

FOR SALE OR LEASE

100,000 SF | SINGLE-TENANT
CLASS A INDUSTRIAL BUILDING

206 N. PENDLETON ST, HIGH POINT, NC 27260



PROPERTY DETAILS

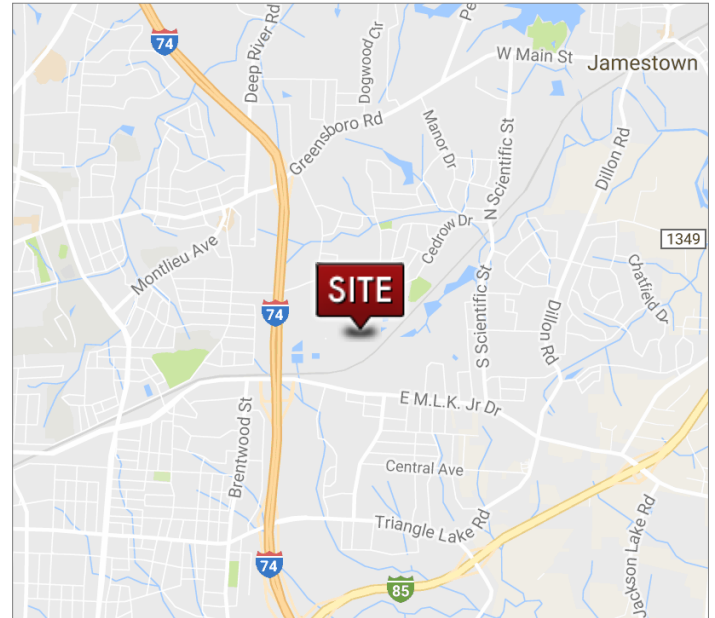
Total Building Size:	±100,000 SF
Office:	±1,540 SF
Warehouse:	±98,152 SF
Equipment Room:	±380 SF
Zoning:	CU-Heavy Industrial (#84-06)
Acreage:	±11.85 AC

LISTING FEATURES

- Gated fencing
- Permanent sidewalk around building
- Lighted parking lot
- Exercise stations on side of building
- See back of flyer for a full list of building details

LOCATION

Easy access to regional highway systems
Only ±0.5 miles from I-74 (former Hwy 311)
Less than 3 miles to I-85 Business



ASKING PRICE: \$4,500,000
LEASE RATE: \$4.00/SF (NNN)

206 N. PENDLETON STREET

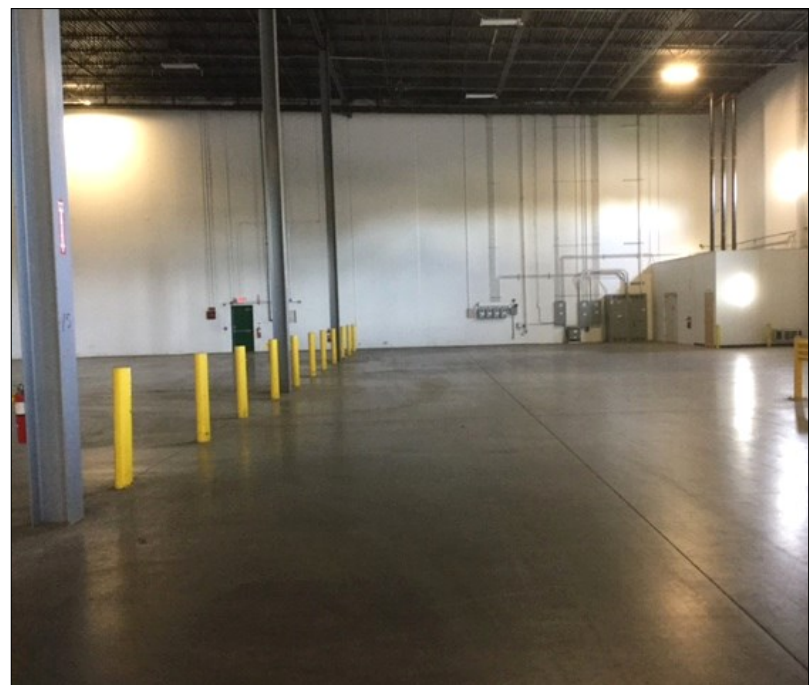
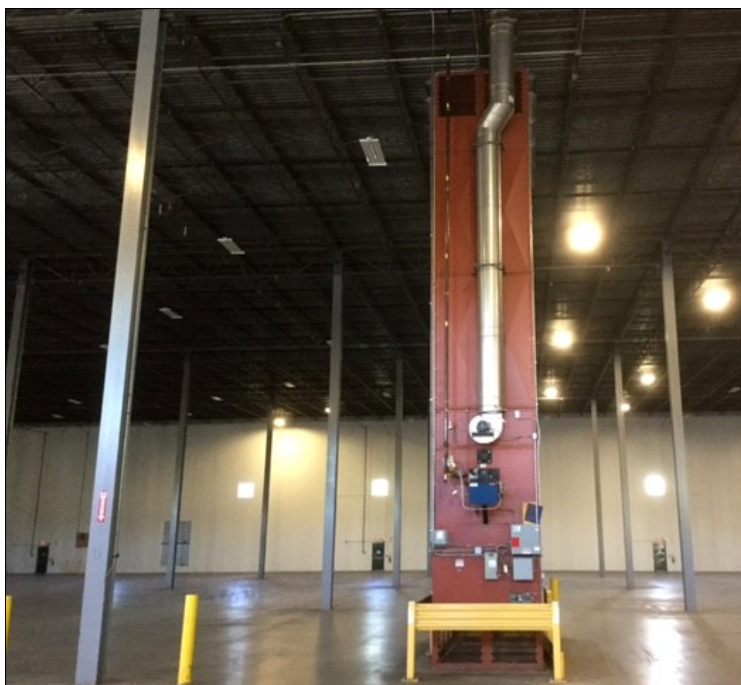
PROPERTY DETAILS

Property Name:	Mannington	Lighting:	T-8, Motion detection
Property Description:	Class A single-tenant office/ warehouse space	Loading:	Eight (8) 9'x 10' loading docks *all have dock seals Eight (8) pneumatic pit levelers, *8 dock lights One (1) 12' x 16' drive in door *electric/motorized 9 personnel doors
Property Address:	206 N. Pendleton Street High Point, NC 27260	Parking:	32 Total Spaces (2 handicap) 0.30/1,000 SF 7-8 additional trailer spaces
Location:	Access Road: Kivett Drive	Gas:	Piedmont Natural Gas
Tax Map #:	0181916	Water:	City of High Point
Building Size (Total):	±100,000 SF	Sewer:	City of High Point
Warehouse:	±98,152 SF	Power:	2000 amps; 600 volts 3-Phase-480 volts One (1) 400 amps 3 phase
Office:	±1,540 SF	Heat:	WHSE 100% — Natural Gas, Powermatic Economizer
Building Dimensions:	400' x 250'	Air-Conditioning:	Office only
Expandable:	None	Sprinklers:	ESFR; 100% coverage
Lot Size:	±11.85 acres	Ventilation:	4 roof fans; 5 louvers
Lot Details:	Level Topography	Airport:	Piedmont Triad International Airport– 15 miles away
Construction:	Concrete Tilt-up	Taxes (2015):	\$53,000
Condition:	Excellent; Built in 2004		
Zoning:	CU-Heavy Industrial (#84-06)		
City Limits:	Yes		
County:	Guilford		
Ceiling Height:	36' clear		
Column Type:	Steel		
Column Spacing:	One (1) 60' spread Four (4) 47' x 37'		
Roof:	TPO/ Insulated (2004)		
Roof Drainage:	Gutters and downspouts		
Floors:	8" slab reinforced with mesh and rebar		
Walls:	Exterior-Concrete Tilt-up		
Truck Court:	Yes; 135' truck turning radius		
Rail Access:	None		



206 N. PENDLETON STREET

WAREHOUSE IMAGES



206 N. PENDLETON STREET

AERIAL MAP

