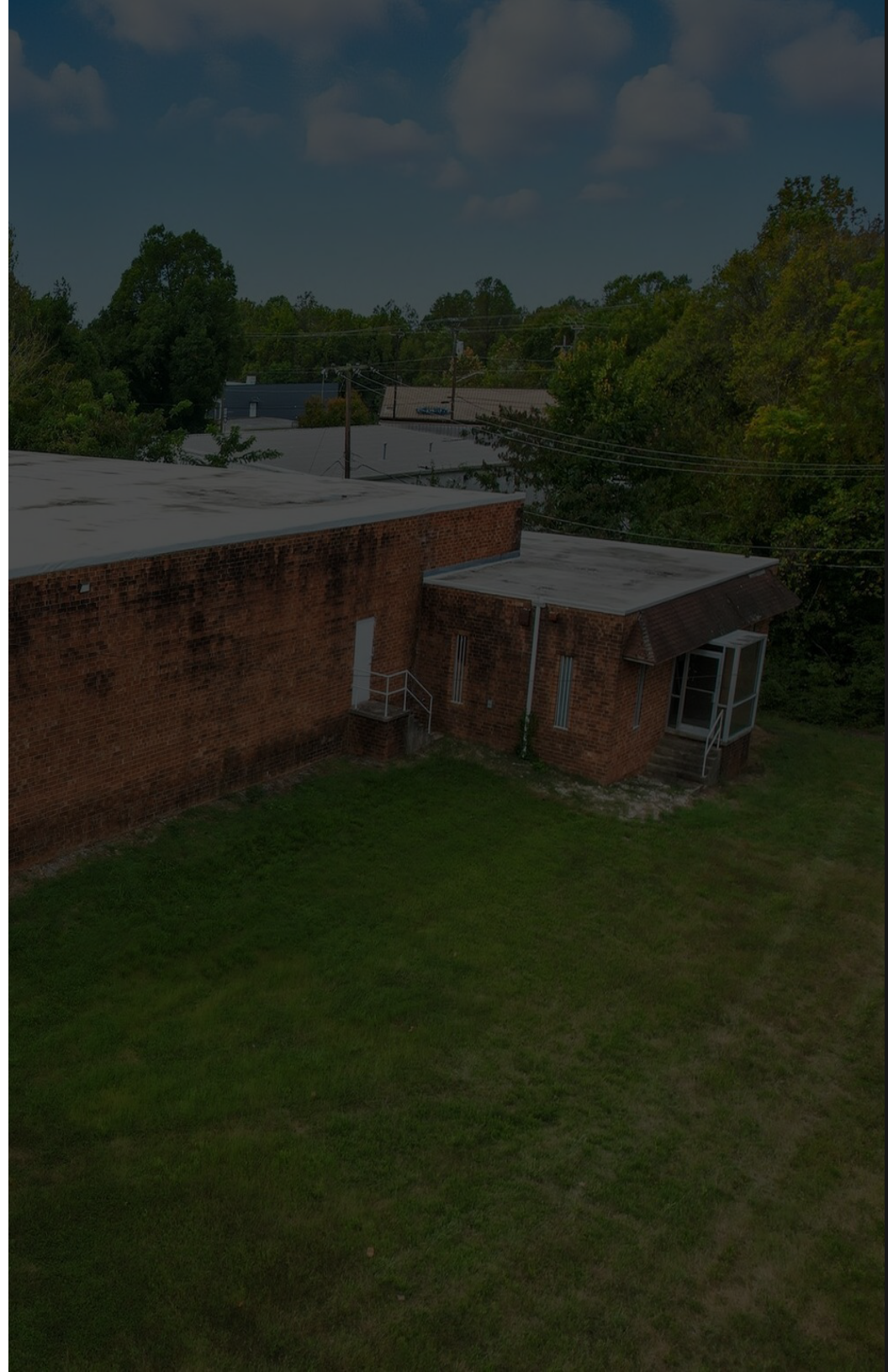
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SECTION 2

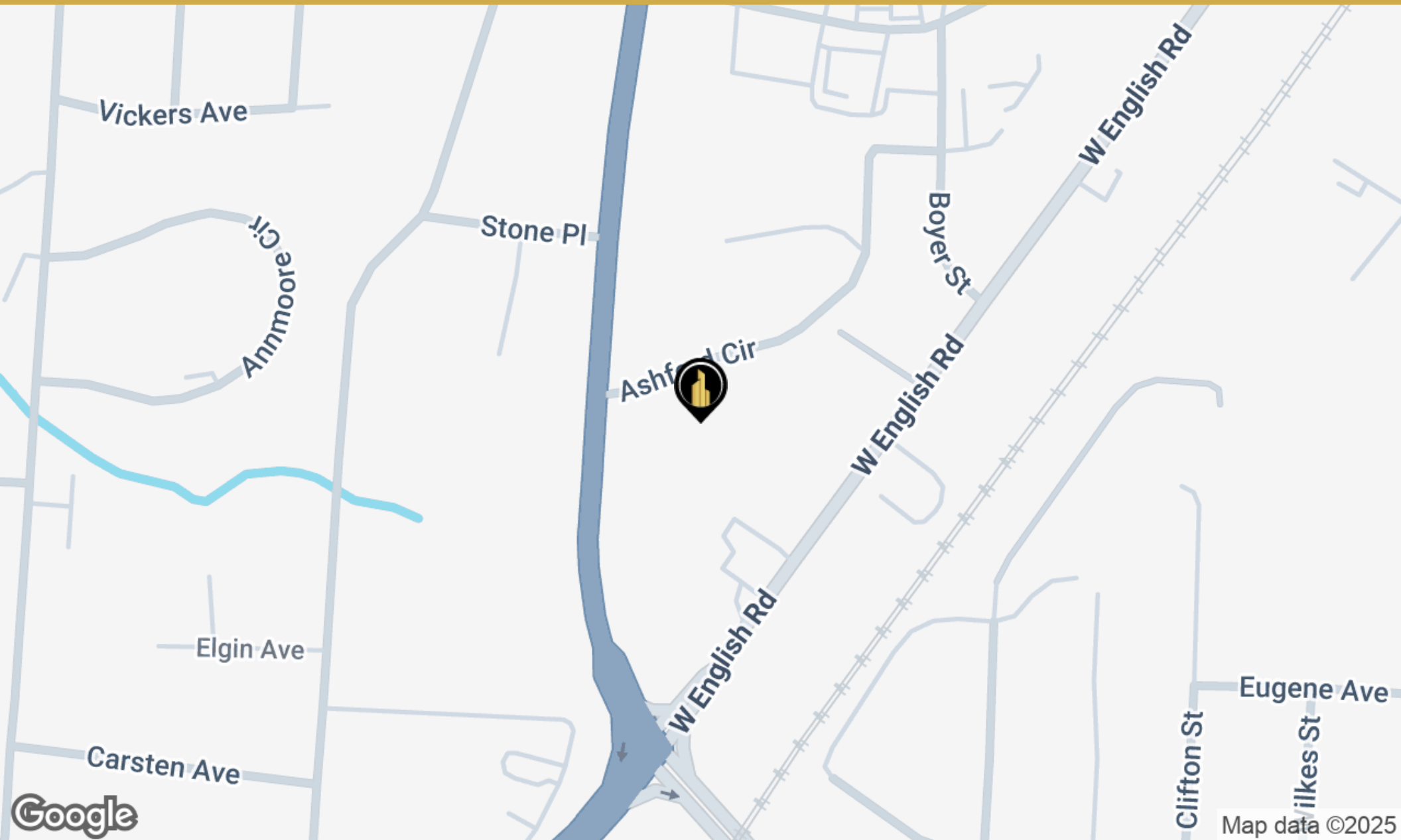
LOCATION INFORMATION



LOCATION MAP

High Point, NC 27262

INDUSTRIAL PROPERTY FOR SALE / LEASE



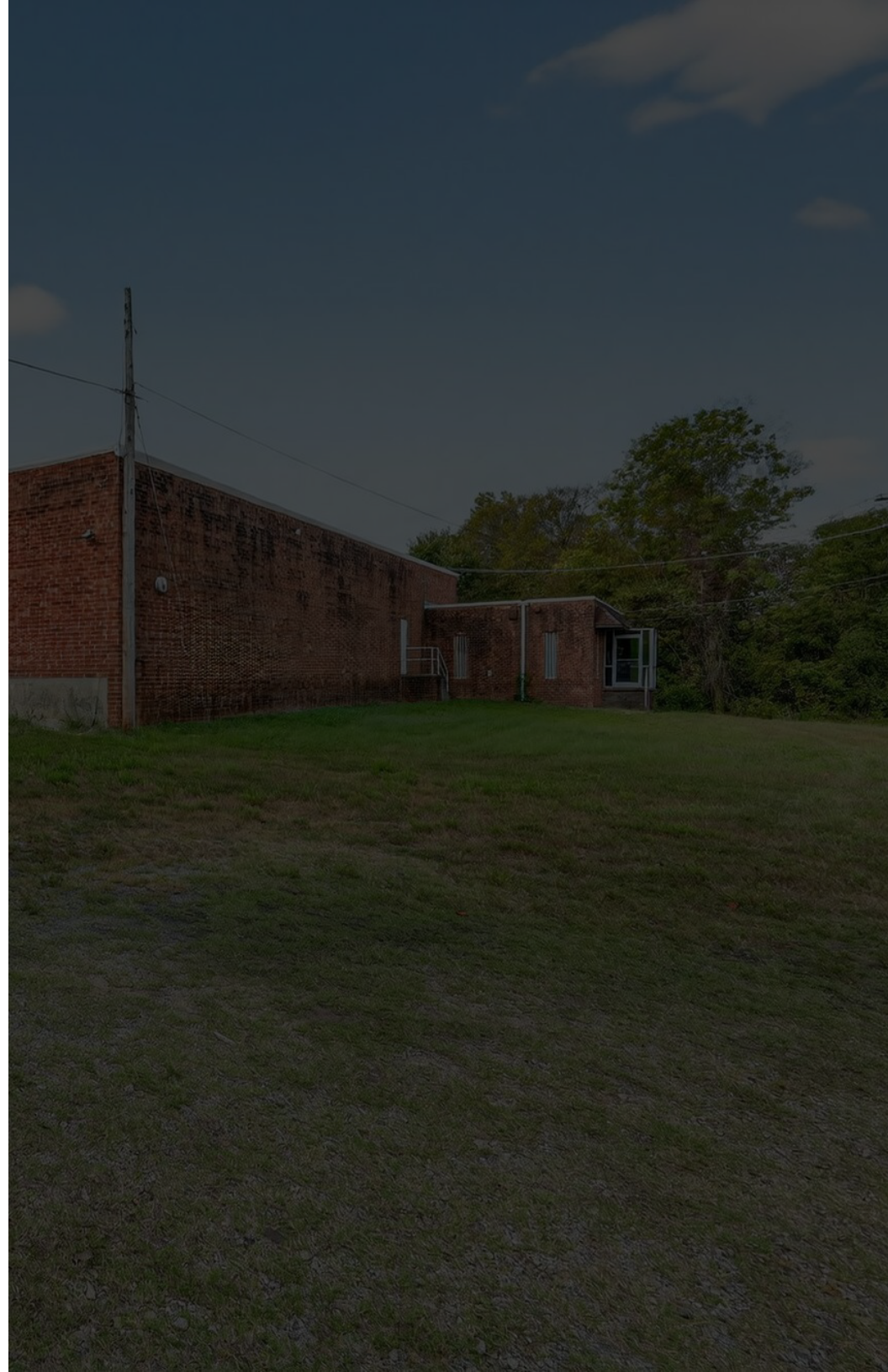
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SECTION 3

DEMOGRAPHICS



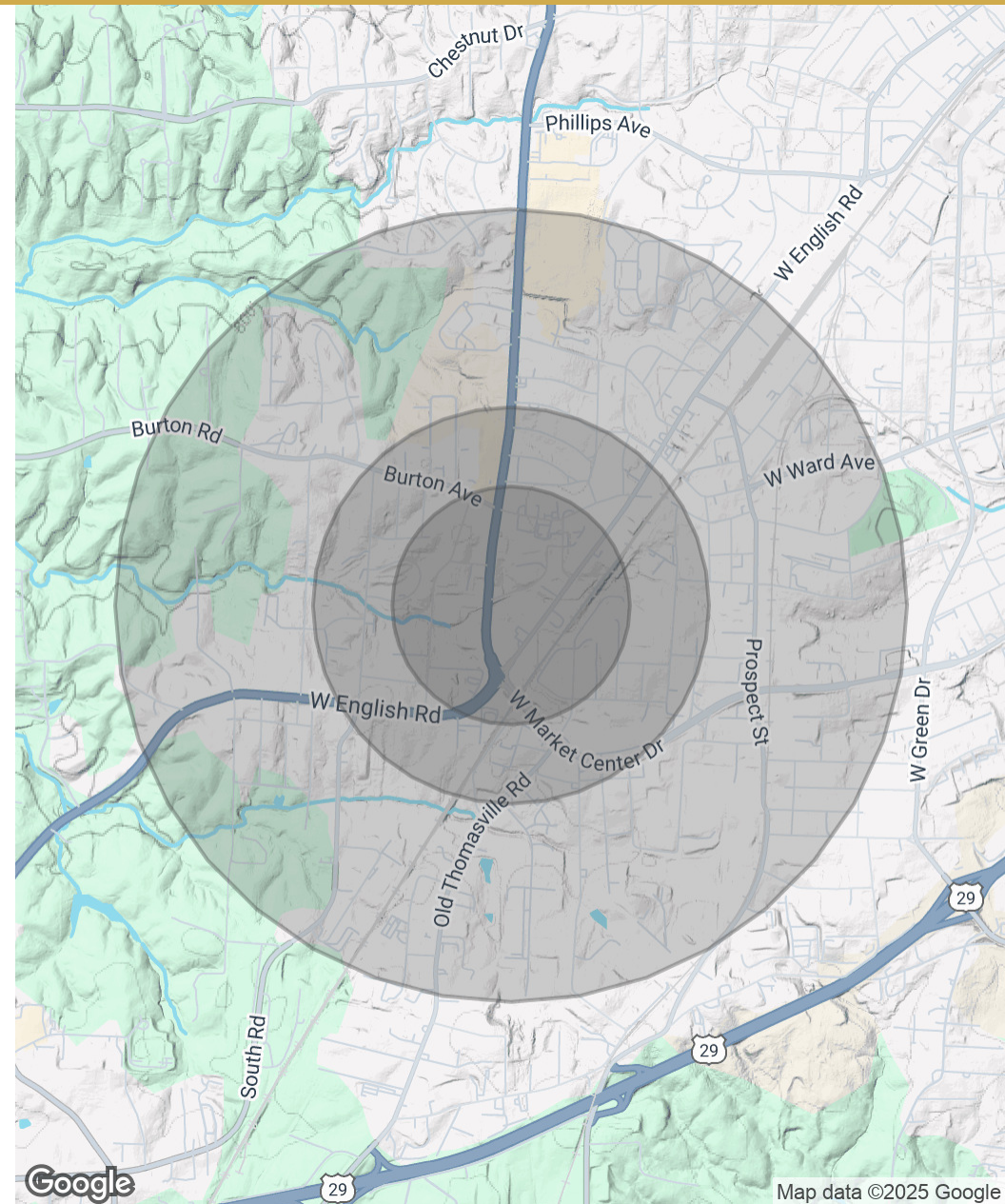
DEMOGRAPHICS MAP & REPORT

High Point, NC 27262

INDUSTRIAL PROPERTY FOR SALE / LEASE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	496	1,510	4,529
Average Age	36	37	38
Average Age (Male)	35	36	37
Average Age (Female)	37	38	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	187	582	1,749
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$44,125	\$52,020	\$58,285
Average House Value	\$135,963	\$154,517	\$171,957

Demographics data derived from AlphaMap



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MEET THE TEAM

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