

INDUSTRIAL BUILDING FOR SALE

705-706 Baker Court, High Point, NC 27263

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CITYPLAT
COMMERCIAL REAL ESTATE

TABLE OF CONTENT

3. INVESTMENT OVERVIEW

4. EXECUTIVE SUMMARY

5. TENANT PROFILE

10. FLOOR PLAN- 705

12. LOCATION MAP

13. PARCEL MAP

14. SITE PLAN

15. DEMOGRAPHICS

INVESTMENT OVERVIEW

SALE PRICE	\$3,975,000
NOI	\$298,410
TOTAL SF	61,998
EXITING ZONE	LI
YEAR BUILT	1978



KEY AMENITIES

- **Prime Location:** In a key business area with access to manufacturing and logistics.
- **Major Highway Access:** Near I-85 & 74 and U.S. Route 311 for easy connectivity.
- **Business Hubs:** Close to High Point Business Center and HP Economic Development.

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
TOTAL POPULATION	4,813	50,243	23,945
MEDIAN HOUSEHOLD INCOME	\$46,239	\$41,627	\$47,893

EXECUTIVE SUMMARY



ADDRESS:	705-706 Baker Court, High Point, NC 27263
SQUARE FOOTAGE:	61,998
PARCEL SLOT AREA:	2.94
SALE PRICE:	\$3,975,000

705-706

Baker Court

705-706 Baker Court offers 61,998 SF of space on 3.06 acres, perfect for industrial, warehouse, or business use. With room for expansion, it's an ideal spot for growing companies.

The property is well-connected to Interstate 85 & 74 and U.S. Route 311, making it easy to reach downtown High Point and other areas. Nearby business hubs, like the High Point Business Center, provide opportunities for collaboration and growth.

This property offers a spacious, fully built-out warehouse designed for maximum efficiency. The layout is optimized to enhance productivity while minimizing wasted space, making it an ideal location for industrial use.



TENANT PROFILE

705-706 Baker Ct has (2) tenant base reflecting strong leasing fundamentals and long-term stability which enhancing its value and appeal:



Storr Office Environments: A leader in office furniture solutions, offering innovative, sustainable workspace designs for businesses in the Raleigh area. storr.com

Lease Expiration: October 31, 2026; 3% Annual Escalations.

Lease Options: One (1) - 3 Year

Alden Home Furniture: Specializing in handcrafted, sustainable wooden furniture with timeless designs for homes and offices.

aldenhomefurniture.com

Lease Expiration: April 30, 2028; 4.5% Annual Escalations.

Lease Optionss: None









SAFETY FIRST
FIRST AID
STATION

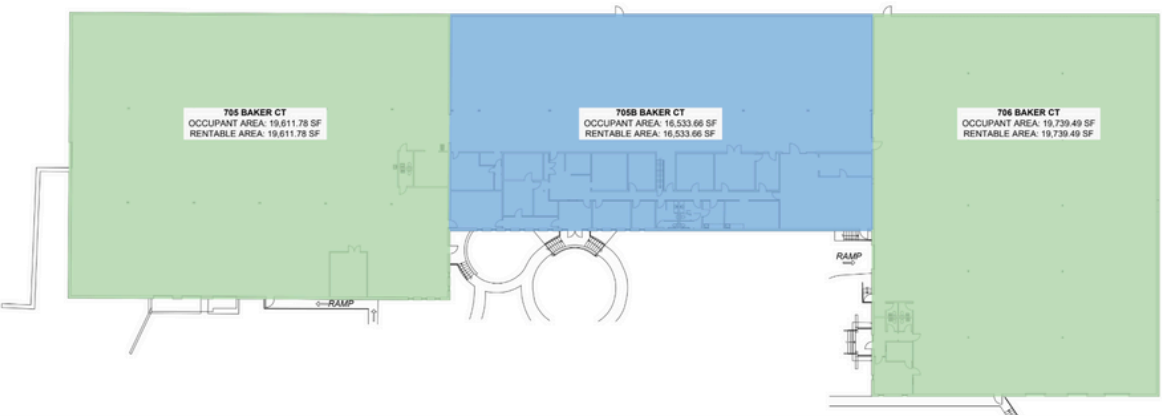
WALK
FIRST AID KIT



FLOOR PLAN

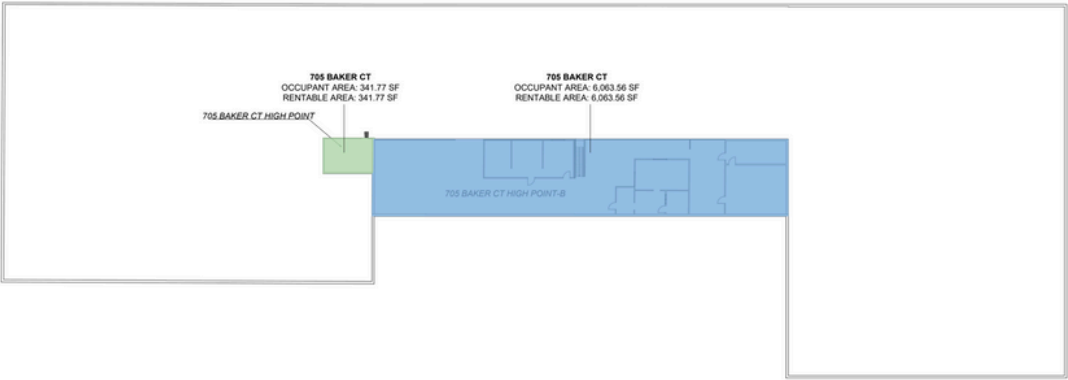
FIRST FLOOR

TOTAL SQFT ~ 62,290.26

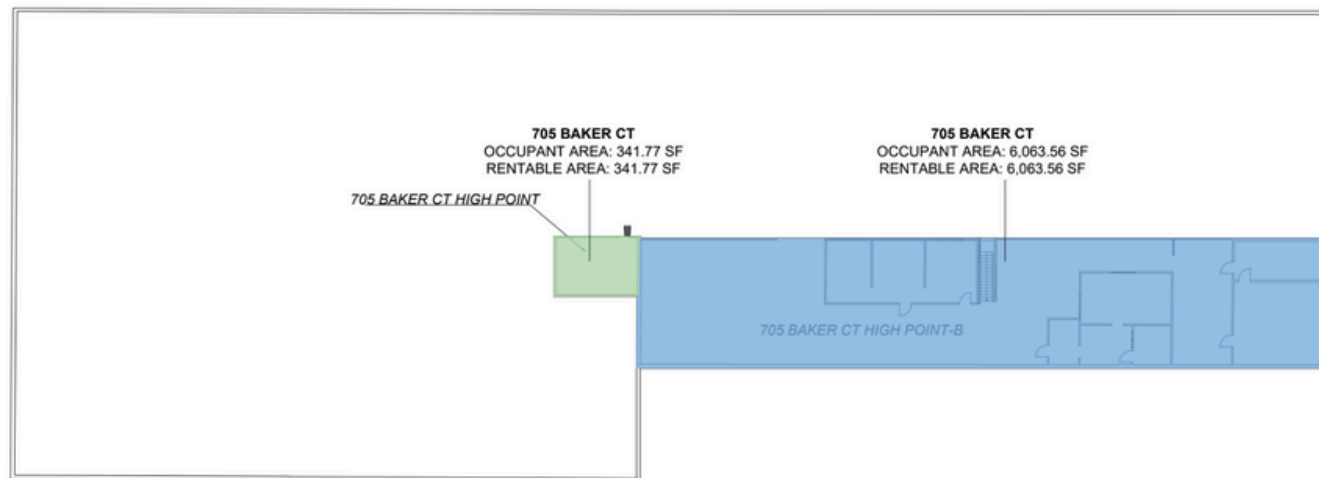
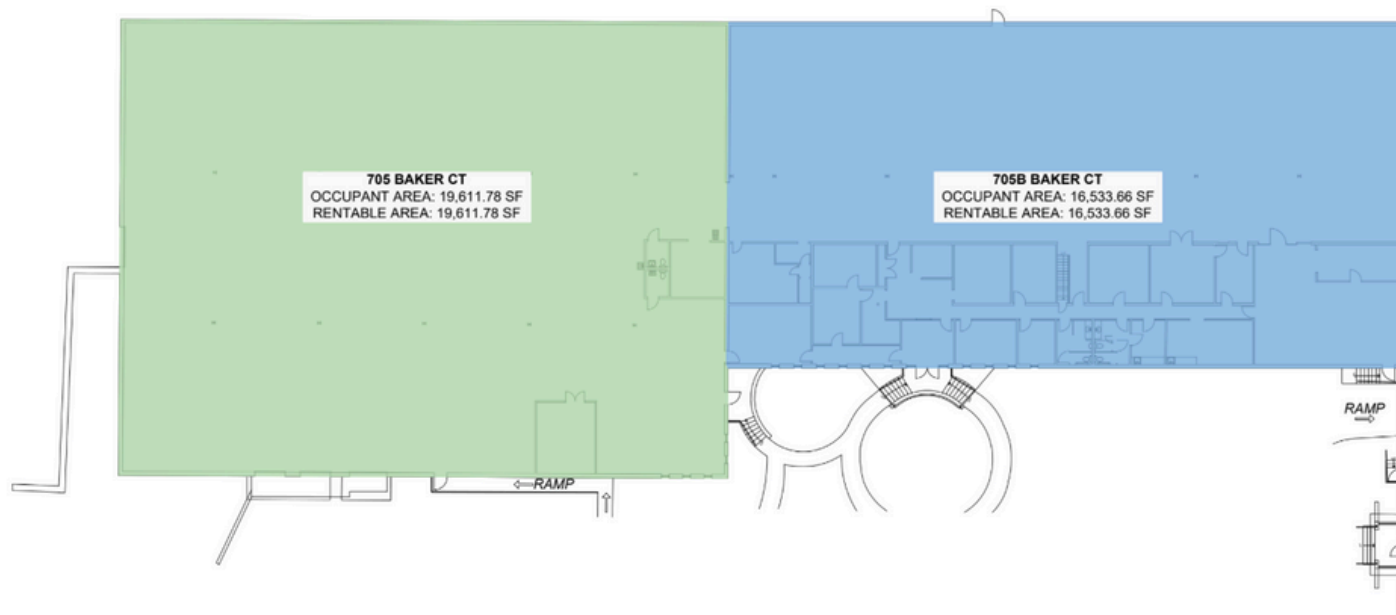


FLOOR	SPACE ID	OCCUPANT AREA (SQFT)
1	SUITE 705	36,145.44
1	SUITE 706	19,739.49
1	TOTAL	55,884.93
2	SUITE 705	6,405.33
2	TOTAL	6,405.33

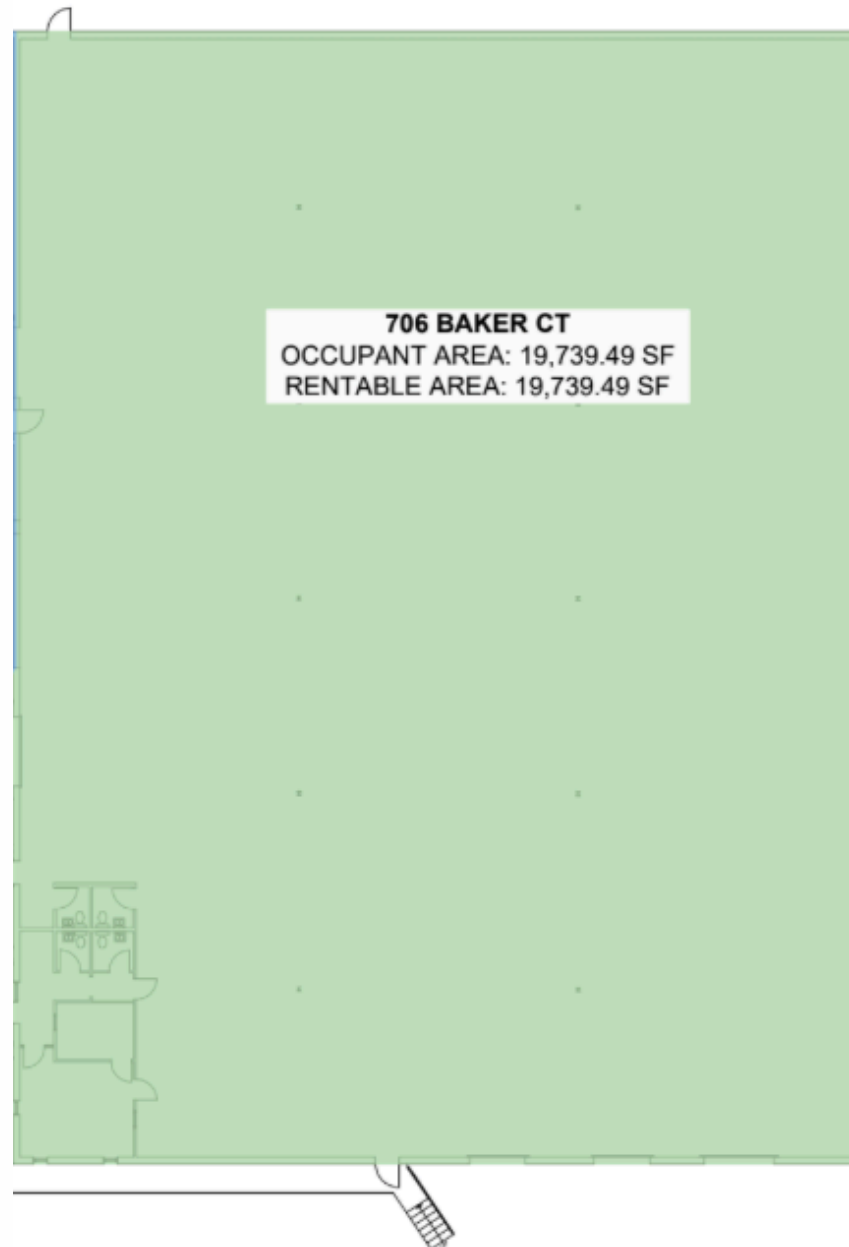
SECOND FLOOR



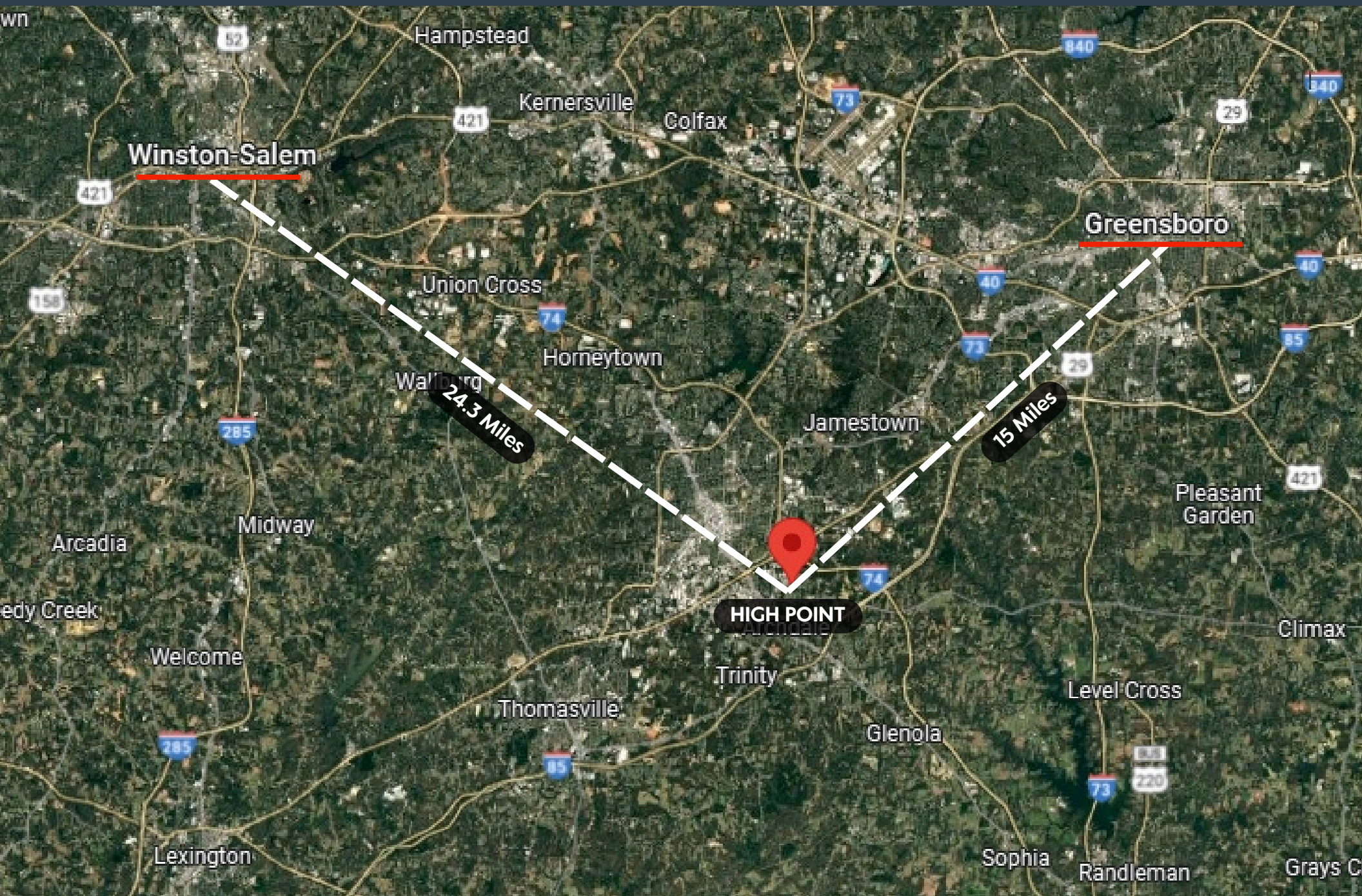
FLOOR PLAN- 705



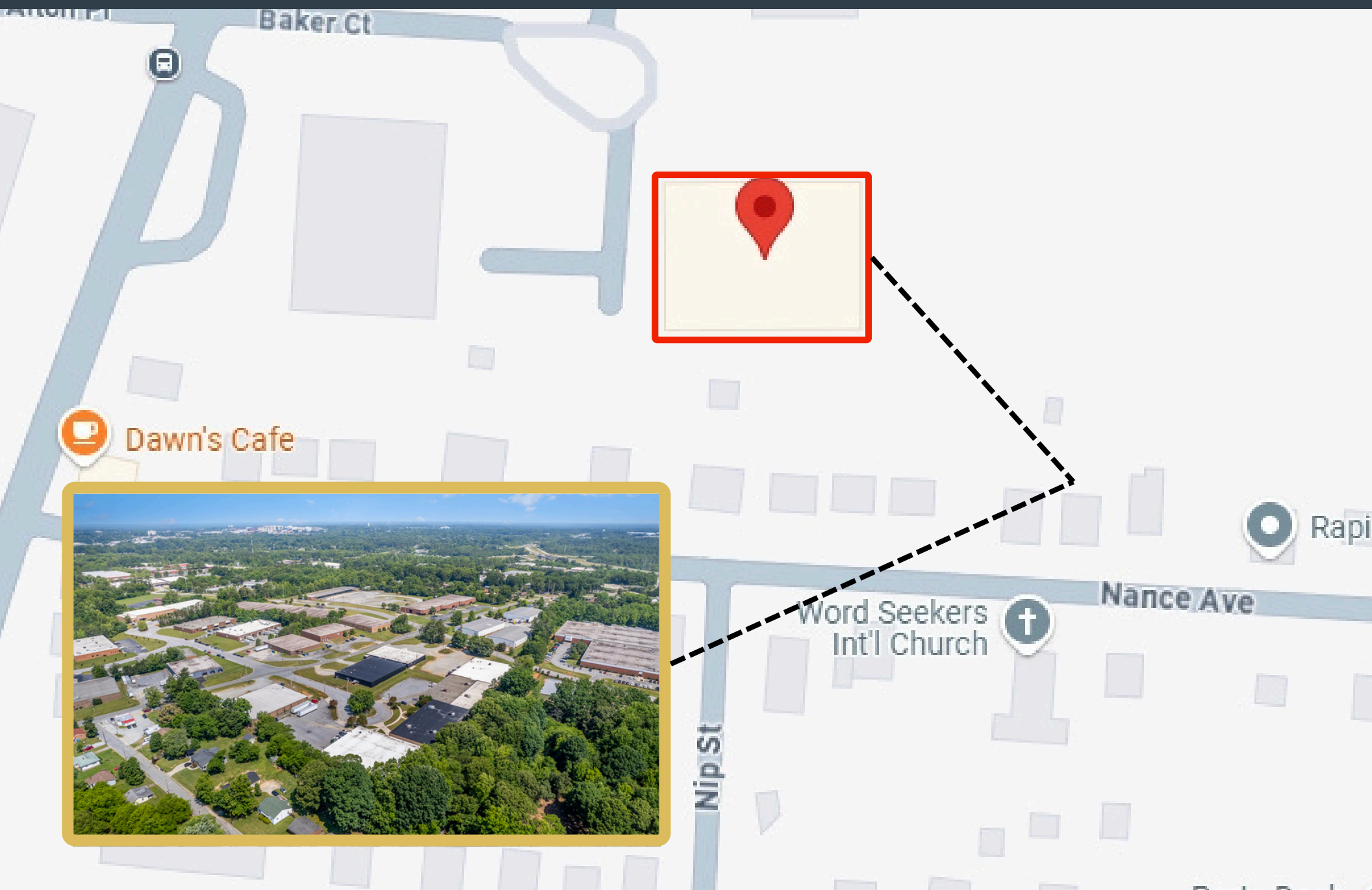
FLOOR PLAN- 706



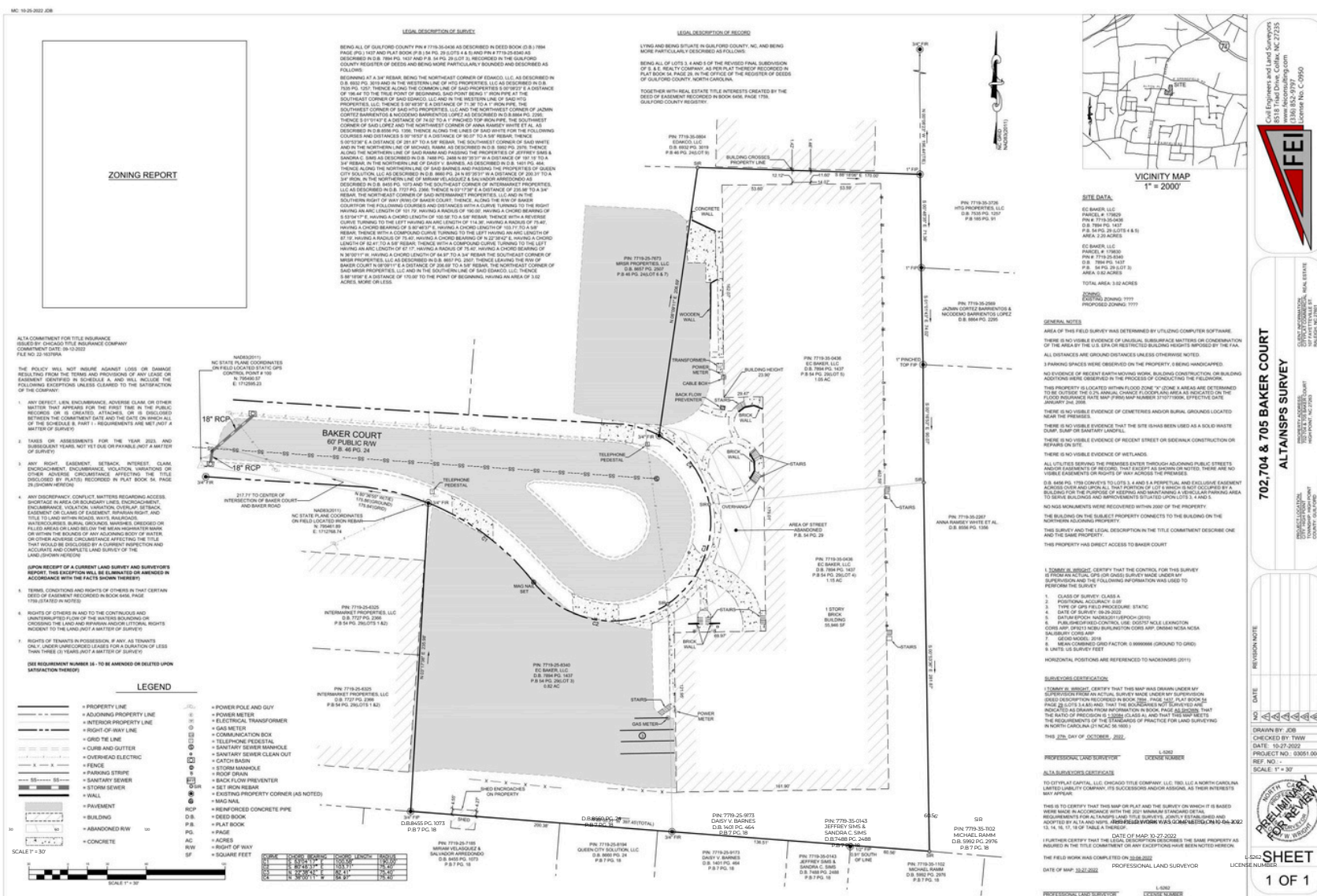
LOCATION MAP



PARCEL MAP



SITE SURVEY



MARKET OVERVIEW

705-706 Baker Court is strategically located in High Point, NC, a city known for its strong presence in manufacturing and furniture industries. The property is in proximity to the High Point Business Center, a hub for various manufacturing and logistics companies, and the High Point Economic Development Corporation (HPEDC), which continues to foster business growth in the region. Outdoor enthusiasts will appreciate the nearby High Point City Lake Park and Oak Hollow Lake Park, both offering recreational opportunities like walking trails, boating, and fishing.

These parks add to the area's appeal for both businesses and residents. Additionally, the property is close to High Point University and Guilford Technical Community College, providing access to a skilled workforce and higher education institutions. With excellent access to Interstate 85 & 74 and U.S. Route 311, 705-706 Baker Court offers strong connectivity to regional and national markets, making it an ideal location for business operations.



SURROUNDING DEMOGRAPHICS

RADIUS	1 Miles	3 Miles	5 Miles
2029 PROJECTION	4,701	38,590	90,970
2024 ESTIMATE	4,738	37,990	89,900
ANNUAL GROWTH 2020-2024	-3.11%	4.47%	3.00%
ANNUAL GROWTH 2024-2029	-0.78%	4.64%	1.19%
2020 CENSUS	4,890	36,364	87,284
2024 POPULATION BY HISPANIC ORIGIN	706	4,935	10,257
2024 POPULATION	4,738	37,990	89,900
WHITE	1,550 32.71%	13,603 35.81%	41,307 45.95%
BLACK	1,315 27.75%	14,601 38.43%	29,276 32.57%
AM. INDIAN & ALASKAN	32 0.68%	274 0.72%	537 0.60%
ASIAN	1,084 22.88%	3,714 9.78%	6,306 7.01%
HAWAIIAN & PACIFIC ISLAND	0 0.00%	6 0.02%	19 0.02%
OTHER	756 15.96%	5,792 15.25%	12,455 13.85%
U.S. ARMED FORCES	7	103	135

INCOME	1 Miles	3 Miles	5 Miles
2024 AVG HOUSEHOLD INCOME	\$51,722	\$54,770	\$64,756
2024 MED HOUSEHOLD INCOME	\$46,239	\$41,627	\$47,893

HOUSEHOLDS	1 Miles	3 Miles	5 Miles
2029 PROJECTION	1,775	15,174	34,833
2024 ESTIMATE	1,789	14,933	34,400
GROWTH 2020-2024	-3.19%	4.53%	3.28%
GROWTH 2024-2029	-0.78%	1.61%	1.26%
2020 CENSUS	1,848	14,286	33,308
OWNER OCCUPIED	892 49.86%	6,622 44.34%	18,324 53.27%
RENTER OCCUPIED	898 50.20%	8,311 55.66%	16,076 46.73%

2024 HOUSEHOLDS BY HH INCOME	1,790	14,934	34,400
INCOME: <\$25,000	456 25.47%	4,523 30.29%	8,505 24.72%
INCOME: \$25,000 - \$50,000	612 34.19%	4,187 28.04%	9,378 27.26%
INCOME: \$50,000 - \$75,000	376 21.01%	2,707 18.13%	6,030 17.53%
INCOME: \$75,000 - \$100,000	220 12.29%	1,513 10.13%	3,946 11.47%
INCOME: \$100,000 - \$125,000	76 4.25%	1,018 6.82%	2,747 7.99%
INCOME: \$125,000 - \$150,000	7 0.39%	408 2.73%	1,566 4.55%
INCOME: \$150,000 - \$200,000	41 2.29%	364 2.44%	1,266 3.68%
INCOME: \$200,000+	2 0.11%	214 1.43%	962 2.80%

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