

# 212 PENDLETON STREET

FOR LEASE | HIGH POINT, NC 27260

Linville | Team Partners

COMMERCIAL REAL ESTATE



MANY RECENT CAPITAL IMPROVEMEMNTS INCLUDING NEW ROOF

## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Flex/Industrial
AVAILABLE SF ±	65,792 - 82,755
LEASE RATE	\$4.25 psf, NNN

## DESCRIPTION

Great opportunity for industrial space in High Point, 0.5 miles from I-74/Highway 311 and 1.5 miles from Highway 29/Business 85. ±65,792 - 82,755 SF available with a brand new roof, 14' clear height ceilings, and 30' between beams. The space features 2 drive-in doors, 2 dock doors, 2 restrooms, ±800 SF of office space and ample power. Centrally located- 25 minutes to Winston-Salem, 20 minutes to Greensboro, 1.25 hours to Charlotte, and 1.5 hours to Raleigh.



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NICK GONZALEZ

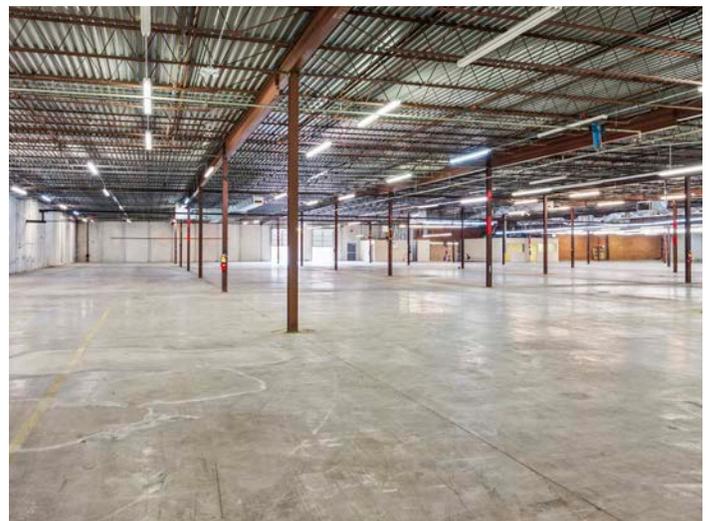
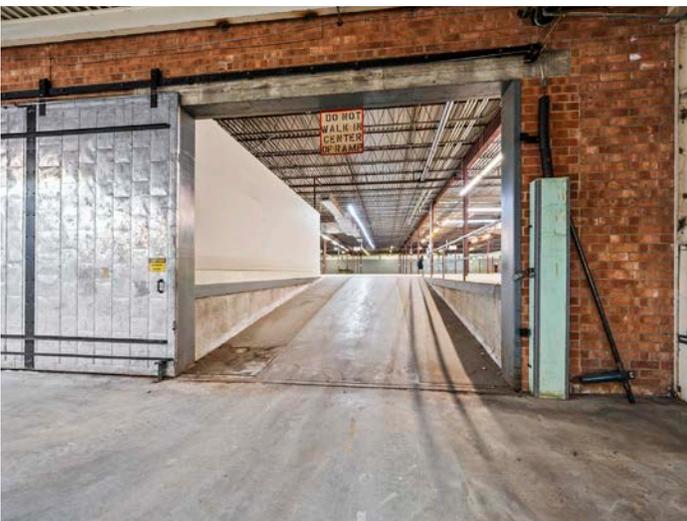
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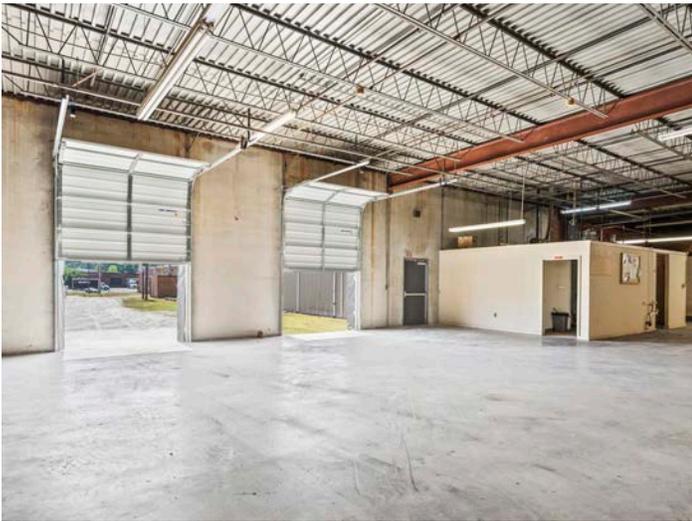
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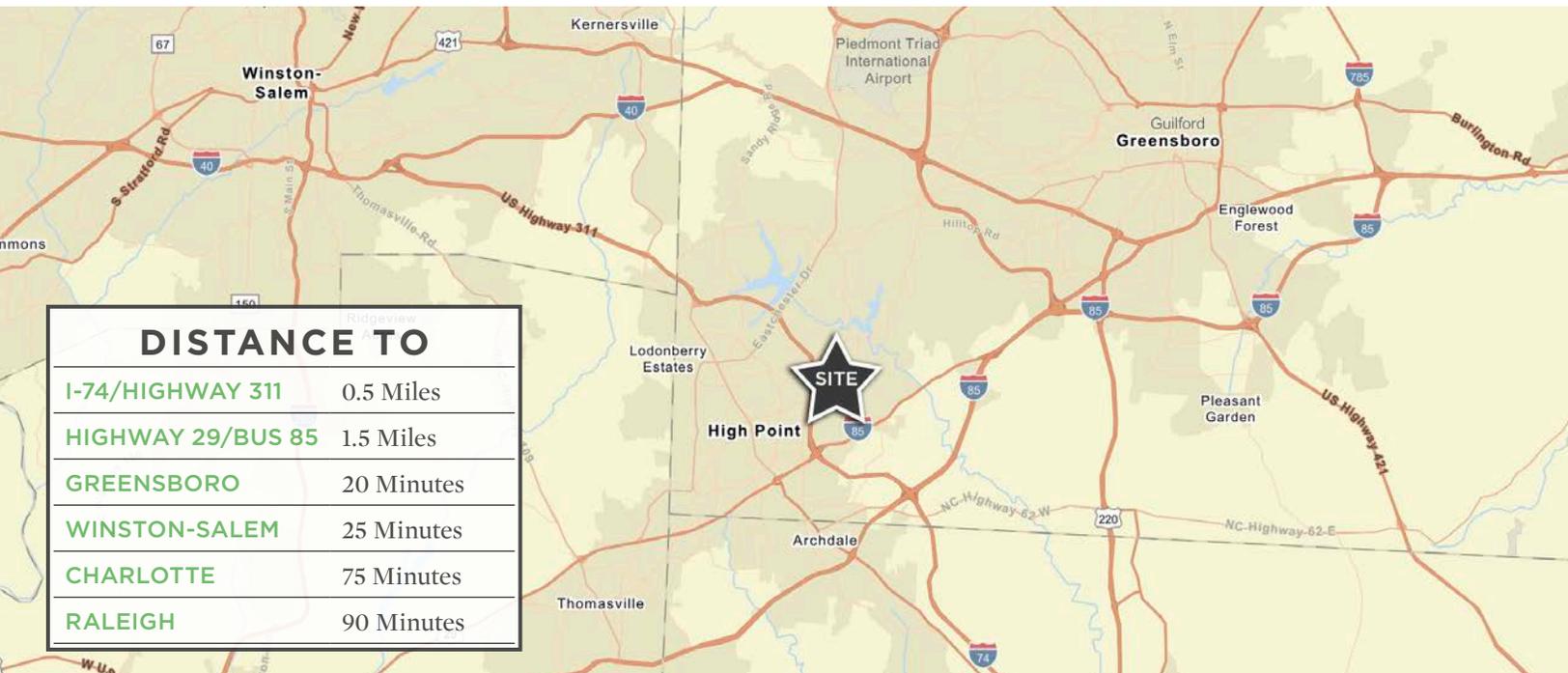


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## PROPERTY INFORMATION

PROPERTY TYPE	Flex/Industrial	RESTROOMS	2
AVAILABLE SF ±	65,792 - 82,755	ROOF	Membrane
ACRES ±	12.43	EXTERIOR	Brick/Metal/Precast
ZONING	LI	DOCK DOORS	2
PIN	7810-26-3658	DRIVE-IN DOORS	2
FLOORS	1	CLEAR HEIGHT	14'

## PRICING & TERMS

LEASE RATE	\$4.25	LEASE TYPE	NNN
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