



## KEY FEATURES

- Highly visible location adjacent to I-74 and US Hwy 311
- Road frontage on main corridor to furniture market
- Security system with multiple cameras
- Private entrance
- Sprinkler system
- ±70,000 SF Available

## OFFICE SUITE

## MG PLUS CAM LEASE

# UNIVERSAL INDUSTRIAL PARK

2325 East Martin Luther King, Jr. Drive  
High Point, NC 27260

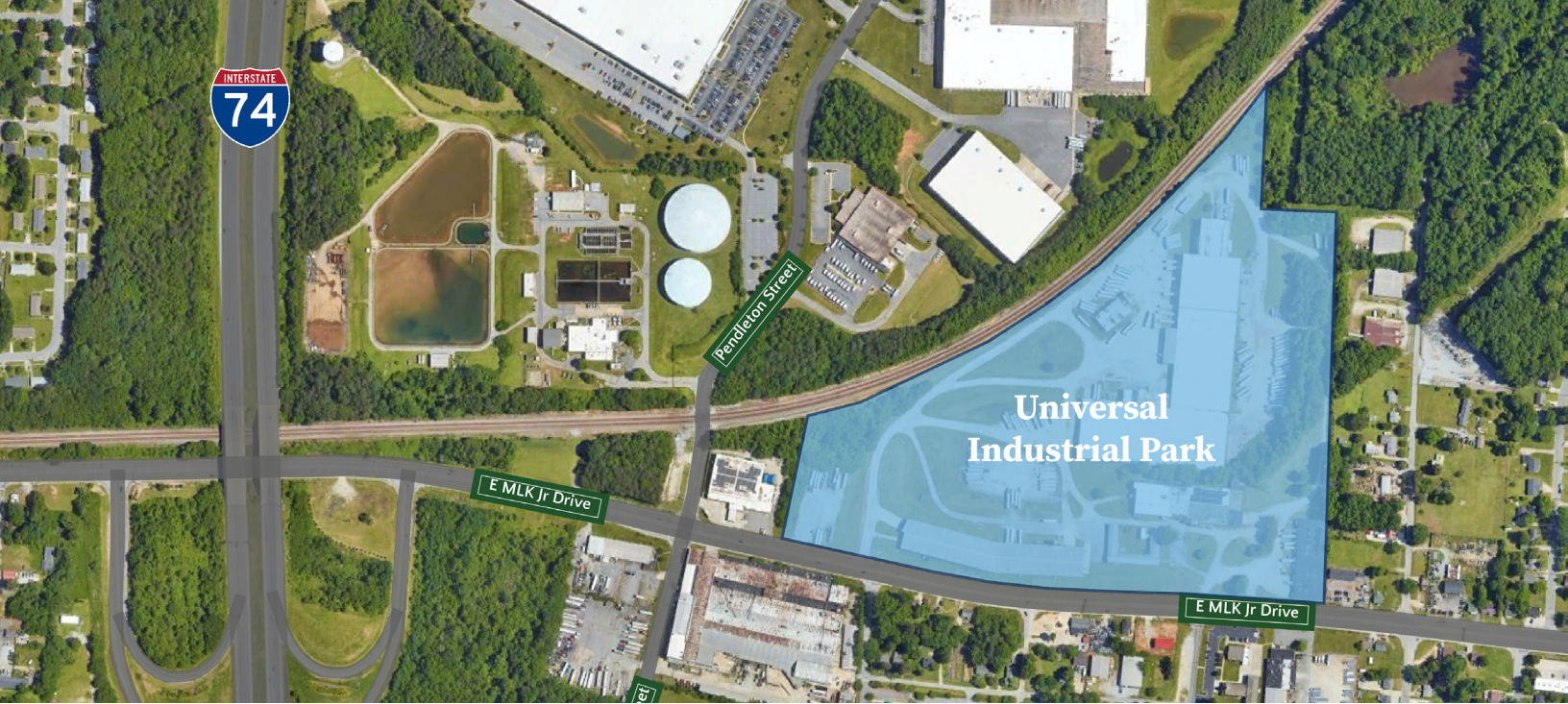
Universal Industrial Park is a five building industrial campus situated on ±41.06 acres. 2325 East Martin Luther King Jr. Drive is a ±70,000 SF Warehouse space minutes from the Furniture Market.

## LEARN MORE ABOUT THIS PROPERTY

### JORDAN REECE, CCIM

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## UNIVERSAL INDUSTRIAL PARK

### LOCATION

<b>Address</b>	2325 E. MLK Jr. Drive	<b>City</b>	High Point	<b>State/Zip</b>	NC/27260
<b>County</b>	Guilford				

### PROPERTY DETAILS

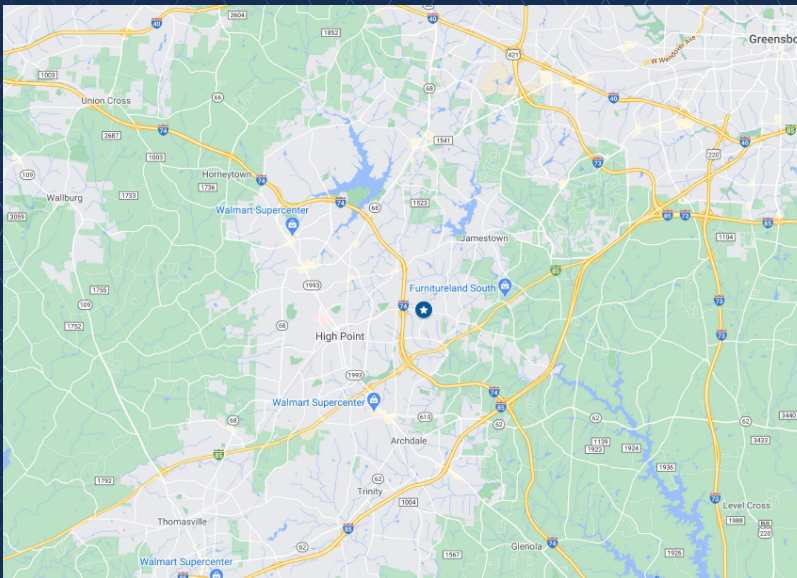
<b>Property Type</b>	Warehouse	<b>Available SF ±</b>	70,000	<b>Restrooms</b>	2
<b>Parking</b>	Ample	<b>Building SF ±</b>	226,340	<b>Docks</b>	2
<b>Sprinklered</b>	Yes				

### UTILITIES

<b>Electrical</b>	City of High Point	<b>Sewer</b>	City of High Point	<b>Heat</b>	Yes
<b>Water</b>	City of High Point	<b>Air</b>	Yes	<b>Gas</b>	PNG

### PRICING & TERMS

<b>Lease Rt/SF ±</b>	TBD	<b>Lease Type</b>	MG Plus CAM
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## LOCATION FEATURES

- Highly visible location adjacent to I-74 and US Hwy 311
- Just ±2.9 miles (7 minute drive) from downtown High Point and the center of the furniture market