

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	\$2,800,000
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
M 336.473.0206
P 336.724.1715

NICK GONZALEZ

E Nick@LTPcommercial.com
P 336.724.1715

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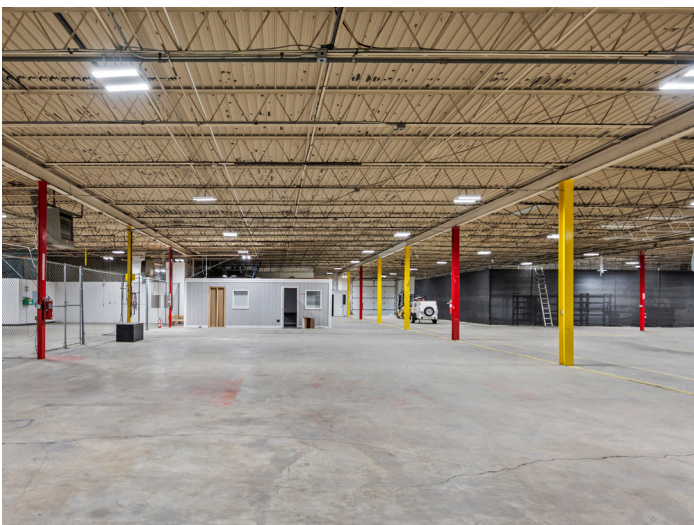
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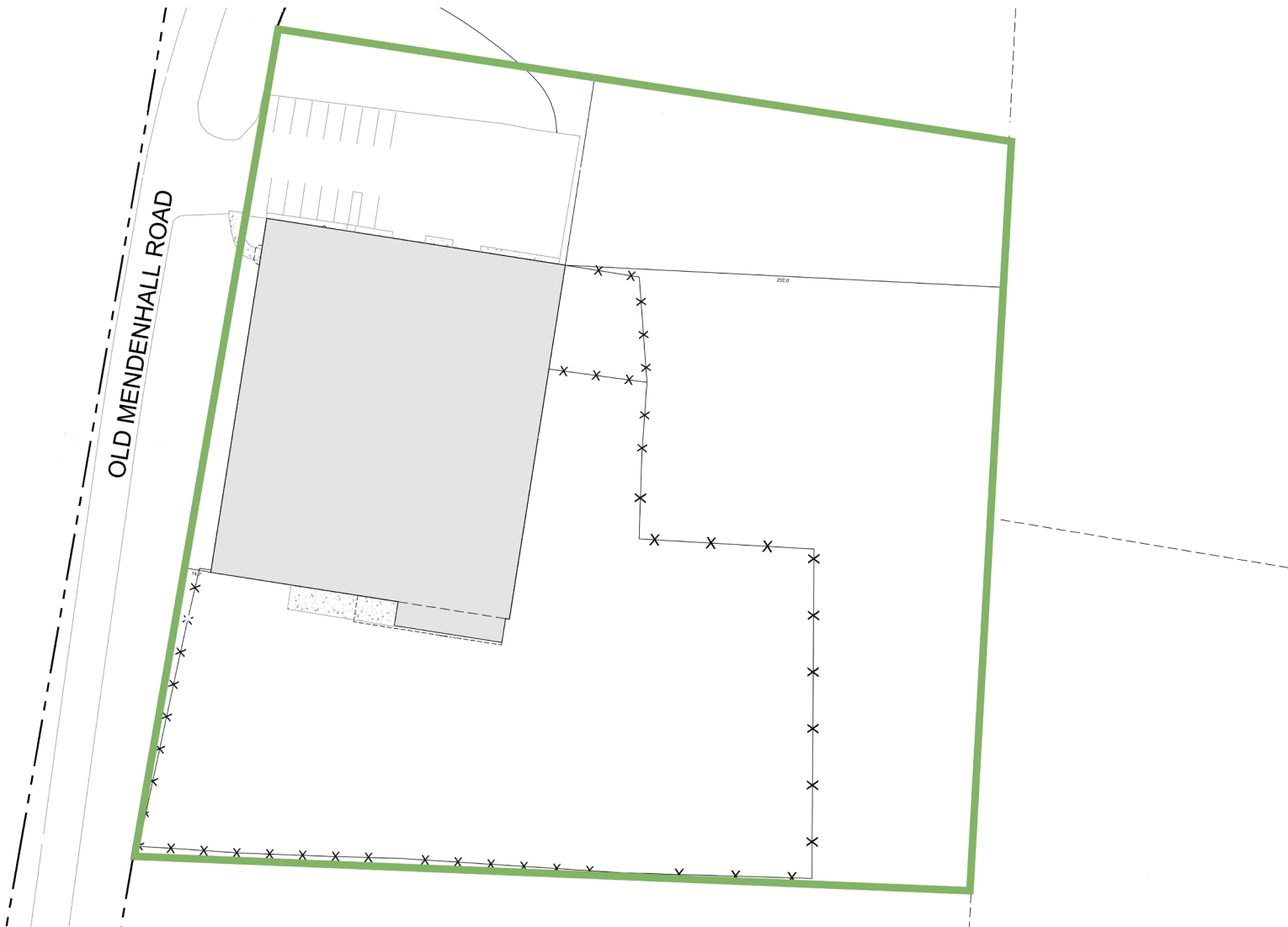
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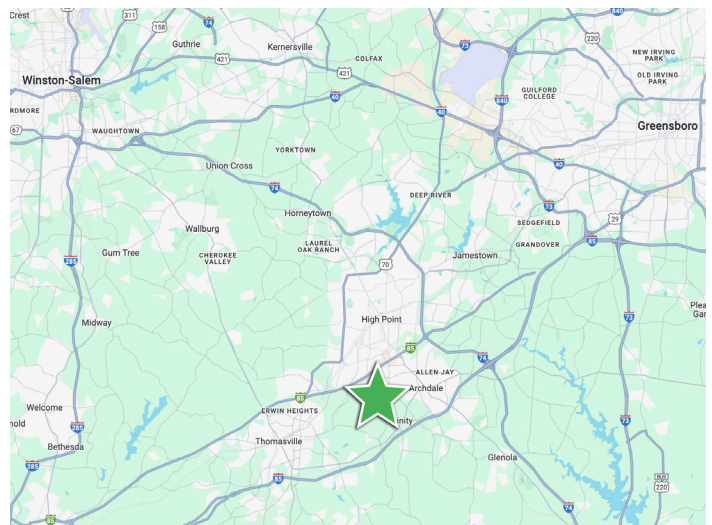
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KEY FEATURES

- ±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



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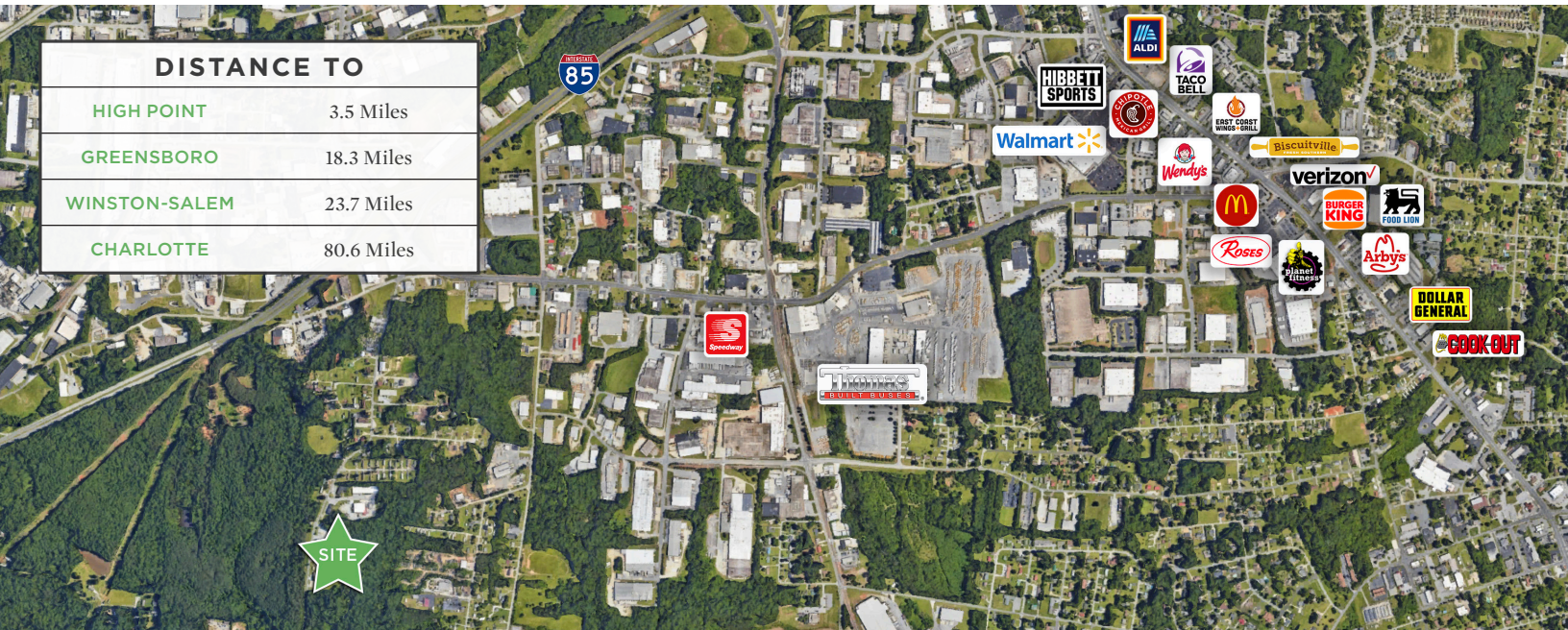
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PROPERTY INFORMATION

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	\$2,800,000	LEASE RATE	\$6.65, NNN
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DESCRIPTION

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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.

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