



KEY FEATURES

- 5 Building Campus On ±41.06 Acres
- Fenced Storage Available
- Approximately 85% Leased
- Home to Furniture City Warehouse
- Adjacent to Norfolk Southern Railroad
- Easy Access to I85 and I74
- Assumable Loan at 3.70%
- Integrated Security System
- \$7,900,000 | \$19.10 PSF
- Several Spaces for Lease - See Brochures:
 - 2321 E. MLK - For Lease
 - 2315 A E MLK - For Lease

PRIME INDUSTRIAL PARK CAMPUS

FOR SALE

UNIVERSAL INDUSTRIAL PARK

2315-2409 East MLK Jr. Drive
High Point, NC 27260

Universal Industrial Park is a five building industrial campus situated on ±41.06 acres. The property is 85% Leased and is home to Furniture City Warehouse. The property offers fenced storage, an integrated security system, proximity to I-85 and I-74, as well as rail access.

LEARN MORE ABOUT THIS PROPERTY

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2315 E MLK - A



2315 E MLK - B

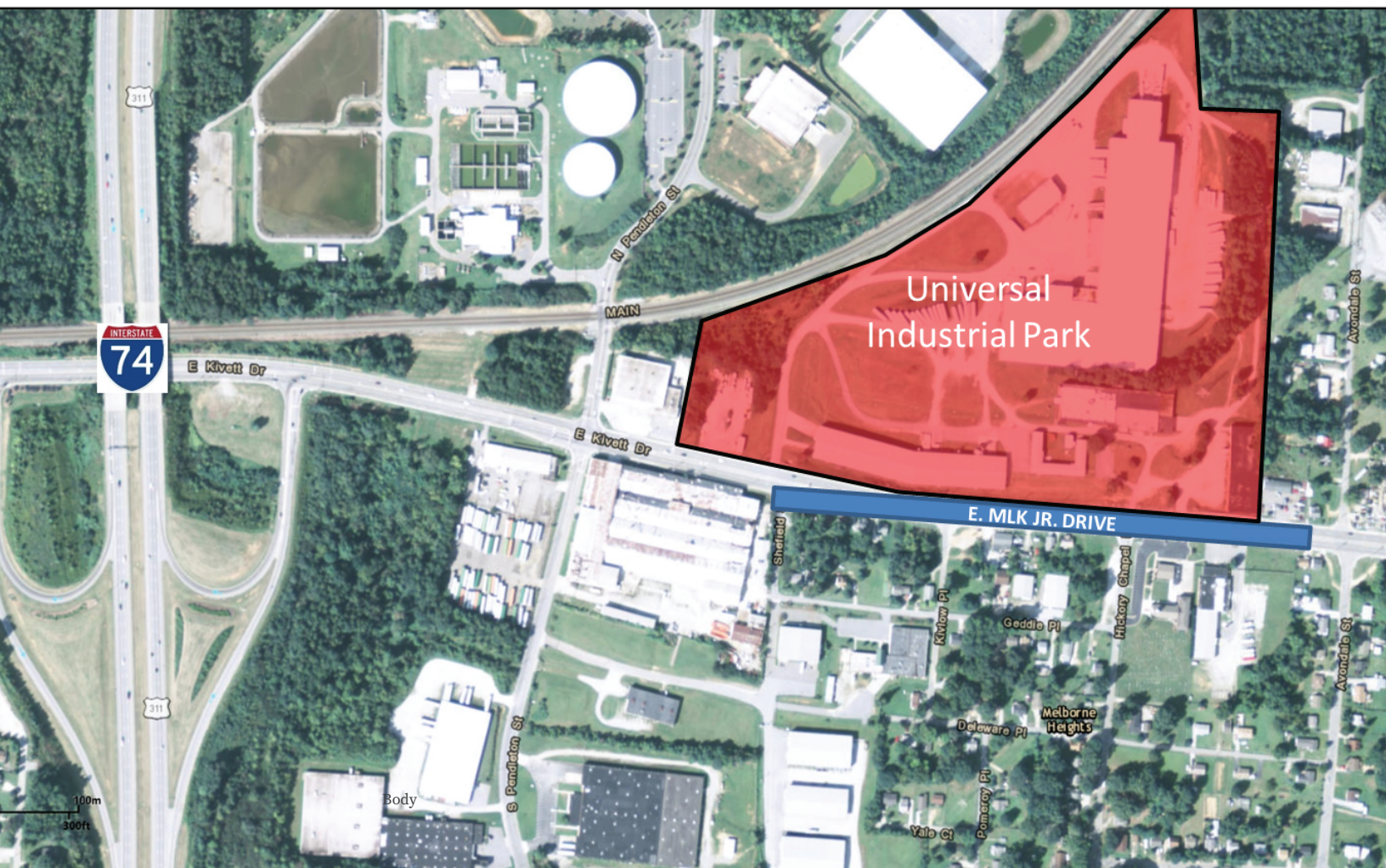


2321 E MLK

PRIME INDUSTRIAL PARK CAMPUS

FOR SALE





2315-2409 E MLK JR. DRIVE | HIGH POINT, NC | 27260 | FOR SALE

PROPERTY DETAILS

Property Type	Industrial	Acres ±	41.06	Parking ±	Ample
Building SF ±	392,597	Restrooms ±	Multiple	Docks	Multiple
Bldg Exterior	Masonry/Metal	Sprinklered	Yes	Drive-ins	Multiple

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	\$7,900,000.00	Price/SF	\$19.10
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