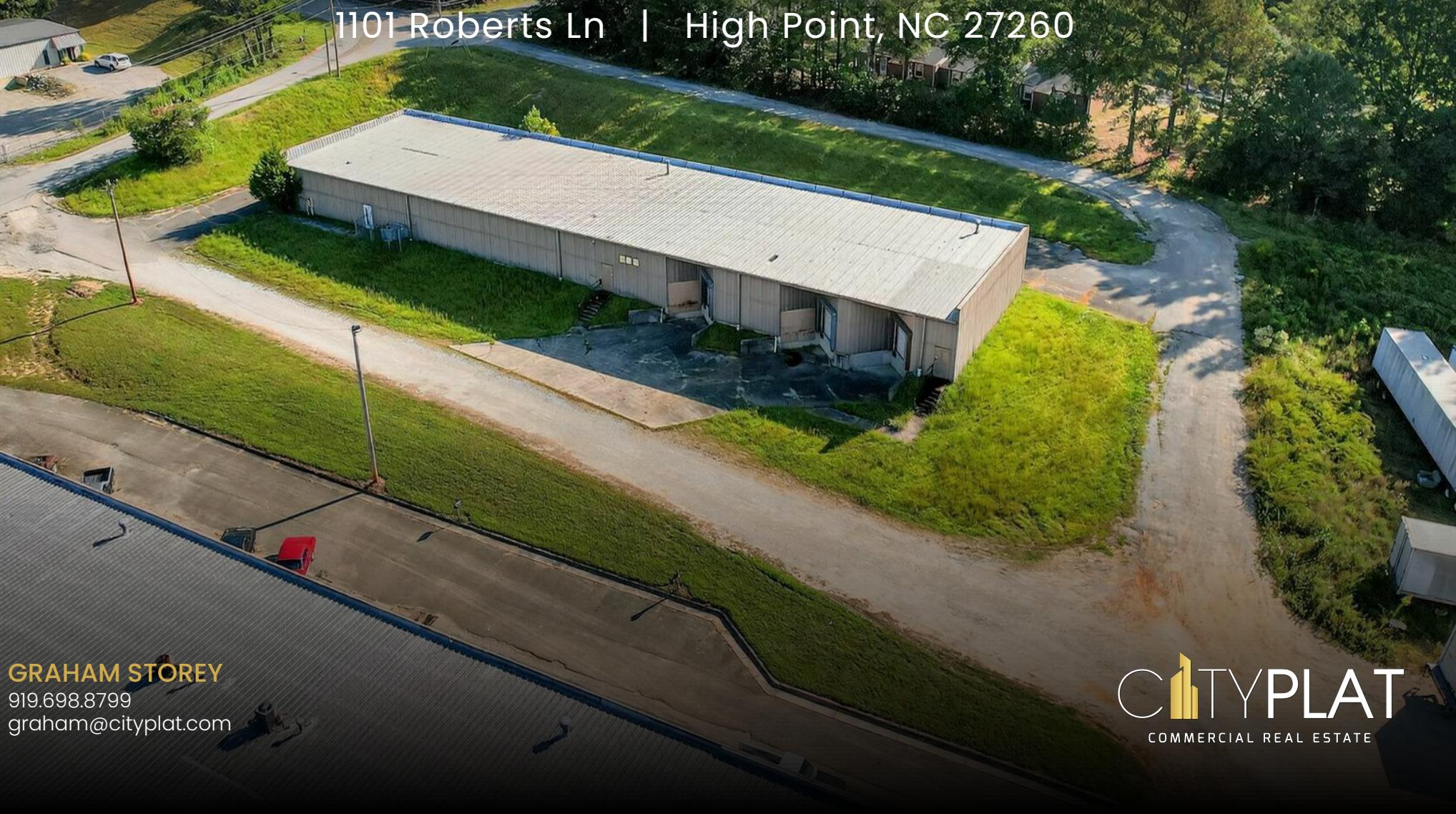


INDUSTRIAL PROPERTY FOR LEASE

1101 ROBERTS LN. HIGH POINT, NC

1101 Roberts Ln | High Point, NC 27260



GRAHAM STOREY
919.698.8799
graham@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

1101 ROBERTS LN. HIGH POINT, NC

1101 Roberts Ln, High Point, NC 27260

INDUSTRIAL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Discover the perfect location for your business at 1101 Roberts Ln, High Point, NC, 27260. This premier property offers a prime leasing opportunity with its spacious and versatile layout, ideal for a range of business needs. With ample parking, excellent visibility, and close proximity to major transportation routes, this property provides convenience for both customers and employees. The modern design, high-quality construction, and outstanding amenities make this an impressive choice for your business. Don't miss out on the chance to elevate your operations at this exceptional location.

PROPERTY HIGHLIGHTS

- 10,287 square feet
- Office Space
- 3 Dock High Doors
- Partially conditioned warehouse space

OFFERING SUMMARY

Lease Rate:	\$7.50 SF/yr (NNN)
Available SF:	10,287 SF
Lot Size:	1.26 Acres
Building Size:	10,287 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	147	372	1,321
Total Population	376	956	3,408
Average HH Income	\$56,458	\$55,813	\$55,446

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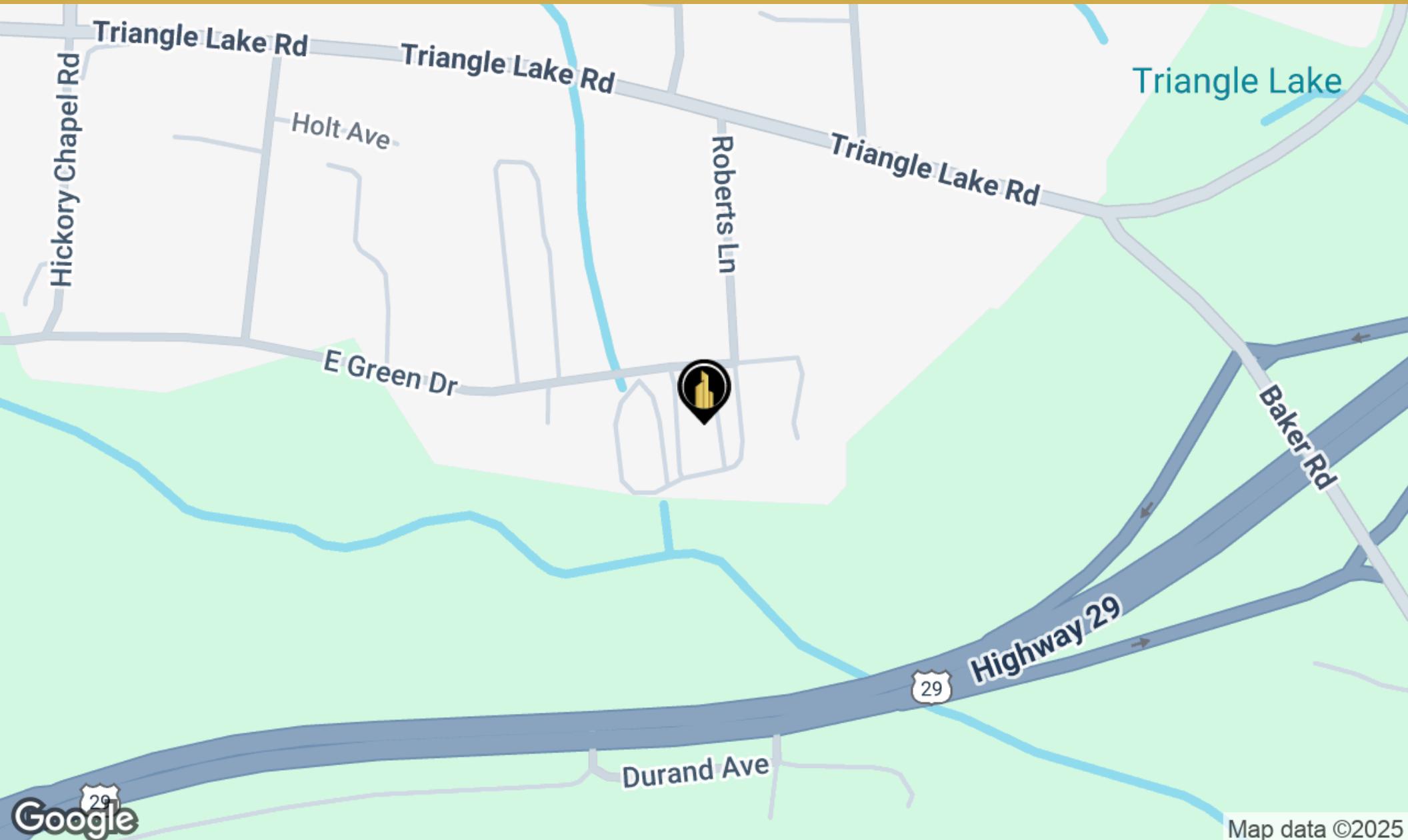
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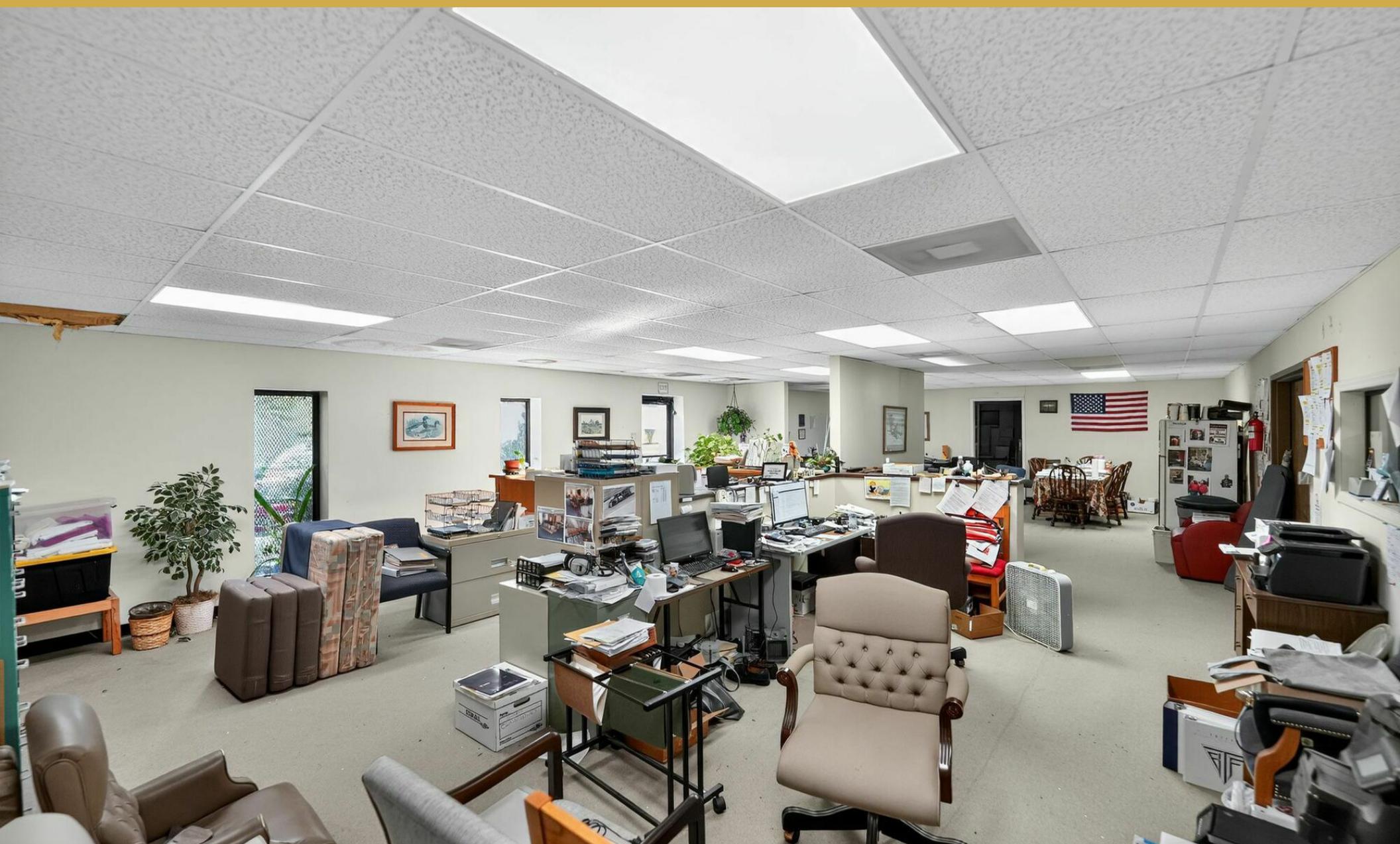
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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. CityPlat Brokerage makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. CityPlat Brokerage does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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 CityPlat Brokerage in compliance with all applicable fair housing and equal opportunity laws.

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