

1826 ALBERTSON ROAD

HIGH POINT | NORTH CAROLINA

33,000+[±] INDUSTRIAL SF FOR LEASE



**COLDWELL BANKER
COMMERCIAL**

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PROPERTY DASHBOARD

High-end, specialized manufacturing facility offering abundant office and warehouse space. Formerly used as a CNC production facility this exceptional property is move-in ready. Conveniently positioned in High Point near I-85 with superior visibility.



1826 ALBERTSON ROAD



+/- 33,000 SF



1.61 ACRES



\$8.25 PER SF MG



ZONED INDUSTRIAL



PROPERTY FEATURES

- (2) 10x10 loading docks
- (1) 8x8 side loading dock
- (1) 12x12 drive-in entry door
- Epoxy floors
- 800 AMP electric service
- Fire & burglar alarms throughout entire building
- Wet & dry sprinkler systems
- Air filtration/transfer system
- Multiple exhaust fan systems
- Dyno & Spintron rooms
- Newly renovated office space
- New roof in 2021
- Fully air-conditioned & gas heat (13 total systems- 7 new in 2023)
- Plentiful parking
- Easily accessible to I-85





PROPERTY DETAILS

COUNTY	Guilford
PARCEL NUMBER	178202
UTILITIES	City of High Point
DISTANCE TO AIRPORTS:	
Greensboro (PTI)	19 mi.
Raleigh/Durham (RDU)	70 mi.
Charlotte (CLT)	78 mi.





LOCATION OVERVIEW

PROPERTY MAP



LOCATION OVERVIEW

HIGH POINT, NORTH CAROLINA

High Point, North Carolina, is strategically located in the heart of the state's Piedmont Triad region - which positions it as a vital hub for regional commerce and logistics. The city boasts excellent connectivity, with Interstate 85 and Interstate 74 offering direct access to major routes including I-40 and US 220. Public transit options like Hi Tran and the Piedmont Authority for Regional Transportation, as well as direct Amtrak routes to major cities, make High Point exceptionally accessible. Known globally as the "Home Furnishings Capital of the World," High Point anchors its economy with the world-renowned High Point Market, a biannual event that draws up to 80,000 professionals and generates billions in regional economic impact. The city features a diverse commercial real estate landscape with more than 11 million square feet across a variety of office, industrial, warehouse, and retail properties. Its central location places over half the U.S. population within a day's drive, a critical advantage for distribution and logistics operations. Continued infrastructure improvements and downtown revitalization efforts are further fueling growth. High Point's population of approximately 115,000 is young, diverse, and well-positioned for workforce development, with a median age of 37.8 and rising median household income. As a market with both historical economic anchors and forward-looking investment momentum, High Point presents a compelling location for commercial real estate ventures of all types.

