



**COLDWELL  
BANKER**  
**COMMERCIAL**  
ADVANTAGE

## INDUSTRIAL FLEX

401 New Street  
High Point, NC 27260

### DETAILS

+/- 8,980 square feet

+/- 0.574 acres

\$512,000.00

\$106.66 psf

FOR SALE





# INDUSTRIAL FLEX - INVESTMENT or END USER PROPERTY

401 New Street, High Point, NC 27260

SALE

## EXECUTIVE SUMMARY



## OFFERING SUMMARY

**Sale Price:** \$512,000

**Square Footage** 8,980

**Price Per SF:** \$57.00

**Zoning:** Light Industrial

## OVERVIEW

Scotty Beal and Coldwell Banker Commercial Advantage are pleased to list for sale and/or lease this fantastic industrial opportunity just off I-74 in High Point. This facility boasts approximately 2,000 sf of finished, non-structural office space, with the approximately 7,000 sf of warehouse space. The warehouse has 2 dock high roll-up doors that will accommodate 53' trailers, and a drive-in roll up door. With rear and side entrances, warehouse work can be separated from office space if desired. The warehouse also contains a large bathroom with shower facilities. The office space boasts (4) windowed offices, a conference room, a kitchen/breakroom, receiving/distribution office space, as well as another restroom. As noted, the office space is non-structural and can be modified to fit almost any specific need. The building was equipped with a new roof one year ago. Ample parking for up to +/- 15 vehicles. This location is only 0.5 miles from on-ramps to I-74, has bus service within 0.25 miles, and sits in a quiet residential-light industrial setting. See it before it is gone!

## HIGHLIGHTS

- New roof in 2022
- (2) dock high doors
- (1) drive-in doors
- 2,000 sf office and 6,980 warehouse (customizable)



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## The Building

Total SF	8,980	Buildings	1	Restrooms	3	Tax Value	\$233,000
GLA	8,980	Units	1	Ceiling	Acoustic drop	Property Tax	\$3,117
Year Built/Renovated	2012	Construction	Slab	Ceiling Height	≈ 12'	Exterior Signage	Available
Dimensions	≈ 91'x80'x50'x34'	Facade	Brick	Flooring	Concrete / Tile	Core Factor	N/a
Stories	1	Roof	Finished 2022	Interior Walls	Drywall	Security Systems	N/a
Former Use	Light Industrial	Roof Warranty	15 yr	Lighting	Fluorescent	Water	Public
Frontage	≈ 161'	HVAC		Entrances	3	Sewer	Public

## The Location

Address	401 New Street, High Point, NC 27260						
Within City Limits	Yes	Zoning	Light Industrial	MSA & Rank	Greensboro-High Point		
County	Guilford	Setting	Industrial / Residential	MSA Population	784,101		
Parcel ID #	181375	Intersection	I-74	MSA Median Hshld Inc	\$55,544		
Property Type	Industrial Flex	Signalized Intersection	No	Interstate Exposure	Yes		
Property Subtype	Warehouse	Traffic Counts	N/a	Interstate Proximity	>.50 miles to I-74		
Latitude & Longitude	35.959623, -79.975864	Public Transport	Approx 1 block	Airport Proximity	16.3 miles to PTI		
Total Acres	0.574	Land Shape	Rectangular	Parking Spaces	15		



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## FLOOR PLAN

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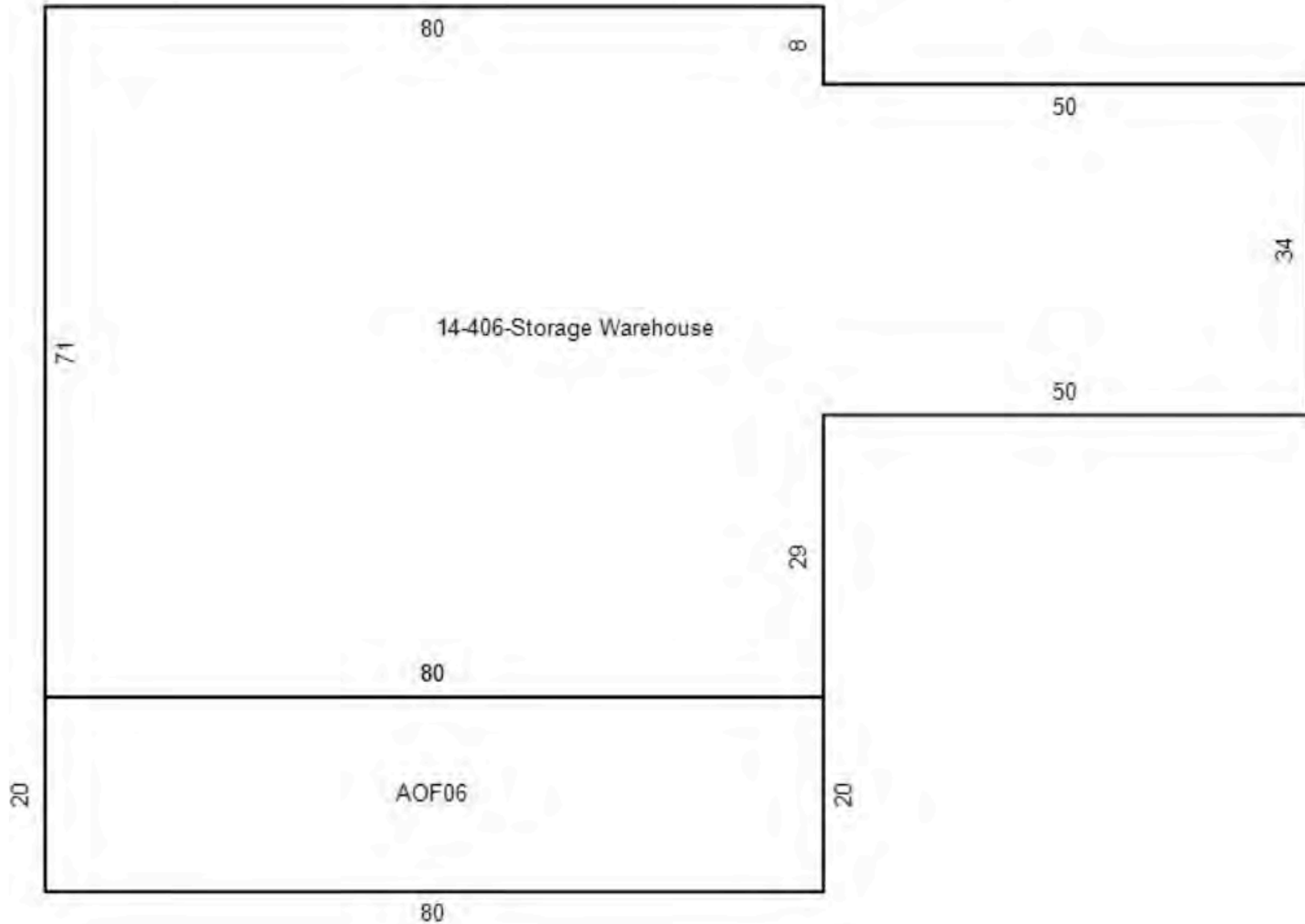


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## SKETCH PLAN

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## TOPOGRAPHY



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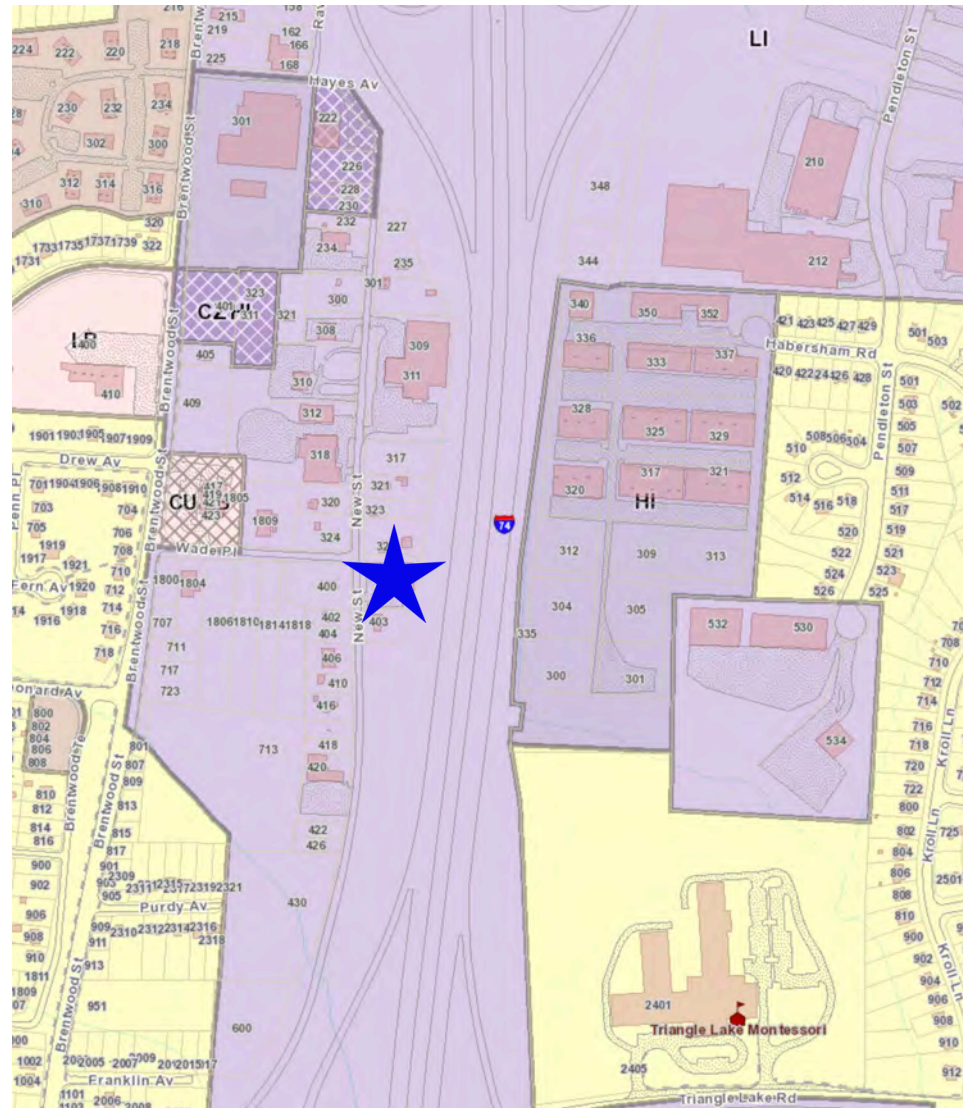
401 New Street, High Point, NC 27260

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## HIGH POINT ZONING

### Light Industrial Zoning District

Light Industrial: The LI district is established to accommodate light manufacturing, assembly, fabrication, processing, distribution, storage, wholesales sales, research and development, and other industrial uses that are small-scale and result in minimal exterior movement of vehicles, materials, and goods, and have minimal visual impacts. The district also allows commercial activities intended to serve the primary businesses in the districts and their employees as well as multi-family, retail, and personal services establishments as adaptive re-uses of existing buildings within the Core City.







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## Proximity Miles

Winston-Salem	Charlotte	Raleigh	Wilmington	Piedmont Triad International	Charlotte Douglas International
22.4	83.4	90.1	219	17.0	87.4

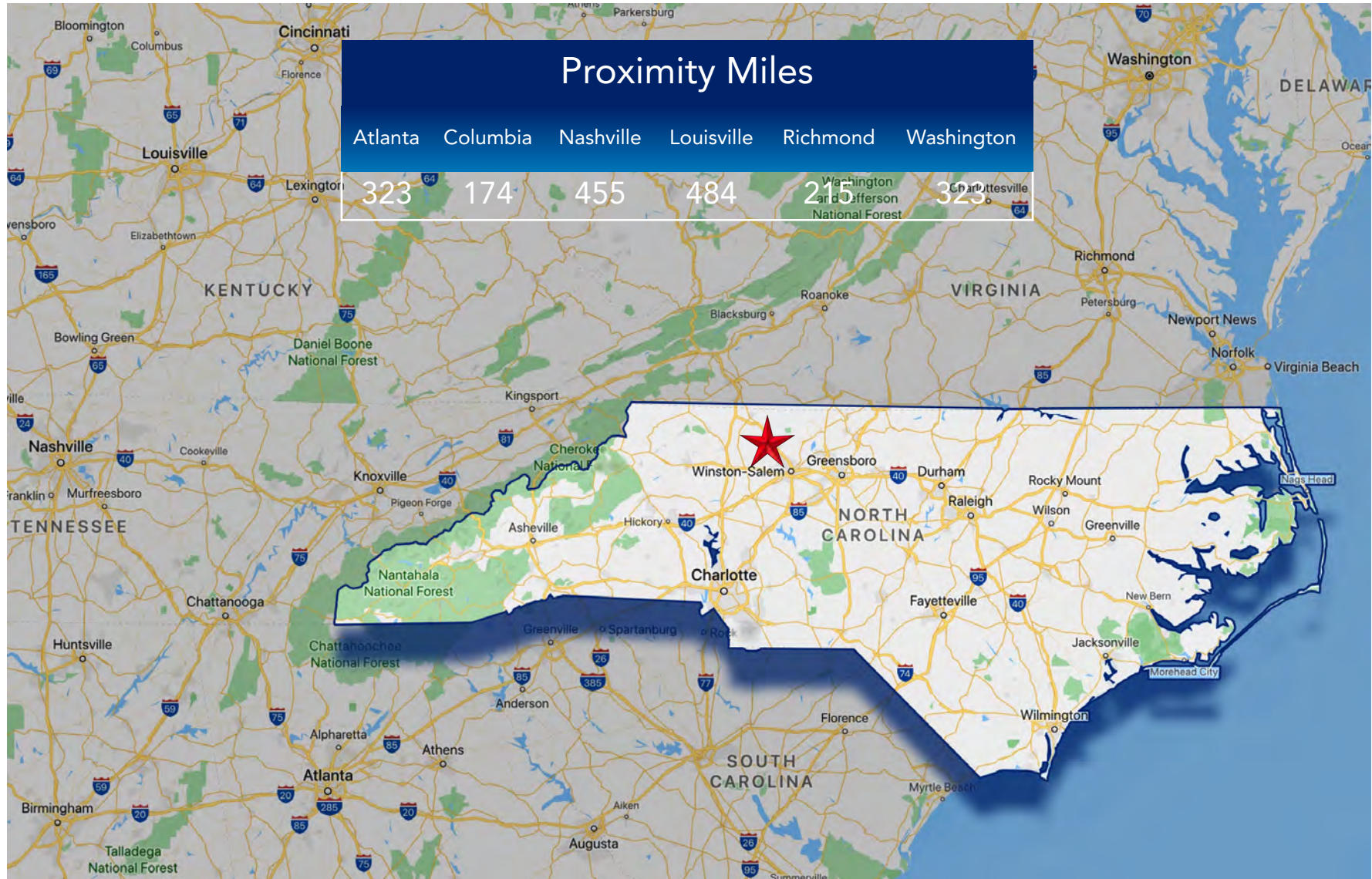




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**Scotty Beal**

**Coldwell Banker Commercial Advantage**

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