

6116 Old Mendenhall Road

Industrial Property **For Sale / Lease**

6116 OLD MENDENHALL ROAD

INDUSTRIAL PROPERTY FOR SALE / LEASE



PROPERTY 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 acres 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.

PROPERTY HIGHLIGHTS

- ±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

OFFERING SUMMARY

Sale Price:	\$2,575,000
Lease Rate:	\$5.25 SF/yr (NNN)
Lot Size:	4.09 Acres
Building Size:	31,128 SF

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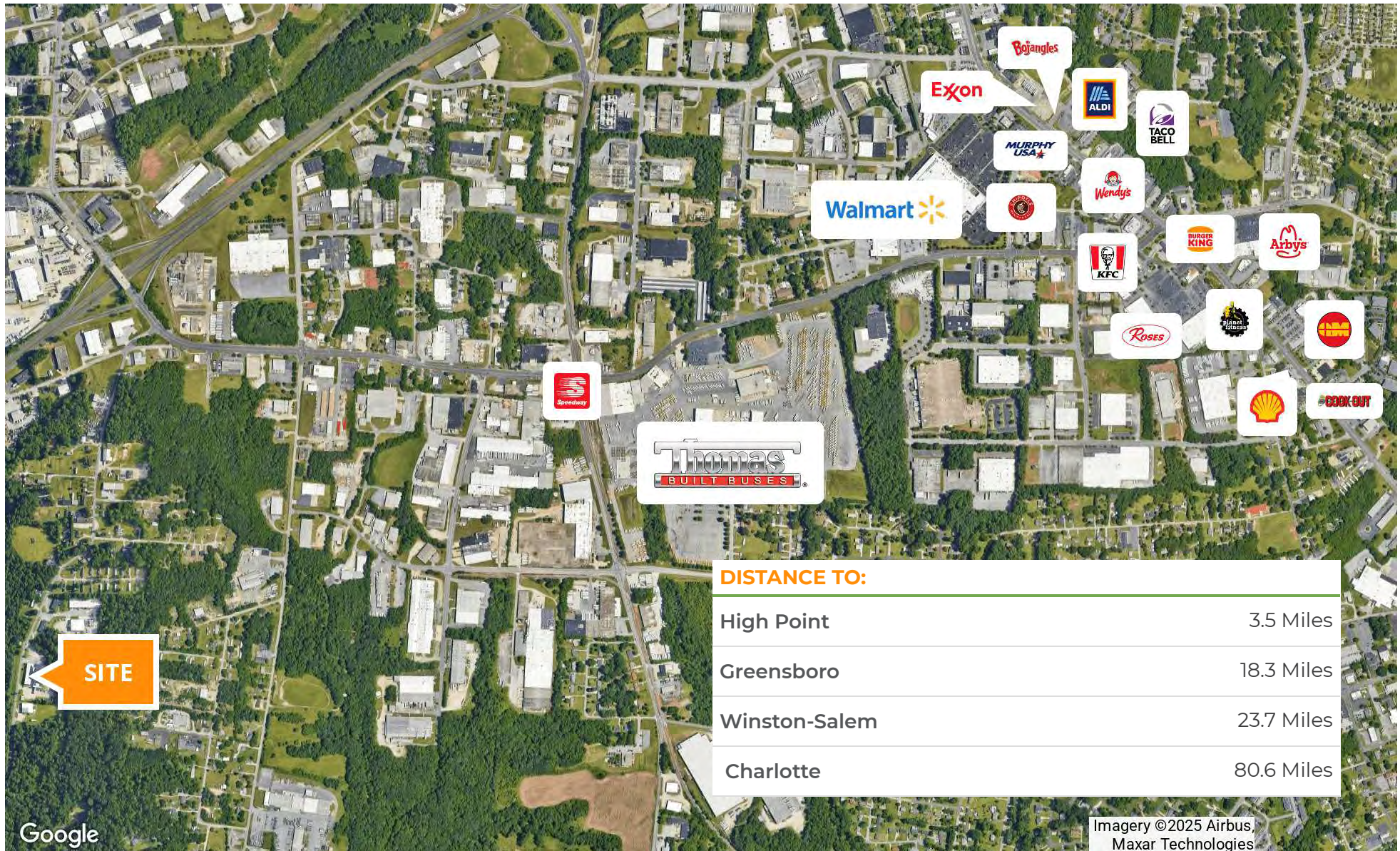
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LOCATION INFORMATION

Street Address	6116 Old Mendenhall Road
City, State, Zip	Archdale, NC 27263

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Flex Space
Zoning	M2-CZ
Lot Size	4.09 Acres
Building Size	31,128 SF
Number of Dock High Doors	2
Number of Drive in Bays	7
Ceiling Height	14 ft
Year Built	1965
Roof	New (2025)



SALE PRICE: \$2,575,000
LEASE RATE: \$5.25 SF/YR
(NNN)

ARCHDALE, NC

6116 OLD MENDENHALL ROAD

Linville | Team Partners
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