

# 6116 OLD MENDENHALL ROAD

FOR SALE/LEASE | ARCHDALE, NC 27263

Linville | Team Partners

COMMERCIAL REAL ESTATE

INDUSTRIAL/WAREHOUSE OPPORTUNITY WITH ±2.0 ACRES OF OUTDOOR STORAGE



## PROPERTY HIGHLIGHTS

|                |                      |
|----------------|----------------------|
| PROPERTY TYPE  | Industrial/Warehouse |
| AVAILABLE SF ± | 31,128               |
| SALE PRICE     | Contact Broker       |
| LEASE RATE     | \$6.65, NNN          |

## DESCRIPTION

±31,128 SF stand-alone industrial/warehouse in Archdale! Just south of High Point and under a mile from Business I-85. Features a modern office buildout with a break room and conference room. The heated warehouse offers 14' clear height, 7 drive-in doors (20x12, 16x12, 12x12(4), 15x11), and 1 dock-height bay with 2 roll-up doors. The 4.09 acre property has ample parking, laydown, or trailer space, plus fencing and an automated security gate. Less than 30 minutes to Greensboro/Piedmont Triad International Airport and 1.25 hours to Charlotte.



KATIE HAYES

E [Katie@LTPcommercial.com](mailto:Katie@LTPcommercial.com)  
M 336.473.0206  
P 336.724.1715

NICK GONZALEZ

E [Nick@LTPcommercial.com](mailto:Nick@LTPcommercial.com)  
P 336.724.1715

# 6116 OLD MENDENHALL ROAD

FOR SALE/LEASE | ARCHDALE, NC 27263

Linville | Team Partners

COMMERCIAL REAL ESTATE



L | T

206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

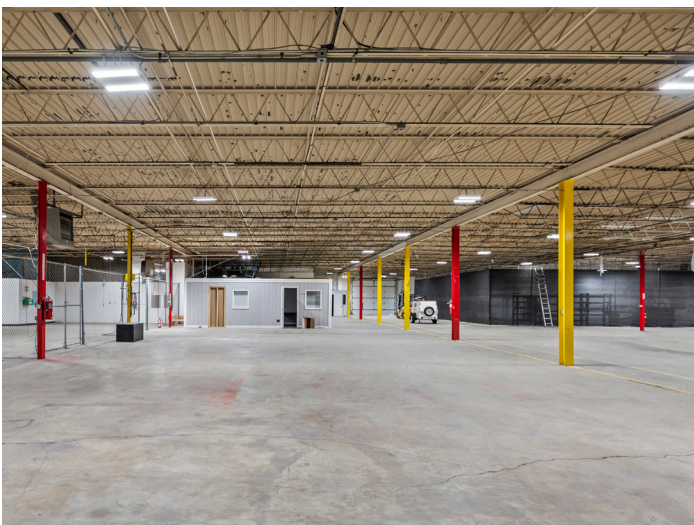
LTPCOMMERCIAL.COM • 336.724.1715

# 6116 OLD MENDENHALL ROAD

FOR SALE/LEASE | ARCHDALE, NC 27263

Linville | Team Partners

COMMERCIAL REAL ESTATE



L | T

206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

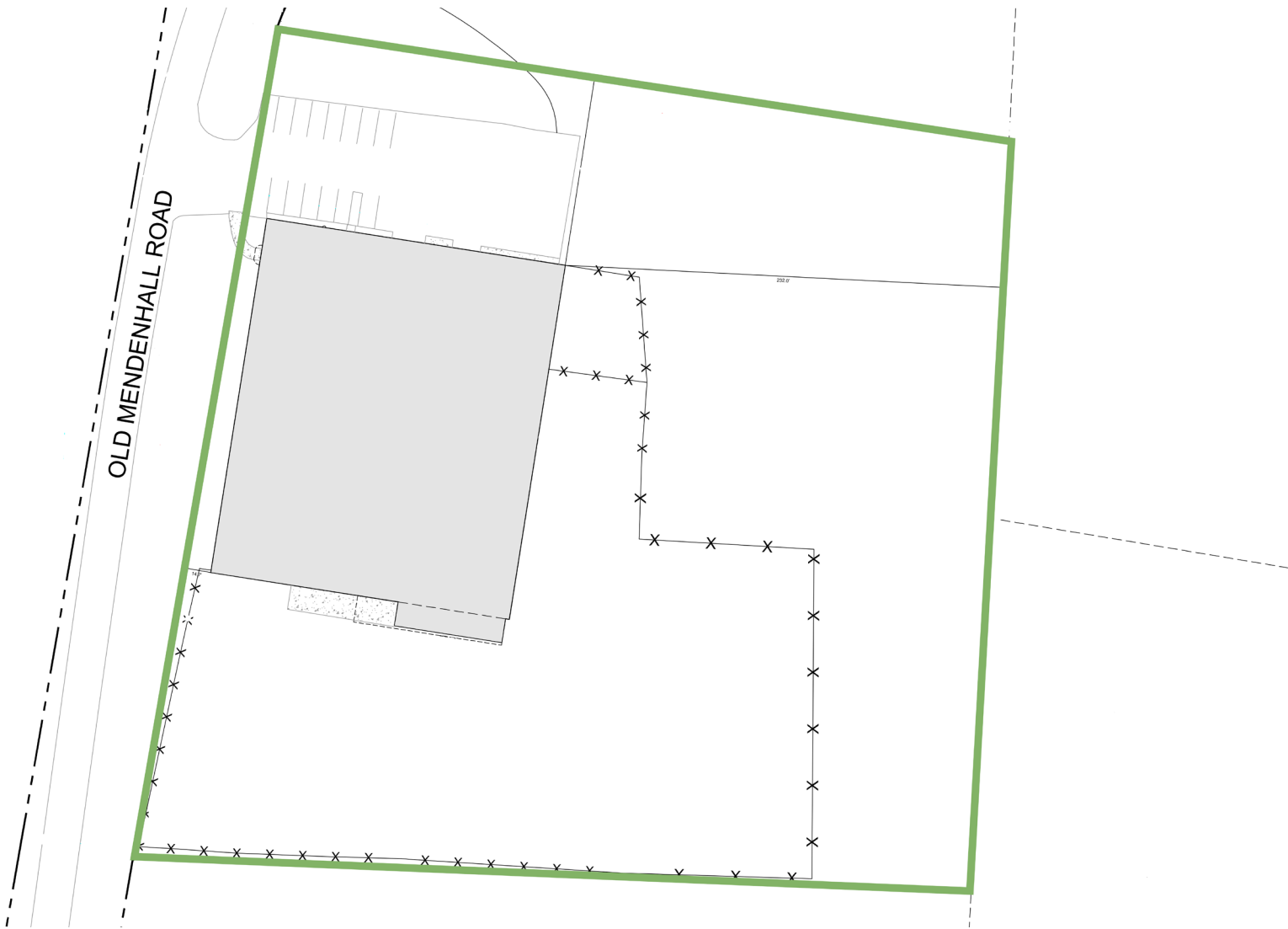
LTPCOMMERCIAL.COM • 336.724.1715

# 6116 OLD MENDENHALL ROAD

FOR SALE/LEASE | ARCHDALE, NC 27263

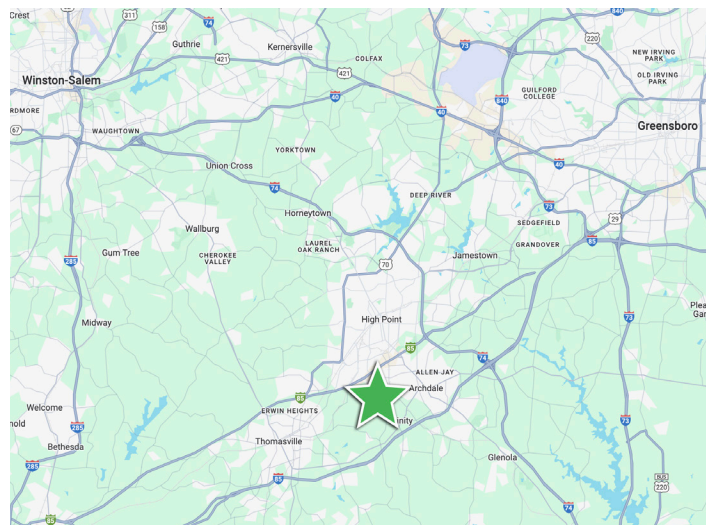
Linville | Team Partners

COMMERCIAL REAL ESTATE



## KEY FEATURES

- ±31,128 SF stand-alone industrial/warehouse on 4.09 acres
- South of High Point and under a mile from Business I-85
- Features a modern office buildout with a break room and conference room
- Offers 14' clear height, 7 drive-in doors (20x12, 16x12, 12x12(4), 15x11), and 1 dock-height bay with 2 roll-up doors
- Ample parking, laydown, or trailer space, plus fencing and an automated security gate



L T

206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

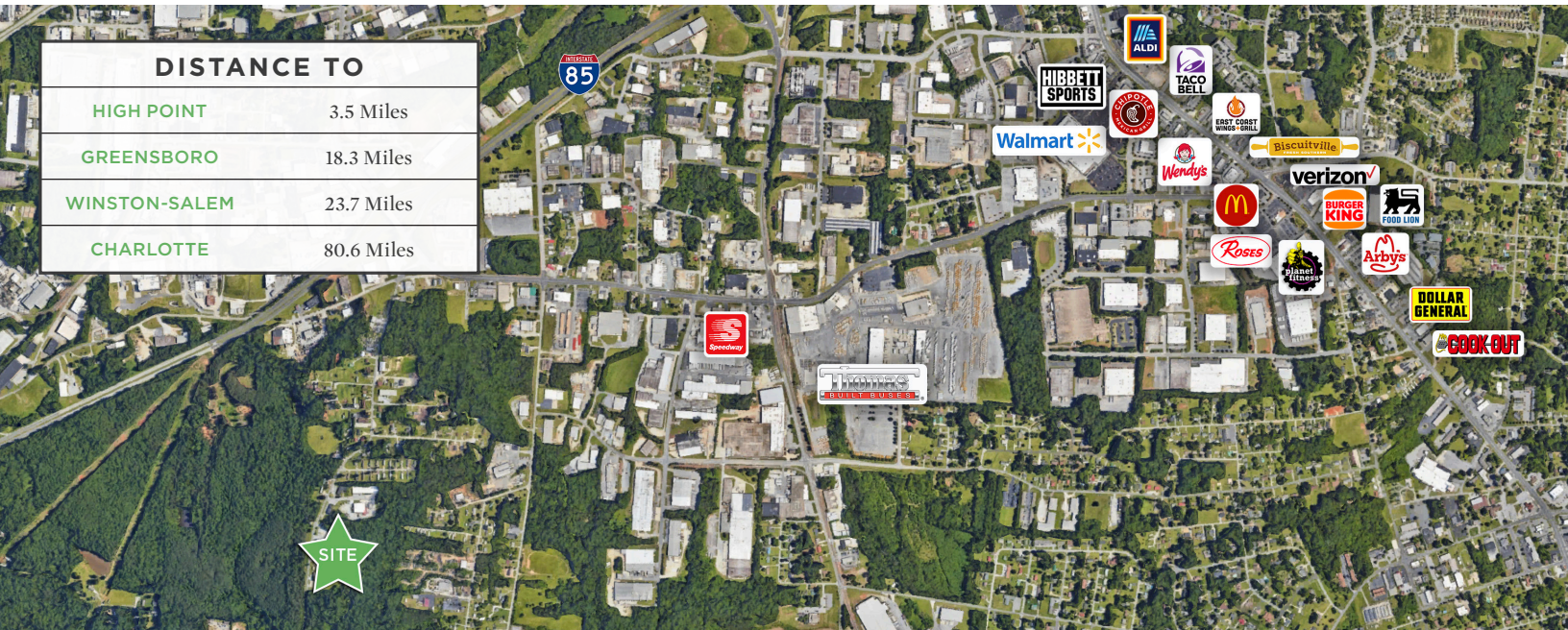
LTPCOMMERCIAL.COM • 336.724.1715

# 6116 OLD MENDENHALL ROAD

FOR SALE/LEASE | ARCHDALE, NC 27263

Linville | Team Partners

COMMERCIAL REAL ESTATE



## PROPERTY INFORMATION

|                |                      |                |              |
|----------------|----------------------|----------------|--------------|
| PROPERTY TYPE  | Industrial/Warehouse | CEILING HEIGHT | 14'          |
| AVAILABLE SF ± | 31,128               | DOCK DOORS     | 2            |
| ACRES          | 4.09                 | DRIVE-INS      | 7            |
| YEAR BUILT     | 1965                 | ZONING         | M2-CZ        |
| PARKING        | Available            | TAX PIN        | 6798-98-1803 |

## PRICING & TERMS

|            |                |            |             |
|------------|----------------|------------|-------------|
| SALE PRICE | Contact Broker | LEASE RATE | \$6.65, NNN |
|------------|----------------|------------|-------------|

## DESCRIPTION

±31,128 SF stand-alone industrial/warehouse in Archdale! Just south of High Point and under a mile from Business I-85. Features a modern office buildout with a break room and conference room. The heated warehouse offers 14' clear height, 7 drive-in doors (20x12, 16x12, 12x12(4), 15x11), and 1 dock-height bay with 2 roll-up doors. The 4.09 acres property has ample parking, laydown, or trailer space, plus fencing and an automated security gate. Less than 30 minutes to Greensboro/Piedmont Triad International Airport and 1.25 hours to Charlotte.

The information contained herein has been taken from sources deemed to be reliable. Linville Team Partners makes no representation or warranties, expressed or implied, as to the accuracy of this information. All information in this document is subject to verification prior to purchase or lease.

L | T

206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

LTPCOMMERCIAL.COM • 336.724.1715