



KEY FEATURES

- ± 19,764 RSF (± 1,250 SF Office)
- Two Dock High Doors
- One Grade Level Drive-in
- 14' Clear
- Outdoor Storage Available
- Existing Paint Booths (can be removed)
- Sprinklers
- New Roof

INDUSTRIAL

\$7.00 PSF NNN

BAKER ROAD WAREHOUSE

1008 Baker Rd.

High Point, NC 27263

Excellent lease opportunity for a single tenant industrial property located in High Point, NC. This ± 19,764 SF warehouse sits on ± 1.27 acres and offers exceptional functionality with two dock-high doors, one grade-level drive-in, and 14' clear height, and industrial zoning.

Additional highlights include city water and sewer, natural gas and three restrooms. Outdoor storage is available, providing additional flexibility for a variety of industrial or distribution uses. Ownership has made significant improvements and upgrades to the property.

LEARN MORE ABOUT THIS PROPERTY

JORDAN REECE, CCIM

Jordan@commercialrealtync.com

336.689.7454, cell

STEVE VALLOS

Steve@commercialrealtync.com

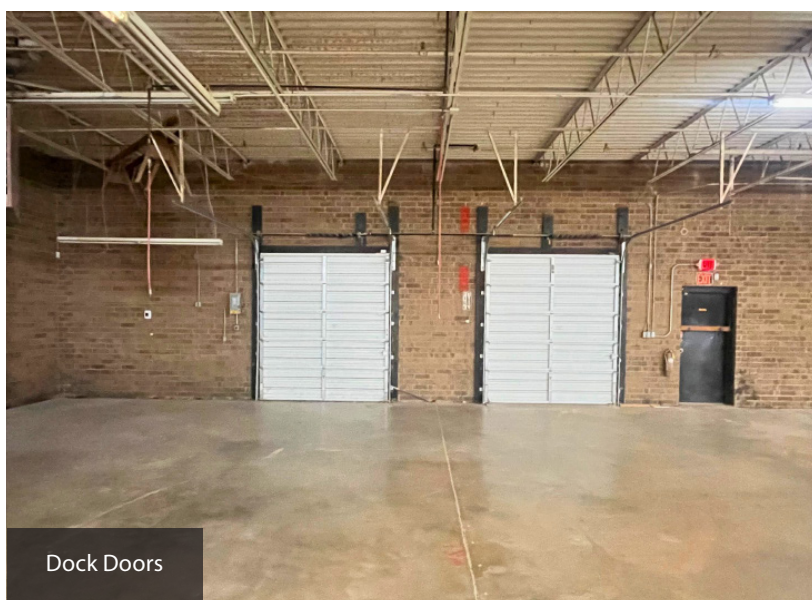
336.793.0890, ext 105



Warehouse



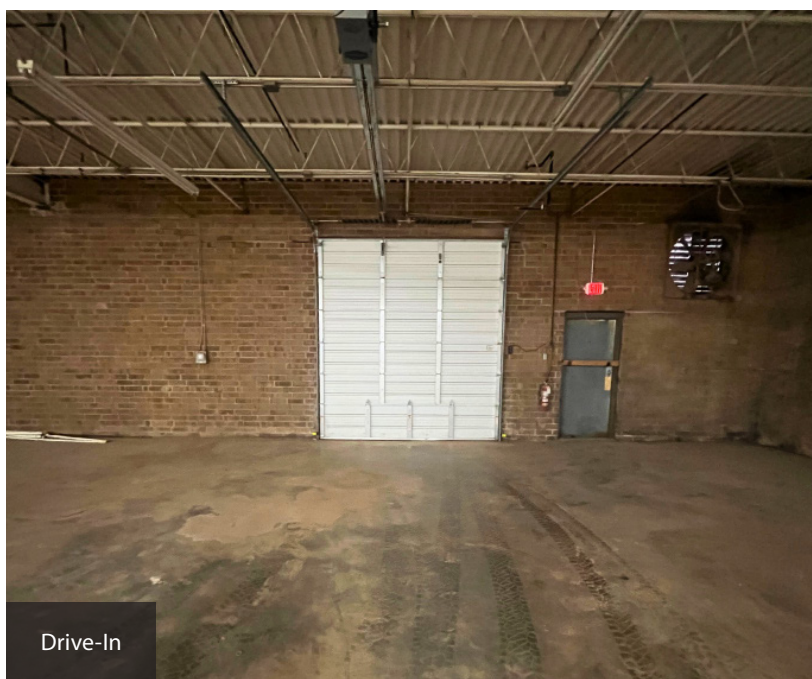
Conference Room



Dock Doors



Office



Drive-In



BAKER ROAD WAREHOUSE

LOCATION

Address	1008 Baker Rd.	City	High Point
State	North Carolina	Zip	27263
		County	Guilford

PROPERTY DETAILS

Avail SF ±	19,764	Acres ±	1.27	Ceiling Height ±	14'
Floors	1	Restrooms	3	Year Built	1972

UTILITIES

Sewer	City of HP	Water	City of HP
-------	------------	-------	------------

TAX INFORMATION

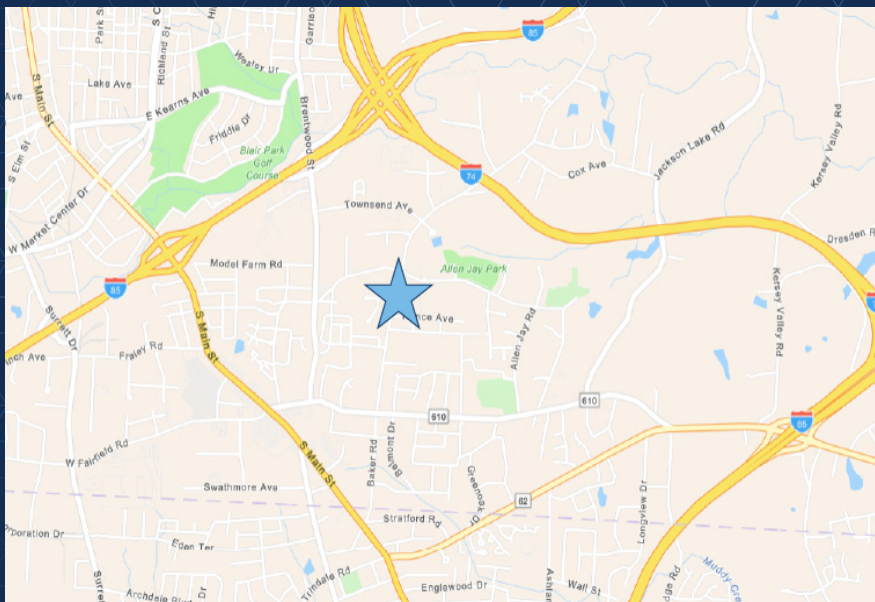
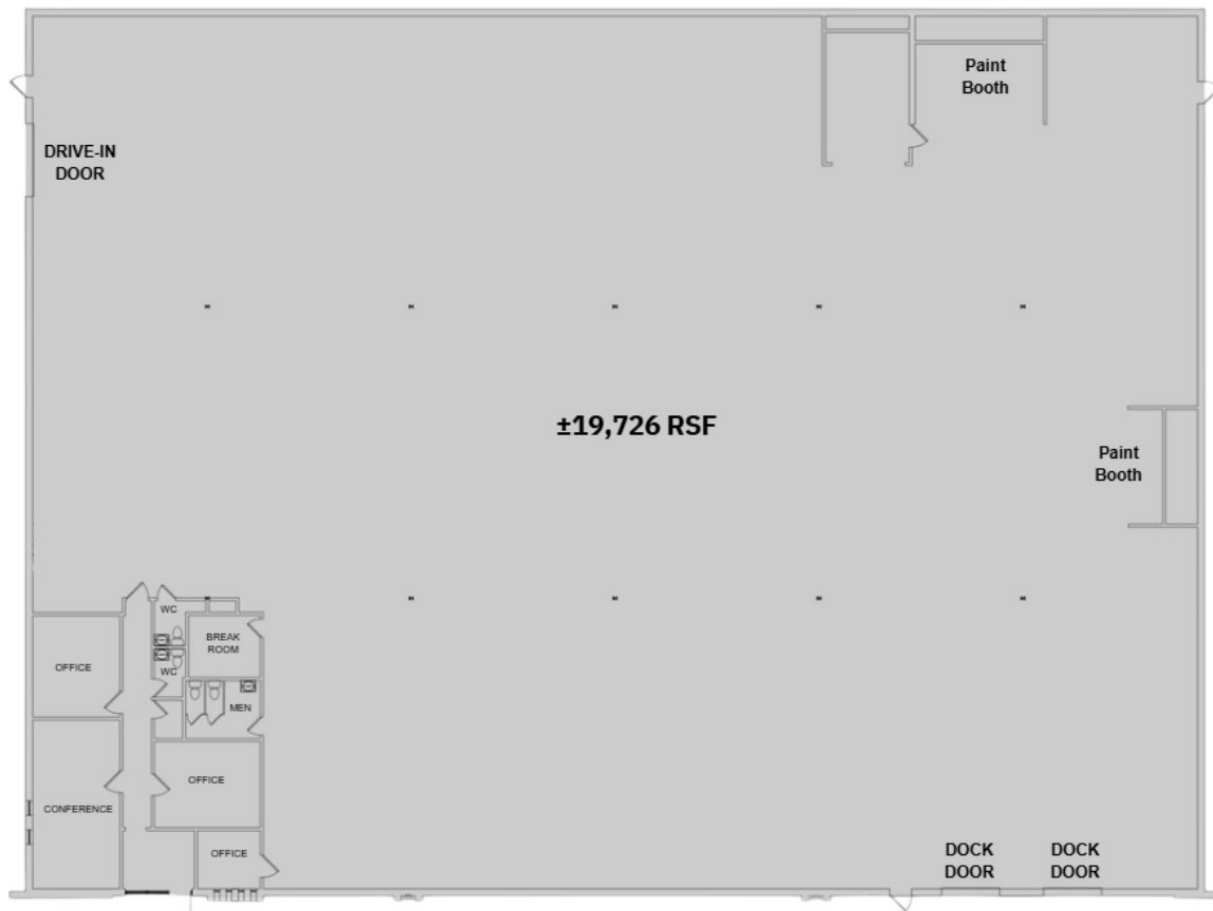
Zoning	LI - Light Industrial	Tax Pin	7719-25-6325
--------	-----------------------	---------	--------------

PRICING & TERMS

Lease RT/SF ±	\$7.00 PSF	Lease Type	NNN
---------------	------------	------------	-----

INDUSTRIAL

\$7.00 PSF NNN



LOCATION FEATURES

- 1 Mile to Bus-85 / HWY 29
- 2.5 miles to I-85
- Strong Industrial Area
- 18 Miles to Piedmont Triad International (GSO)