



KEY FEATURES

- Highly visible location adjacent to I-74 and US Hwy 311 with Bus 85/29-70 just one mile east
- Road Frontage on main corridor to the furniture market
- Security System with multiple cameras
- Mating access to Furniture City Warehouse website
- Sprinklers | 4 dock doors | 15' clear with natural light in the warehouse:
- Renovated Office Area
- \$2.55 MG Plus CAM
- Property also for sale as part of a portfolio - [BROCHURE](#)

±61,766 SF INDUSTRIAL

FOR LEASE

UNIVERSAL INDUSTRIAL PARK

2321 East MLK Jr. Drive
High Point, NC 27260

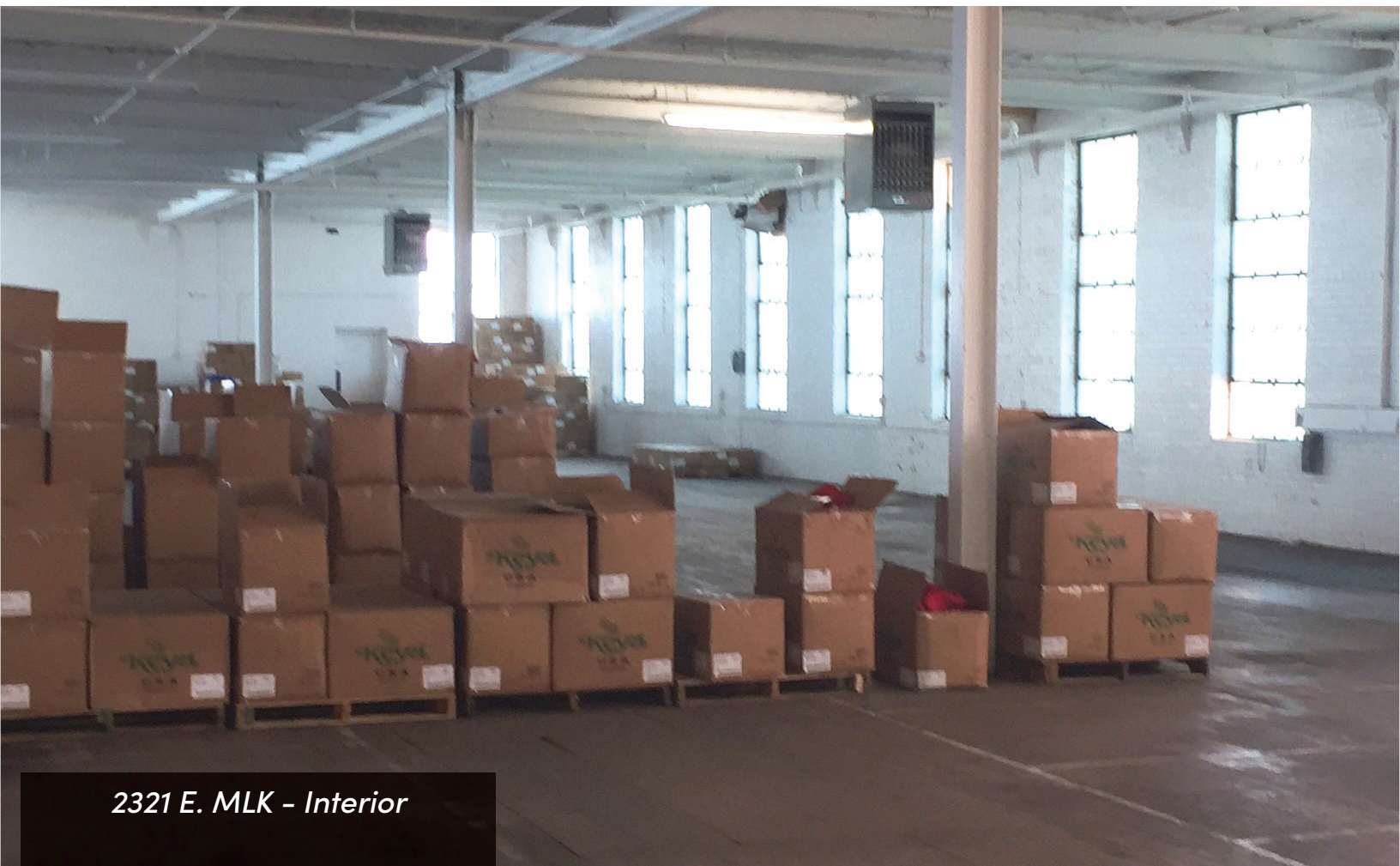
Universal Industrial Park is a five building industrial campus situated on ±41.06 acres. 2321 East Martin Luther King Jr. Drive is a 2-story ±61,766 SF Industrial Warehouse building on ±3.67 acres with four restrooms, brick exterior, 15' clear height, 4 dock doors, and sprinklers.

LEARN MORE ABOUT THIS PROPERTY

JORDAN REECE, CCIM

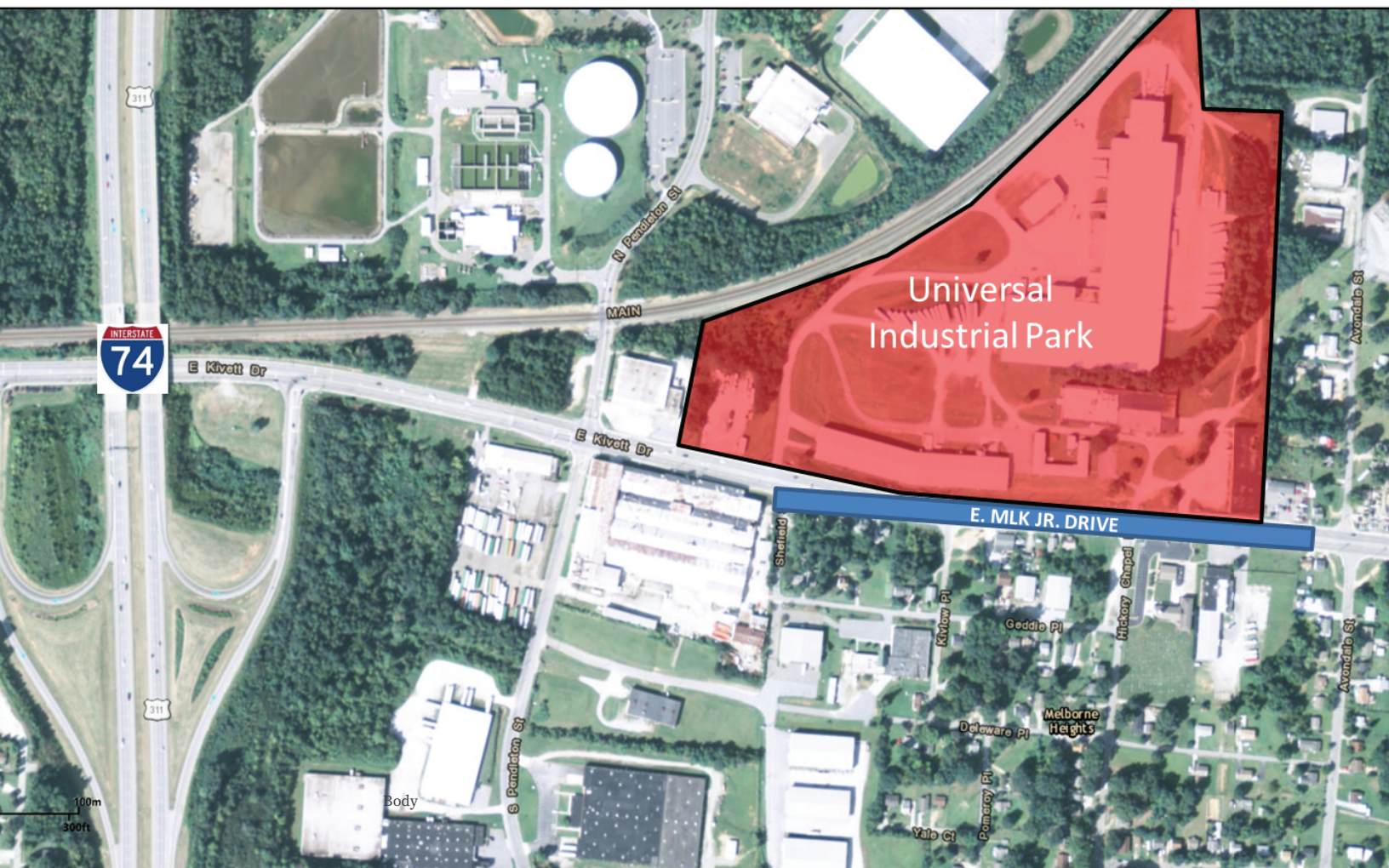
Jordan@commercialrealtync.com

336.689.7545



2321 E. MLK - Interior





2321 E MLK JR. DRIVE | HIGH POINT, NC | 27260 | FOR LEASE

PROPERTY DETAILS

Property Type	Industrial	Acres ±	3.67	Parking ±	Ample
Building SF ±	61,766	Restrooms ±	4	Docks	4
Bldg Exterior	Brick	Sprinklered	Yes	Year Built	1931

UTILITIES

Electrical	City of HP	Sewer	City of HP	Heat	Yes
Water	City of HP	Air	Yes	Gas	PNG

TAX INFORMATION

Zoning	LI
County	Guilford

PRICING & TERMS

Pricing	\$2.55	Lease Type	MG Plus CAM
---------	--------	------------	-------------

Excellent Warehousing and Distribution Space.

FOR LEASE

The floor plan shows a large rectangular building with a total width of 164.2' and a total depth of 152.5'. The plan is divided into several sections:

- Open Manufacturing Area or Warehouse:** Two large open areas, each 121.9' wide and 122.0' deep.
- Warehouse & Shipping:** A section on the right side, 44.0' wide and 152.5' deep.
- Service Area:** A central section containing a kitchen (Kit), restrooms (Men, Women), and a storage area (Stg).
- Entrance:** A central entrance (Ent) leading into the service area.
- Dimensions:** The overall dimensions are 164.2' by 152.5'. The manufacturing areas are 121.9' by 122.0'. The warehouse section is 44.0' by 152.5'. The service area is 24.3' by 28.4'.