



KEY FEATURES

- Available September 1, 2023
- Adjacent to I-74 & US-311 and one mile from I-85/US-29/US- 70
- Highly visible location - road frontage on main corridor to HPMKT
- Warehouse features 4 dock doors with 15' clear heights and natural light
- Renovated office area & new roof (2022)

±61,766 SF INDUSTRIAL/WAREHOUSE

FOR LEASE

UNIVERSAL INDUSTRIAL PARK

2321 East Martin Luther King 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

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UNIVERSAL INDUSTRIAL PARK

LOCATION

Address	2321 East Martin Luther King, Jr. Drive				
City	High Point	Zip Code	27260	County	Guilford

PROPERTY DETAILS

Property Type	Industrial/Warehouse	Acres ±	3.67	Parking ±	Ample
Building SF ±	61,766	Restrooms ±	4	Docks	4
Bldg Exterior	Brick	Sprinklered	Yes	Year Built	1931
Office SF ±	3,000	Floors ±	2	Ceiling Height ±	15'

UTILITIES

Electrical	City of High Point	Sewer	City of High Point	Water	City of High Point
Heat	Yes	Air	Yes	Gas	PNG

TAX INFORMATION

Zoning	LI
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PRICING & TERMS

Pricing	\$3.55	Lease Type	MG Plus CAM
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