

909 W. MARKET CENTER DRIVE

FOR LEASE | HIGH POINT, NC 27260

Linville | Team Partners

COMMERCIAL REAL ESTATE



±47,200 SF FLEX/INDUSTRIAL BUILDING FOR LEASE

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Flex/Industrial
AVAILABLE SF ±	47,200
LEASE RATE	\$4.50, NNN
TICAM	\$0.80psf

DESCRIPTION

±47,200 SF flex/industrial building for lease. This building is sprinklered. Features four docks, two drive-in doors, 3-phase power, 480 volts, 12'2" – 20'10" ceilings, 25' x 72' mezzanine, and less than 1 mile to I-85 Business Loop.



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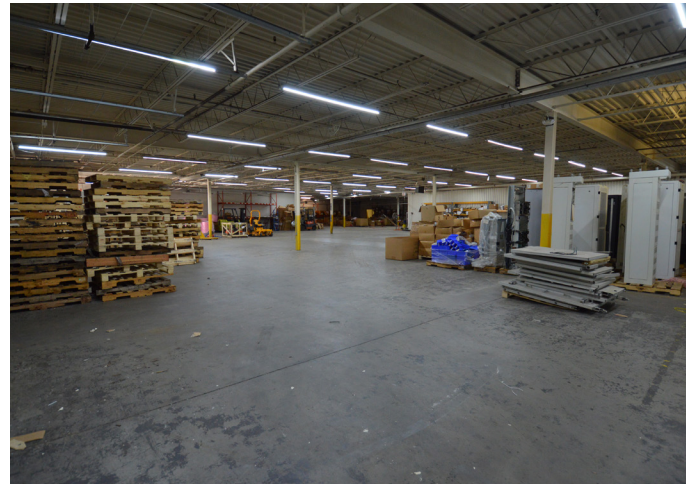
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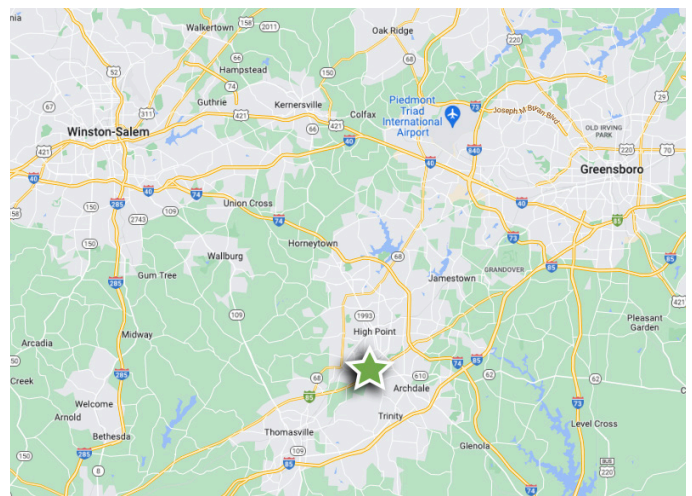
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KEY FEATURES

- ±47,200 SF industrial building for lease
- Sprinklered, four docks, and two drive-in doors
- 3-phase power, 480 volts, 12'2" – 20'10" ceilings, 25' x 72' mezzanine
- TICAM: \$0.80psf
- **Lease Rate: \$4.50, NNN**



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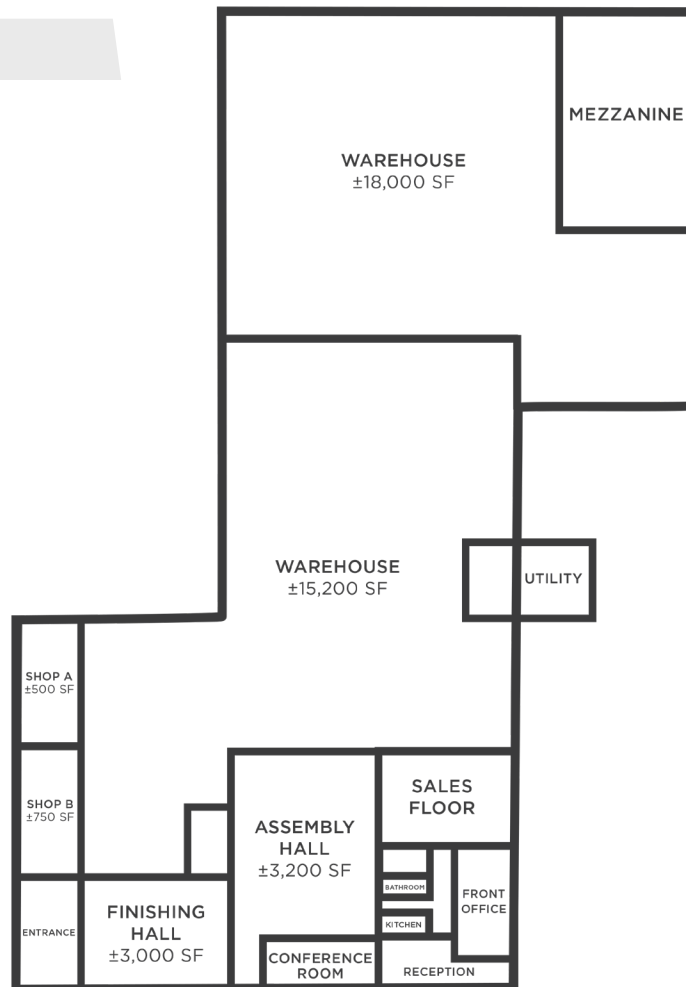
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FLOOR PLAN



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PROPERTY INFORMATION

PROPERTY TYPE	Flex/Industrial	FLOORS	1
AVAILABLE SF ±	47,200	RESTROOMS	4
YEAR BUILT	1977	DOCK DOORS	4
YEAR RENOVATED	1994	DRIVE-INS	2
ACRES	3.38	PARKING	25 Surface Spots
ZONING	LI	TAX PIN	7709-05-3501

PRICING & TERMS

LEASE RATE	\$4.50	LEASE TYPE	NNN
TICAM	\$0.80psf		

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