



INDUSTRIAL SUBLEASE

210 N PENDLETON ST | HIGH POINT, NC 27260

108,650 SF INDUSTRIAL SUBLEASE - KIVETT DRIVE INDUSTRIAL PARK



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COMMERCIAL REAL ESTATE SERVICES
CHARLOTTE

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KIVETT DRIVE INDUSTRIAL PARK - INDUSTRIAL SUBLEASE

210 N Pendleton St | High Point, NC 27260 | 108,650 SF Sublease

PROPERTY INFORMATION

Building Park:	Kivett Drive Industrial Park
Address:	210 N Pendleton St High Point, NC 27260
Year Built:	1999
Zoning:	CU - Heavy Industrial (#86-06)
RBA:	324,650 SF
Sprinklers (FLS):	ESFR
Power:	4,000 Amps; 277/480v 3p
Roof:	Ballasted EPDM rubber membrane
Lighting:	Motion sensing T-5 high-bay fluorescents

SPACE INFORMATION

Size (SF):	108,650 SF 99,650 SF Manufacturing 9,000 SF Office
Clear Height:	32'0"
Column Spacing:	35' x 40'8" / 45'7" x 47'
Dock Highs:	6 (8'x10')
Drive-Ins:	1 (12'x16')

TERMS

Lease Rate:	\$4.95 NNN + \$1.58/SF (OPEX)
Sublease Expiration:	October 31, 2026
Availability:	January 1, 2025

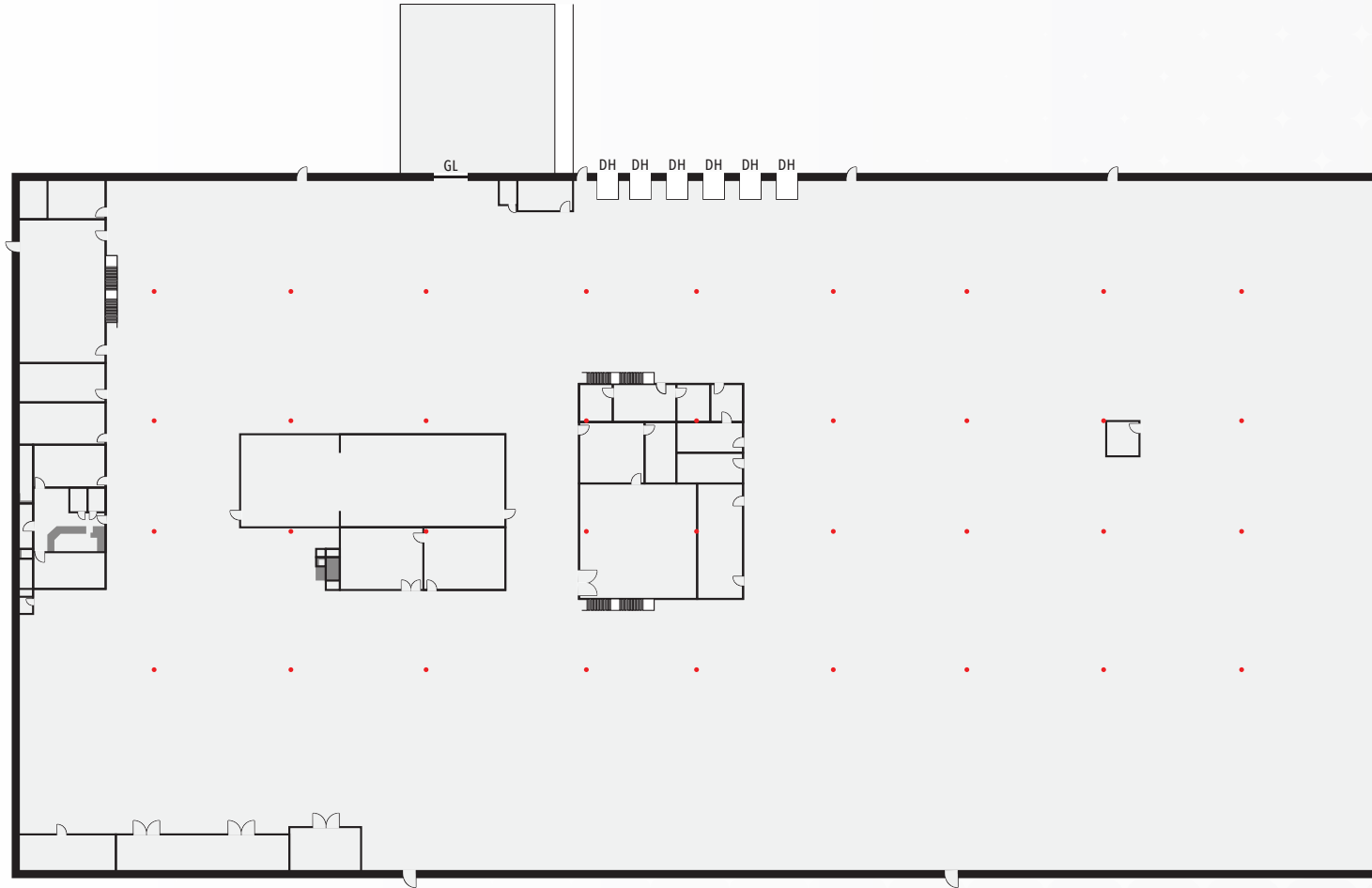
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FLOOR PLAN

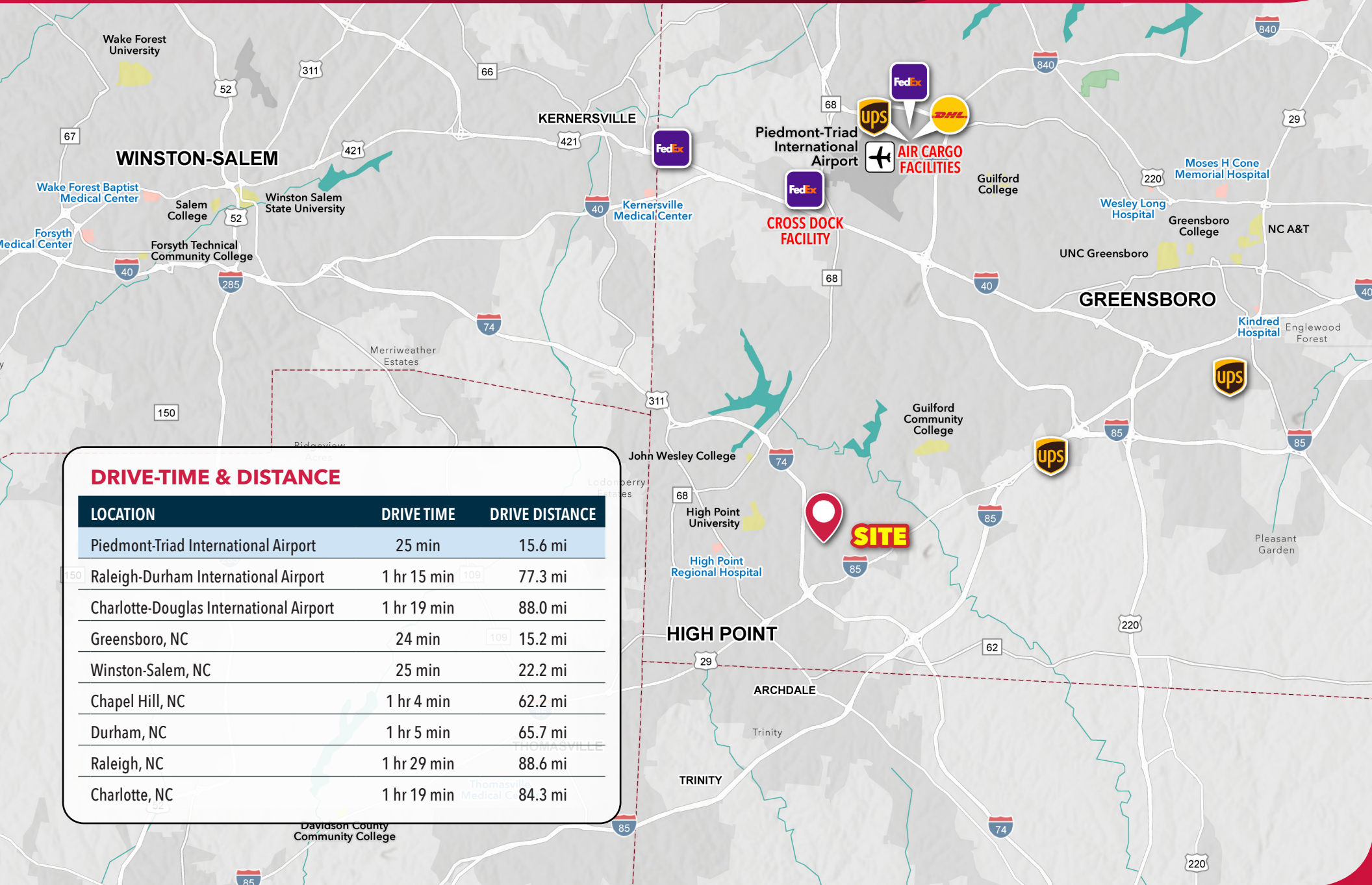


SPACE INFORMATION

Size	108,650 SF
Office Space	9,000 SF
Sprinklers/FLS	ESFR
Power	4,000 Amps 277/480v 3p
Ceiling Ht	32'0"
Column Spacing	35'0" x 40'8" 45'7" x 47'0"
Dock Highs (DH)	(6) 8'x10' w/ Pit-Levelers
Drive Ins (GL)	(1) 12' x 16'

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DRIVE-TIME & DISTANCE

LOCATION	DRIVE TIME	DRIVE DISTANCE
Piedmont-Triad International Airport	25 min	15.6 mi
Raleigh-Durham International Airport	1 hr 15 min	77.3 mi
Charlotte-Douglas International Airport	1 hr 19 min	88.0 mi
Greensboro, NC	24 min	15.2 mi
Winston-Salem, NC	25 min	22.2 mi
Chapel Hill, NC	1 hr 4 min	62.2 mi
Durham, NC	1 hr 5 min	65.7 mi
Raleigh, NC	1 hr 29 min	88.6 mi
Charlotte, NC	1 hr 19 min	84.3 mi

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