

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 $\pm$	31,128
SALE PRICE	\$2,600,000
LEASE RATE	\$5.25, NNN

DESCRIPTION

$\pm 31,128$ 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. New roof 2025. Less than 30 minutes to Greensboro/Piedmont Triad International Airport and 1.25 hours to Charlotte.



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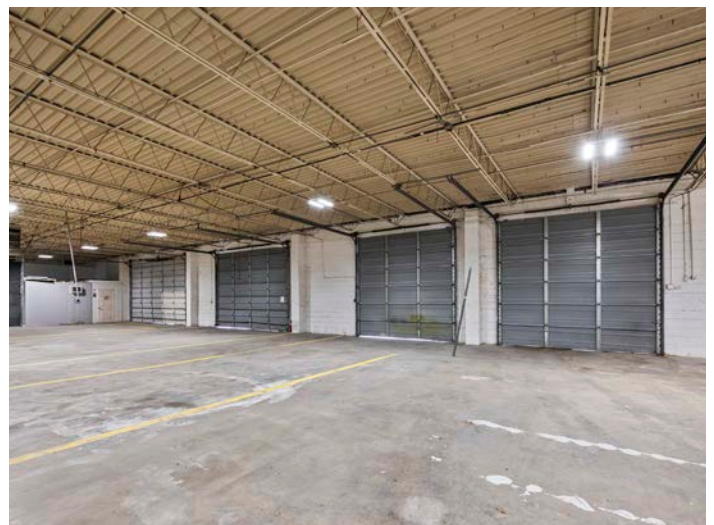
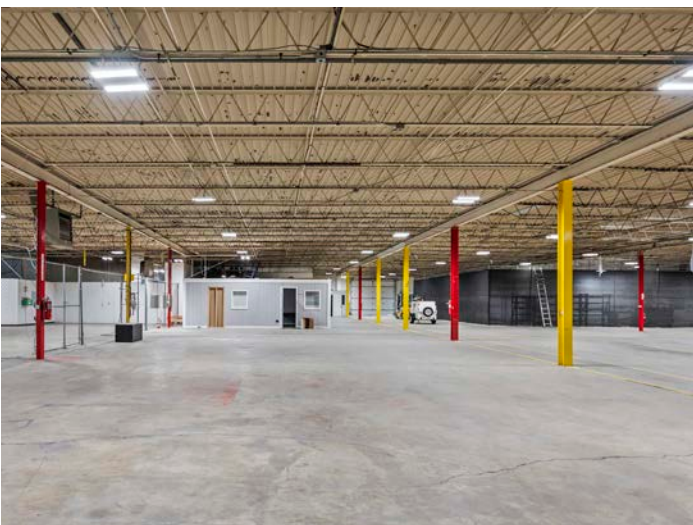
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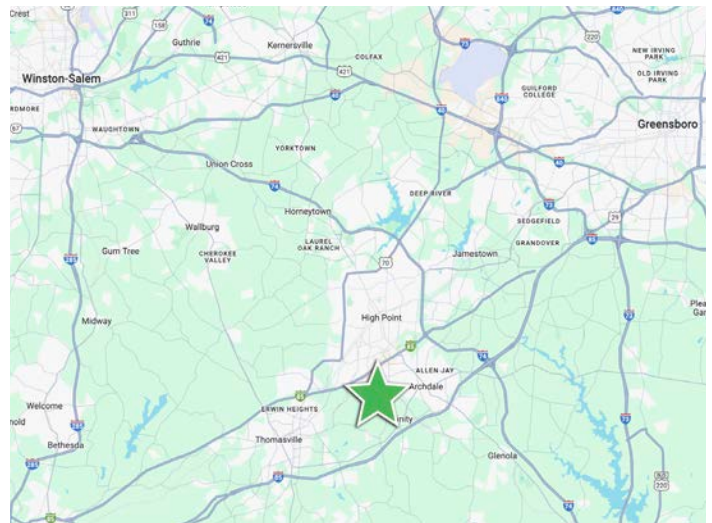
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KEY FEATURES

- ±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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DISTANCE TO

HIGH POINT	3.5 Miles
GREENSBORO	18.3 Miles
WINSTON-SALEM	23.7 Miles
CHARLOTTE	80.6 Miles



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
ROOF	New, 2025	TAX PIN	6798-98-1803

PRICING & TERMS

SALE PRICE	\$2,600,000	LEASE RATE	\$5.25, NNN
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