

212 PENDLETON STREET

FOR LEASE | HIGH POINT, NC 27260

Linville | Team Partners

COMMERCIAL REAL ESTATE



INDUSTRIAL SPACE FOR LEASE

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Flex/Industrial
AVAILABLE SF ±	33,500 - 116,255
LEASE RATE	\$4.95 psf, NNN

DESCRIPTION

Great opportunity for industrial space in High Point, 0.5 miles from I-74/Highway 311 and 1.5 miles from Highway 29/Business 85. ±33,500-116,255 SF available with 14' clear height ceilings and 30' between beams. The building features 3 drive-in doors, 4 dock doors, 5 restrooms, ±2,000 SF of office space in the front, ±1,000 SF of office space in the back, ample power, and parking. Centrally located- 25 minutes to Winston-Salem, 20 minutes to Greensboro, 1.25 hours to Charlotte, and 1.5 hours to Raleigh.



KATIE HAYES

E Katie@LTPcommercial.com
M 336.473.0206
P 336.724.1715

NICK GONZALEZ

E Nick@LTPcommercial.com
P 336.724.1715

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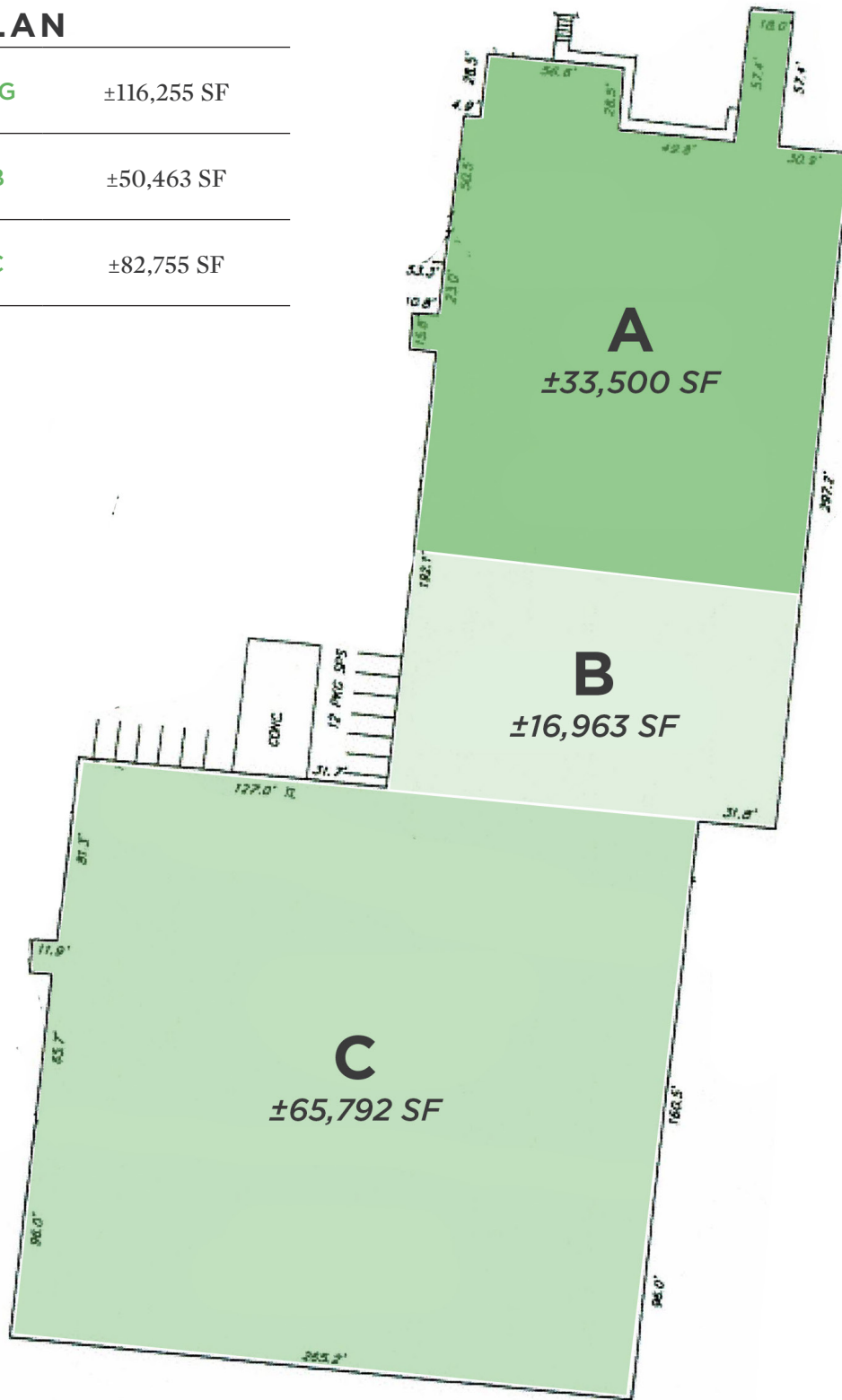
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FLOOR PLAN

FULL BUILDING	±116,255 SF
OPTION A + B	±50,463 SF
OPTION B + C	±82,755 SF

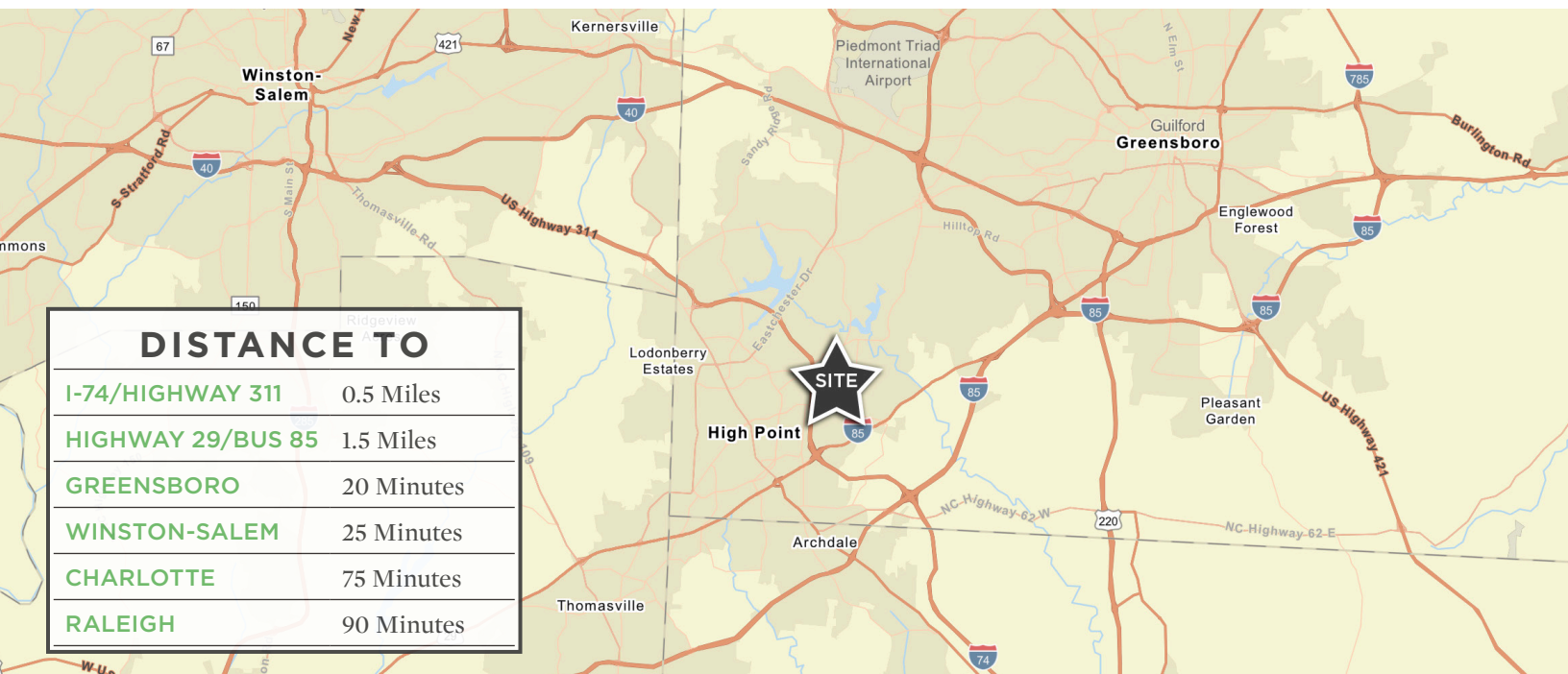


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PROPERTY INFORMATION

PROPERTY TYPE	Flex/Industrial	RESTROOMS	5
AVAILABLE SF ±	33,500 - 116,255	ROOF	Membrane
ACRES ±	12.43	EXTERIOR	Brick/Metal/Precast
ZONING	LI	DOCK DOORS	4
PIN	7810-26-3658	DRIVE-IN DOORS	3
FLOORS	1	CLEAR HEIGHT	14'

PRICING & TERMS

LEASE RATE	\$4.95	LEASE TYPE	NNN
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