

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.



KATIE HAYES

E Katie@LTPcommercial.com

M 336.473.0206

P 336.724.1715

NICK GONZALEZ

E Nick@LTPcommercial.com

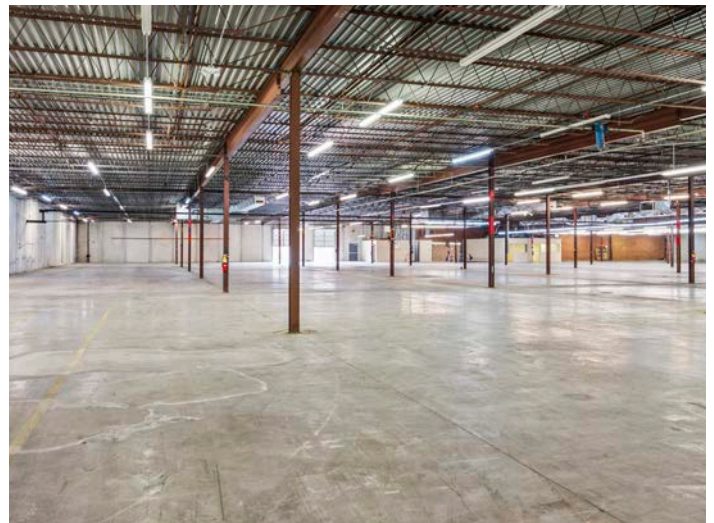
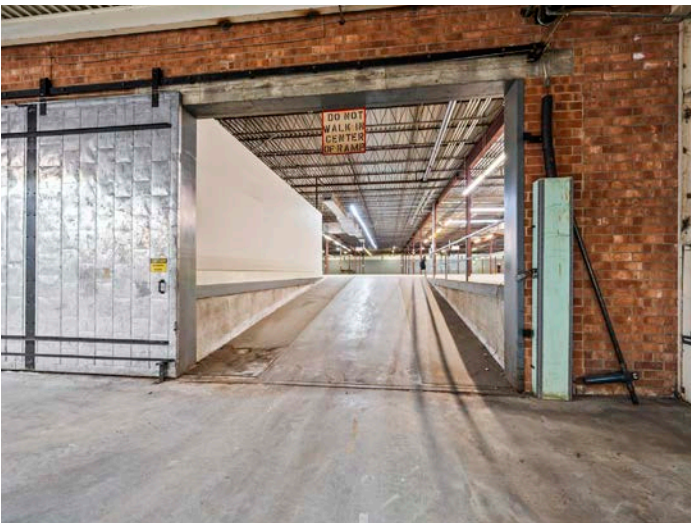
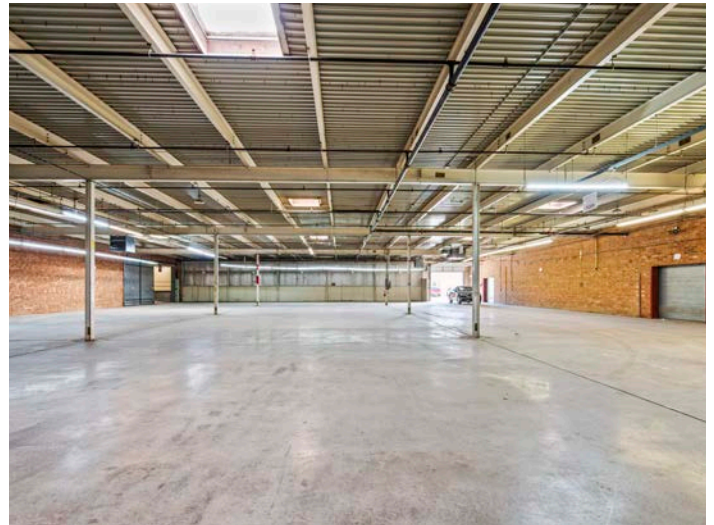
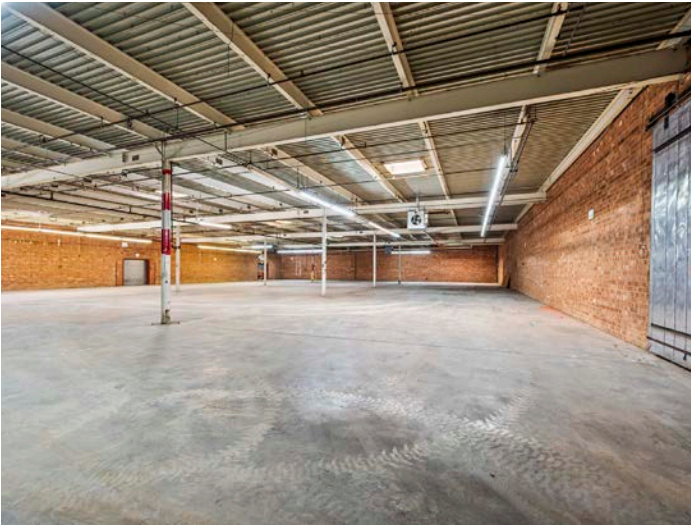
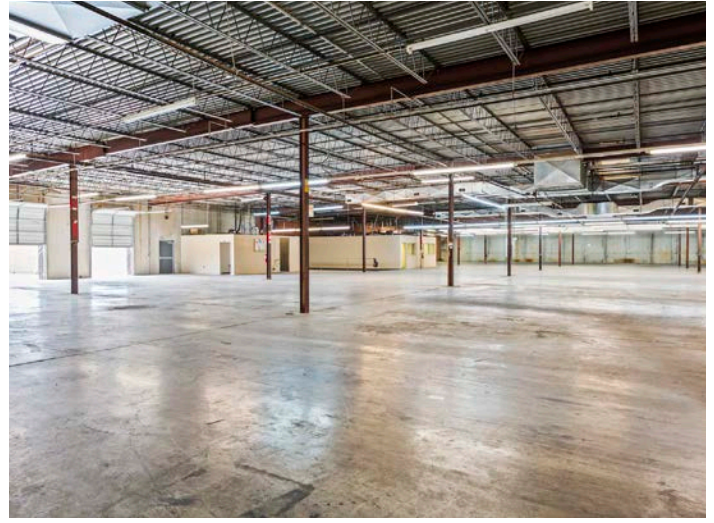
P 336.724.1715

212 PENDLETON STREET

FOR LEASE | HIGH POINT, NC 27260

Linville | Team Partners

COMMERCIAL REAL ESTATE

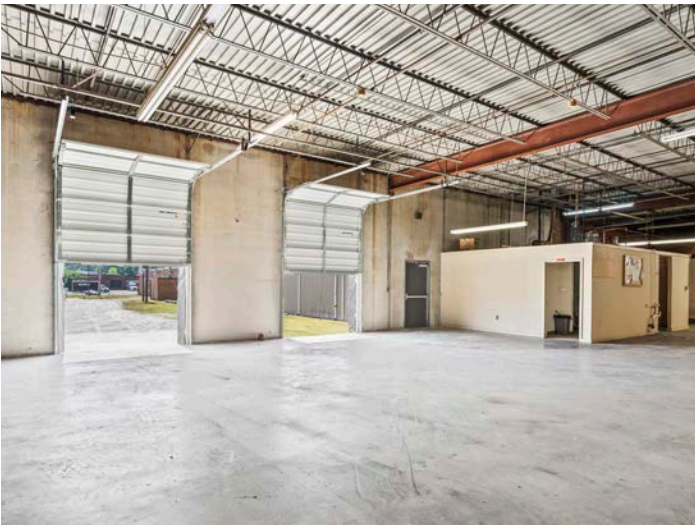
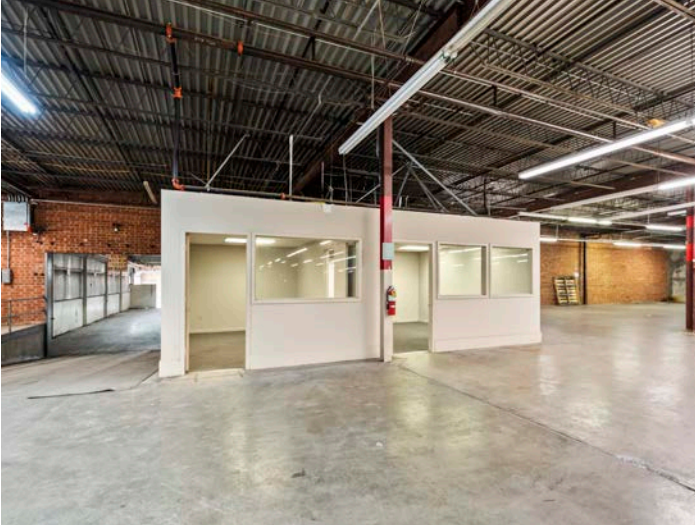


212 PENDLETON STREET

FOR LEASE | HIGH POINT, NC 27260

Linville | Team Partners

COMMERCIAL REAL ESTATE



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

LTPCOMMERCIAL.COM • 336.724.1715

212 PENDLETON STREET

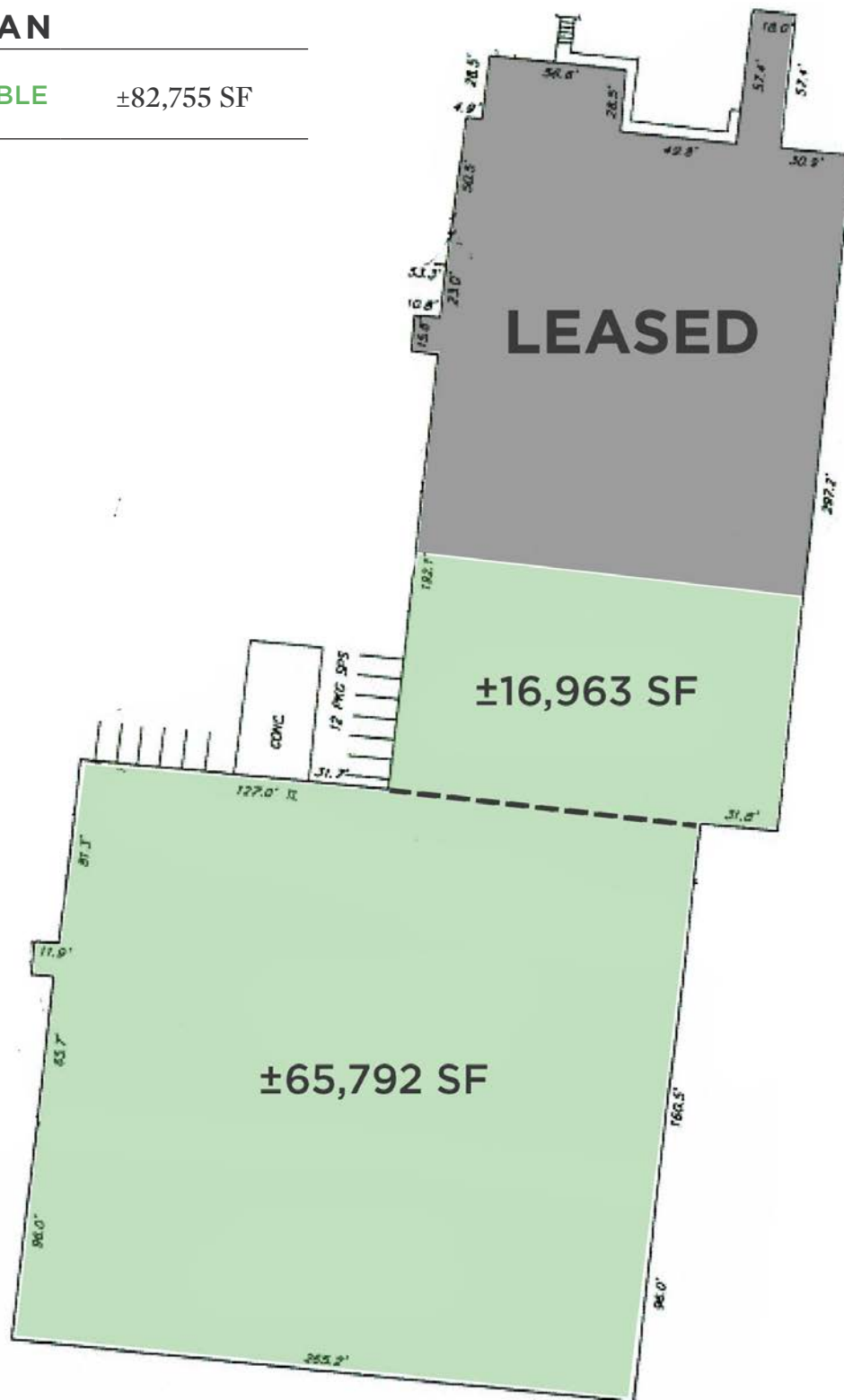
FOR LEASE | HIGH POINT, NC 27260

Linville | Team Partners

COMMERCIAL REAL ESTATE

FLOOR PLAN

TOTAL AVAILABLE ±82,755 SF

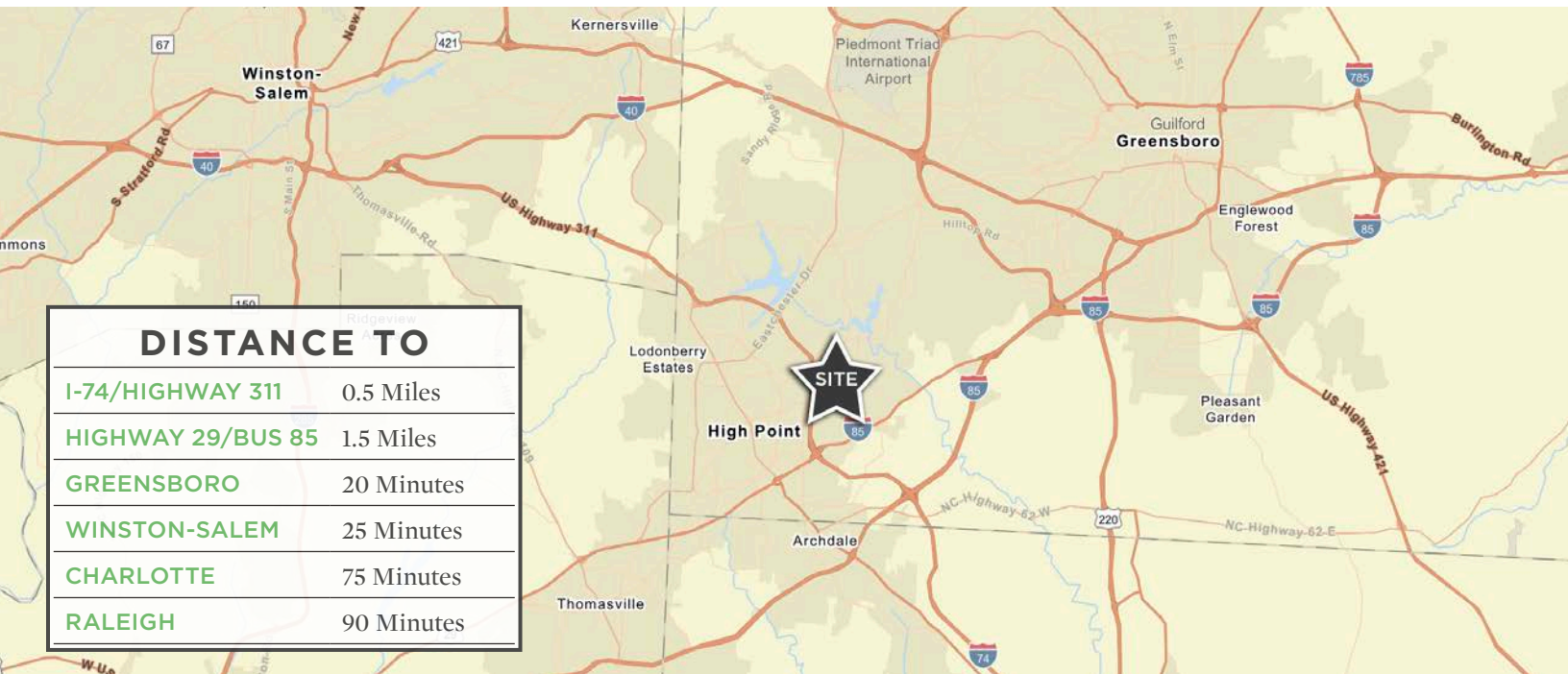


212 PENDLETON STREET

FOR LEASE | HIGH POINT, NC 27260

Linville | Team Partners

COMMERCIAL REAL ESTATE



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
------------	--------	------------	-----

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.

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.



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

LTPCOMMERCIAL.COM • 336.724.1715