

1200-1218 HICKORY CHAPEL ROAD

FOR LEASE | HIGH POINT, NC 27260

Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

PROPERTY TYPE	Flex/Industrial
AVAILABLE SF ±	8,900-80,500
LEASE RATE	\$4.95, NNN

DESCRIPTION

Newly improved flex/industrial availability with convenient access to I-74 and Highway 29. Three separate buildings totaling 80,500 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.



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BUILDING 1		BUILDING 2		BUILDING 3	
ADDRESS	1218 Hickory Chapel Road	ADDRESS	1210 Hickory Chapel Road	ADDRESS	1200 Hickory Chapel Road
BUILDING SIZE	±41,600 SF	BUILDING SIZE	±30,000 SF	BUILDING SIZE	±8,900 SF
WAREHOUSE SIZE	±39,100 SF	WAREHOUSE SIZE	±27,350 SF	WAREHOUSE SIZE	±6,896 SF
OFFICE SIZE	±2,500 SF	OFFICE SIZE	±2,650 SF	OFFICE SIZE	±2,004 SF
PIN	7810238407	PIN	7810330217	PIN	7810331185
ACRES	4.40	ACRES	1.72	ACRES	0.81
YEAR BUILT	1972/1990	YEAR BUILT	1970/1995	YEAR BUILT	1982/1995
ZONING	LI	ZONING	LI	ZONING	LI
AIR CONDITIONED	Office only	AIR CONDITIONED	Office only	AIR CONDITIONED	No
HEAT	Gas	HEAT	Gas	HEAT	Gas
EXTERIOR	Stud Walls - Wood	EXTERIOR	Brick with Block	EXTERIOR	Brick/Metal
ROOF	EPDM/Metal	ROOF	EPDM/Metal	ROOF	Metal
CLEAR HEIGHT	11'7" Front, 11' Rear	CLEAR HEIGHT	12' Front, 12'9" Rear	CLEAR HEIGHT	11'9"
DOCK DOORS	4 (8'x8'), 2 (10'x10')	DOCK DOORS	2 (8'x8'), 1 (10'x10')	DOCK DOORS	2
DRIVE-IN DOORS	3	DRIVE-IN DOORS	None	DRIVE-IN DOORS	None
POWER	600 Volt 3 Phase	POWER	240 Volt 3 Phase	POWER	240 Volt 3 Phase



*Building 1 + Outdoor Storage: Pricing Available Upon Request



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BUILDING 1200



BUILDING 1200



BUILDING 1210



BUILDING 1210



BUILDING 1210



BUILDING 1210



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BUILDING 1218



BUILDING 1218



BUILDING 1218



BUILDING 1218



BUILDING 1218



BUILDING 1218

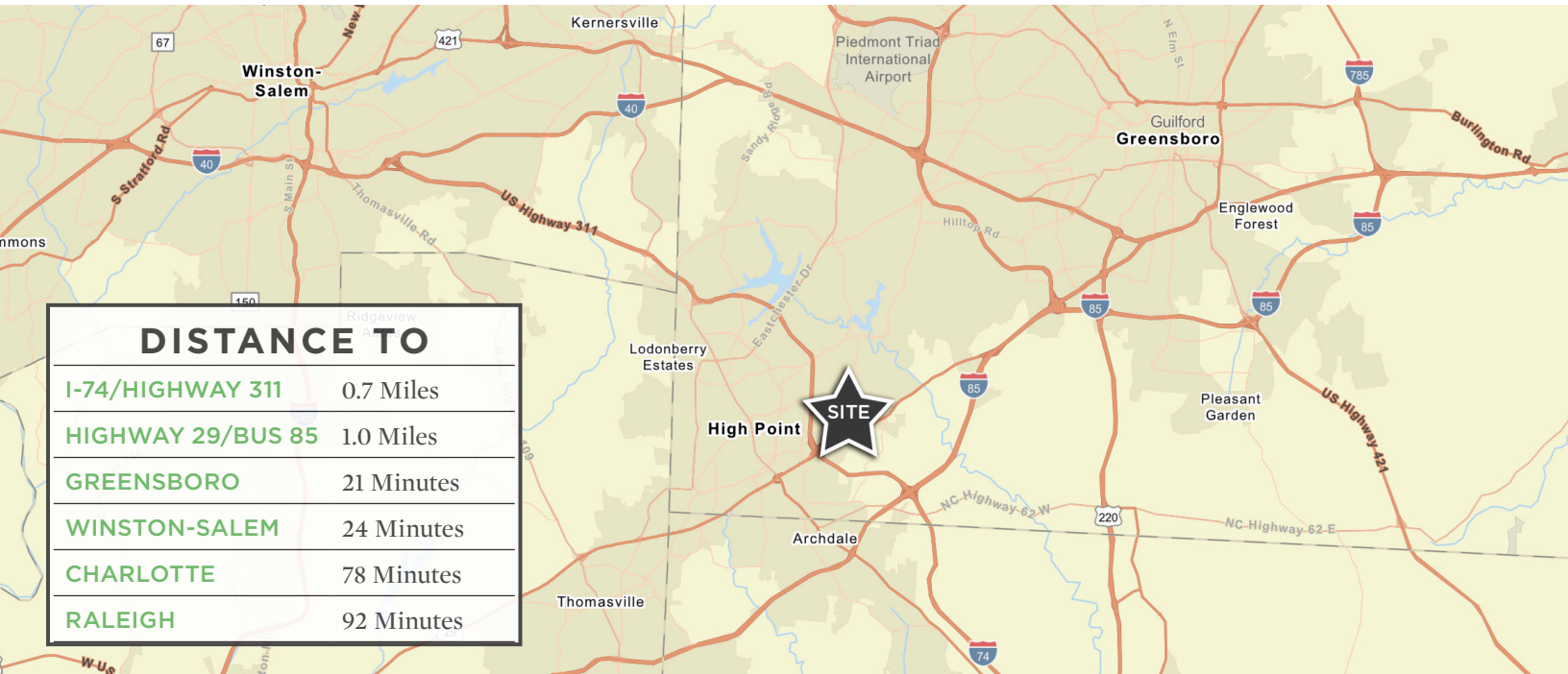


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PROPERTY INFORMATION

PROPERTY TYPE	Flex/Industrial	ACRES ±	7.64
AVAILABLE SF ±	8,900-80,500	ZONING	LI

PRICING & TERMS

LEASE RATE	\$4.95	LEASE TYPE	NNN
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