

314 MANDUSTRY STREET

H I G H P O I N T , N C 2 7 2 6 2



54,385 SF WAREHOUSE FOR SALE OR LEASE

CHARLES BARTSCHER
919.395.5498
CHARLES@CITYPLAT.COM



GRAHAM STOREY
919.698.8799
GRAHAM@CITYPLAT.COM

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Sale Dashboard

\$1,950,000

Asking Price

54,385 SF

Total Square Feet

\$36

Price Per SqFt

1.47 ac

Parcel Acres

Heavy
Industrial

Use

KEY AMENITIES

- 4 Dock High Doors & 6 Drive-ins
- Ceiling Height: 10.5'-14'

Unit One: 6,126 sqft signed brand new one year lease May 1st at \$2.93/sqft NNN

Unit Seven: 7,631 sqft signed brand new three year lease Sep 1st at \$2.92/sqft NNN

Renovations: Owner has invested \$100,000+ earlier this year, and ongoing.

Value Add potential: Leasing out the remaining spaces provides an opportunity to increase rental income and enhance the property's overall value. This can lead to higher returns and long-term appreciation.

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
<u>2023 POPULATION</u>	2,780	20,776	46,246
2023 AVERAGE HOUSE HOLD INCOME	\$54,351	\$55,956	\$58,496

Lease Dashboard

4,217-39,722 SF
Total Range of SF

\$4 | SF
Lease Rate

NNN
Lease Type

1.47 ac
Parcel Acres

Heavy
Industrial
Use

\$1.33/FT TICAM

DEMOGRAPHICS

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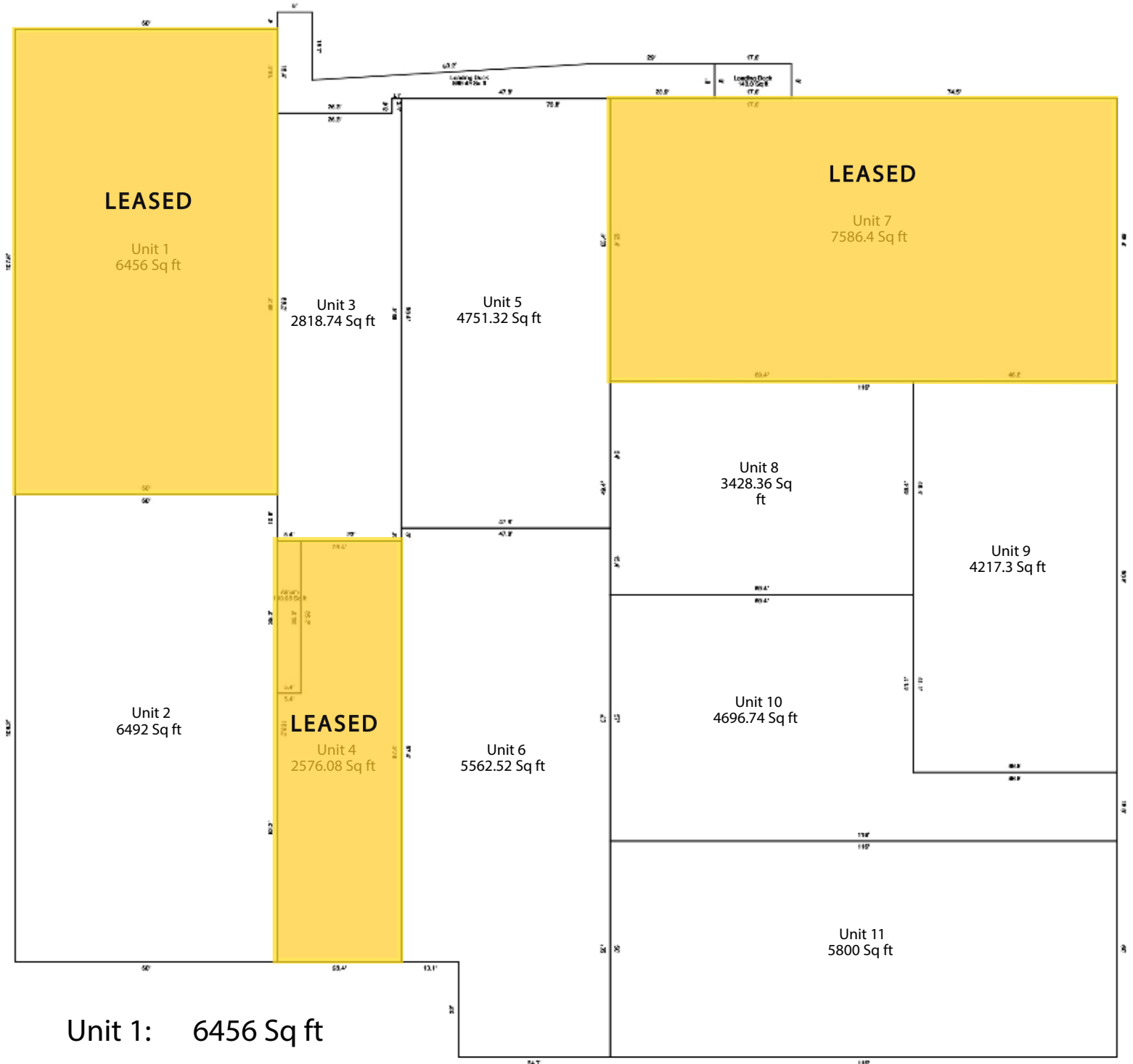
- **Property Details:**
 - 1 Dock High Doors & 2 Drive-ins
 - Ceiling Height: 10.5'-14'
- **Flexible Suite Configurations:** While there are multiple units available, we can combine certain units to accommodate specific tenant needs, offering customized space solutions.
- **New roof and fence:** Enjoy peace of mind with a recently installed new roof in 2020, ensuring protection and longevity. Additionally, a brand-new fence was installed in 2022, providing enhanced security and privacy for your business activities.
- **Ample Space:** With a generous size of 1.47+/- acres, there is plenty of room for your business to grow and thrive on this property.
- **Zoning and Year Built:** This property is zoned as C-2, allowing for a wide range of commercial uses. It was built in 1976, showcasing a solid foundation and timeless appeal.





314 Mandustry Street, High Point, NC 27262

Total Leasable Space: 54,385 Sq ft



Unit 1: 6456 Sq ft

Unit 2: 6492 Sq ft

Unit 3: 2818.74 Sq ft

Unit 4: 2576.08 Sq ft

Unit 5: 4751.32 Sq ft

Unit 6: 5562.52 Sq ft

Unit 7: 7586.4 Sq ft

Unit 8: 3428.36 Sq ft

Unit 9: 4217.3 Sq ft

Unit 10: 4696.74 Sq ft

Unit 11: 5800 Sq ft





Parcel Map



MARKET OVERVIEW: HIGH POINT, NC



HIGH POINT IS A CITY LOCATED IN THE PIEDMONT TRIAD REGION OF NORTH CAROLINA, IN THE UNITED STATES. IT HAS A POPULATION OF APPROXIMATELY 111,000 PEOPLE, MAKING IT THE NINTH-LARGEST MUNICIPALITY IN THE STATE. HIGH POINT IS KNOWN FOR ITS FURNITURE INDUSTRY AND IS OFTEN REFERRED TO AS THE "FURNITURE CAPITAL OF THE WORLD". THE CITY HOSTS THE ANNUAL HIGH POINT MARKET, WHICH IS THE LARGEST FURNISHINGS INDUSTRY TRADE SHOW IN THE WORLD. IN ADDITION TO ITS FURNITURE INDUSTRY, HIGH POINT IS ALSO HOME TO SEVERAL COLLEGES AND UNIVERSITIES, INCLUDING HIGH POINT UNIVERSITY, WHICH IS A PRIVATE LIBERAL ARTS UNIVERSITY WITH AN ENROLLMENT OF OVER 5,000 STUDENTS. THE CITY HAS A NUMBER OF PARKS AND RECREATIONAL FACILITIES, INCLUDING OAK HOLLOW LAKE, WHICH IS A POPULAR DESTINATION FOR FISHING, BOATING, AND OTHER OUTDOOR ACTIVITIES. HIGH POINT IS LOCATED IN GUILFORD COUNTY AND IS APPROXIMATELY 75 MILES WEST OF RALEIGH, THE STATE CAPITAL. THE CITY IS EASILY ACCESSIBLE VIA SEVERAL MAJOR HIGHWAYS, INCLUDING I-40, I-74, AND US-311.

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