

# 1200-1218 HICKORY CHAPEL ROAD

FOR SALE/LEASE | HIGH POINT, NC 27260

Linville | Team Partners

COMMERCIAL REAL ESTATE



## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Flex/Industrial
SALE PRICE	<i>Inquire for Pricing</i>
LEASE RATE	\$4.95, NNN
AVAILABLE SF ±	28,331 - 70,137

## DESCRIPTION

Newly improved flex/industrial availability with convenient access to I-74 and Highway 29. Three separate buildings totaling 79,037 SF offer renovated office space, open format warehouse, and multiple drive and dock doors for one or multiple tenants. Ideal for warehouse/distribution with central NC location - approximately 25 minutes to Winston-Salem, 20 minutes to Greensboro, 1.25 hours to Charlotte, and 1.5 hours to Raleigh. Additional availability of ±2.0 acres of outdoor storage/truck parking directly off of Triangle Lake Road. Over \$1.5 MM planned in property improvements by the end of Q2 2025. NNN charges ±\$1.50/SF.



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## BUILDING 1

ADDRESS	1218 Hickory Chapel Road
BUILDING SIZE	±41,806 SF
WAREHOUSE SIZE	±39,279 SF
OFFICE SIZE	±2,527 SF
PIN	7810238407
ACRES	4.40
YEAR BUILT	1972/1990
ZONING	LI
AIR CONDITIONED	Office only
HEAT	Gas
EXTERIOR	Stud Walls - Wood
ROOF	EPDM/Metal
CLEAR HEIGHT	11'7 Front, 11' Rear
DOCK DOORS	4 (8'x8'), 1 (10'x10')
DRIVE-IN DOORS	3
POWER	600 Volt 3 Phase

## BUILDING 2

ADDRESS	1210 Hickory Chapel Road
BUILDING SIZE	±28,331 SF
WAREHOUSE SIZE	±26,025 SF
OFFICE SIZE	±2,306 SF
PIN	7810330217
ACRES	1.72
YEAR BUILT	1940/1995
ZONING	LI
AIR CONDITIONED	Office only
HEAT	Gas
EXTERIOR	Brick with Block
ROOF	EPDM/Metal
CLEAR HEIGHT	12' Front, 12.9' Rear
DOCK DOORS	2 (8'x8'), 1 (10'x10')
DRIVE-IN DOORS	None
POWER	240 Volt 3 Phase

## BUILDING 3

ADDRESS	1200 Hickory Chapel Road
BUILDING SIZE	±8,900 SF
WAREHOUSE SIZE	±6,896 SF
OFFICE SIZE	±2,004 SF
PIN	7810331185
ACRES	0.81
YEAR BUILT	1982/1995
ZONING	LI
AIR CONDITIONED	No
HEAT	Gas
EXTERIOR	Brick/Metal
ROOF	Metal
CLEAR HEIGHT	11'9"
DOCK DOORS	2
DRIVE-IN DOORS	None
POWER	240 Volt 3 Phase

## PARCEL 1

ADDRESS	1207 Hickory Chapel Road
PIN	7810320910
ACRES	0.28
ZONING	RM-16

## PARCEL 2

ADDRESS	1211 Hickory Chapel Road
PIN	7810229941
ACRES	0.41
ZONING	RM-16



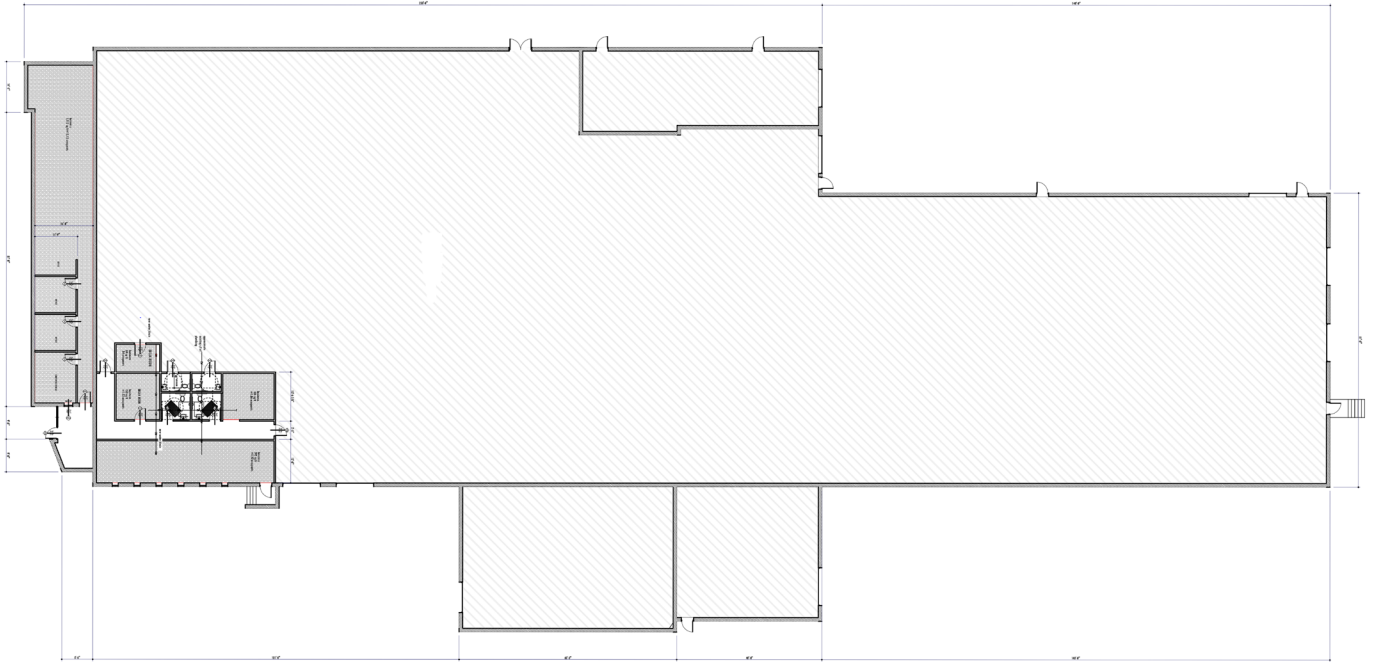
\*Building 1 with ±2.0 Acres of Potential Outdoor Storage: Pricing Available Upon Request

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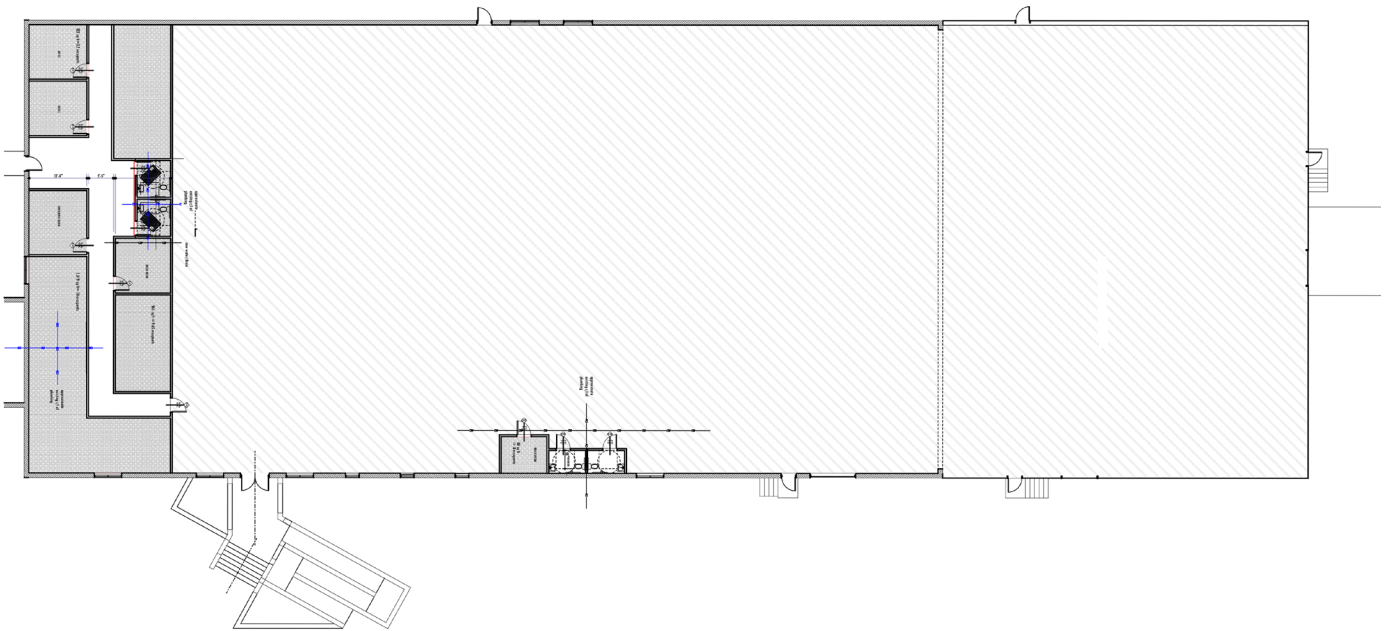
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## FLOOR PLANS



**BUILDING 1218**



**BUILDING 1210**



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BUILDING 1218



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BUILDING 1200



BUILDING 1200



BUILDING 1210



BUILDING 1210



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BUILDING 1210



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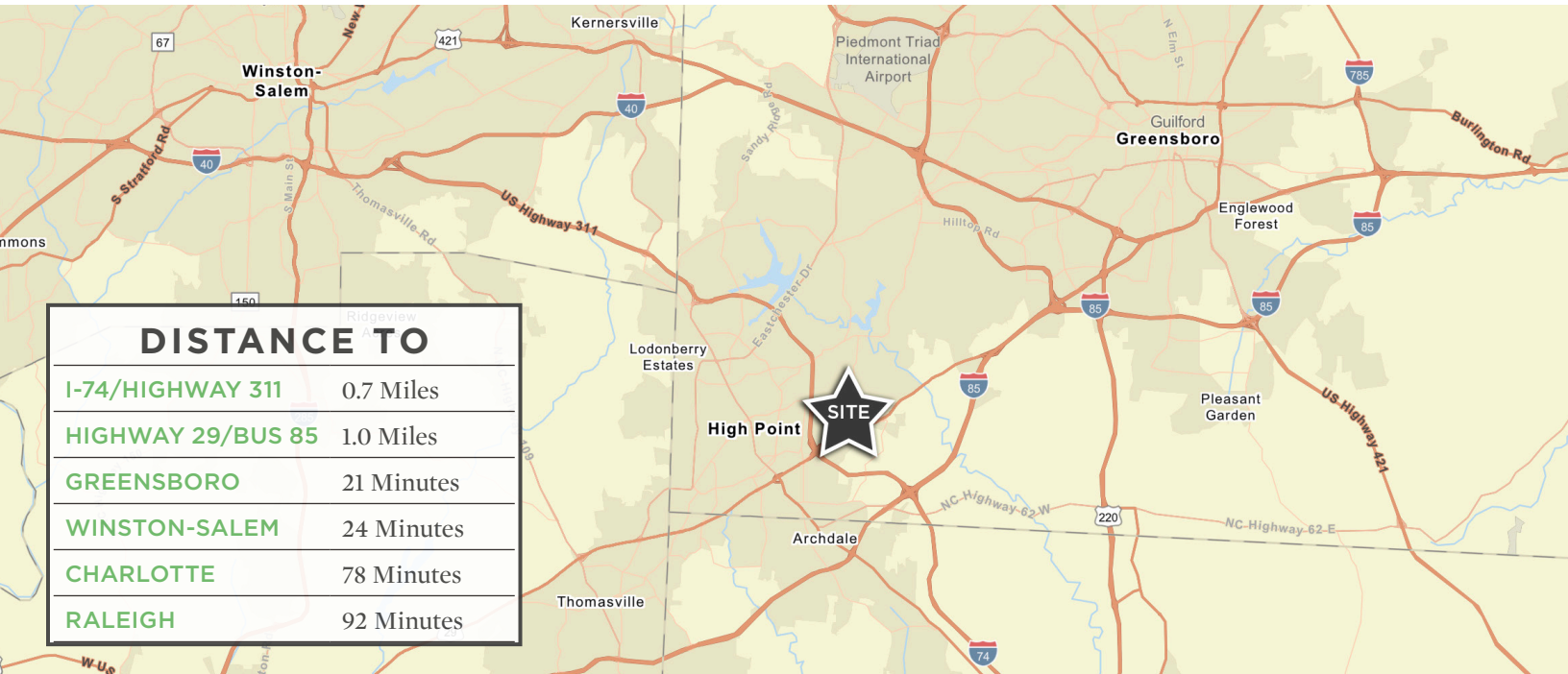


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## PROPERTY INFORMATION

PROPERTY TYPE	Flex/Industrial	ACRES ±	7.61
AVAILABLE SF ±	28,331 - 70,137	ZONING	LI

## PRICING & TERMS

SALE PRICE	<i>Inquire for Pricing</i>	LEASE RATE	\$4.95, NNN
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## DESCRIPTION

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