



KEY FEATURES

- $\pm 19,764$ RSF ($\pm 1,250$ 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

LEARN MORE ABOUT THIS PROPERTY

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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 $\pm 19,764$ 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.



Warehouse



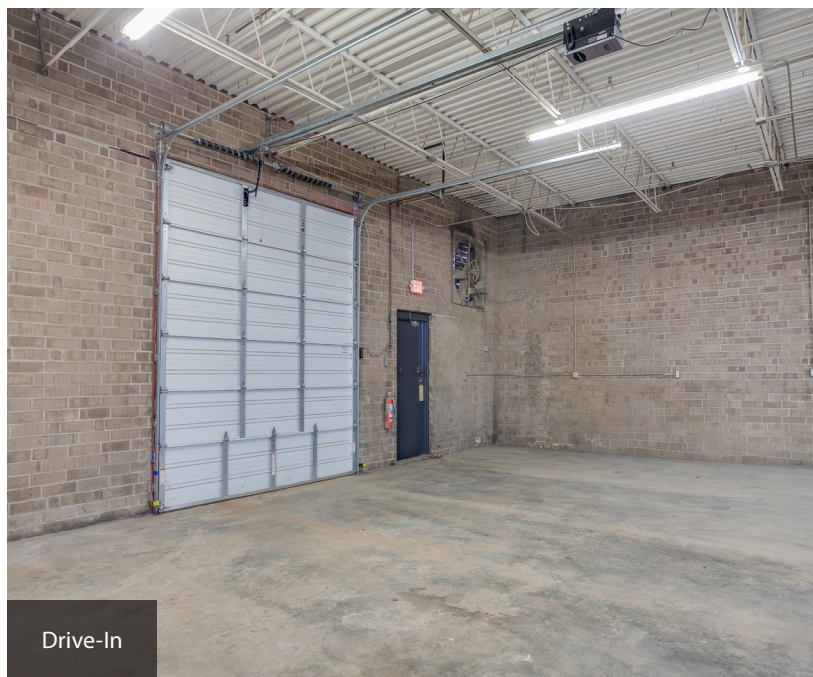
Conference Room



Dock Doors



Office



Drive-In

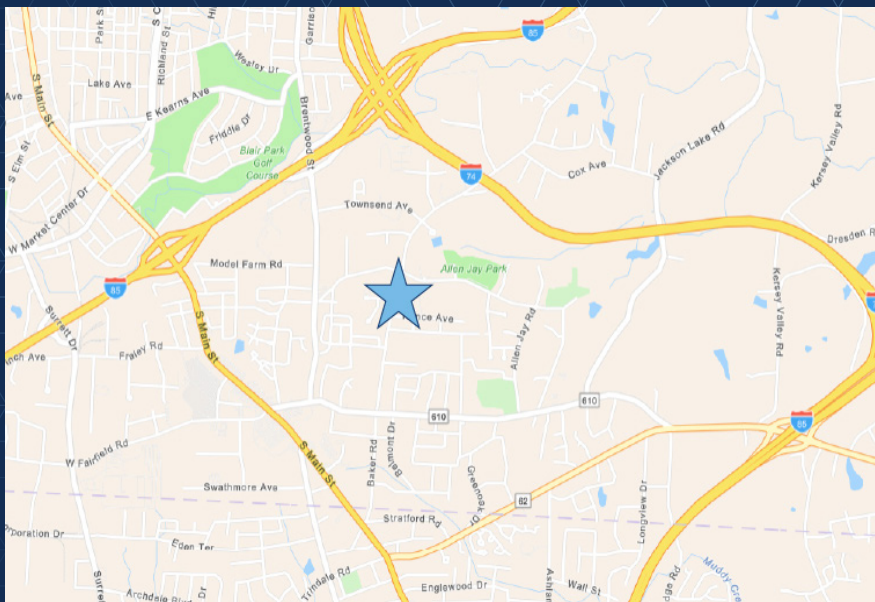
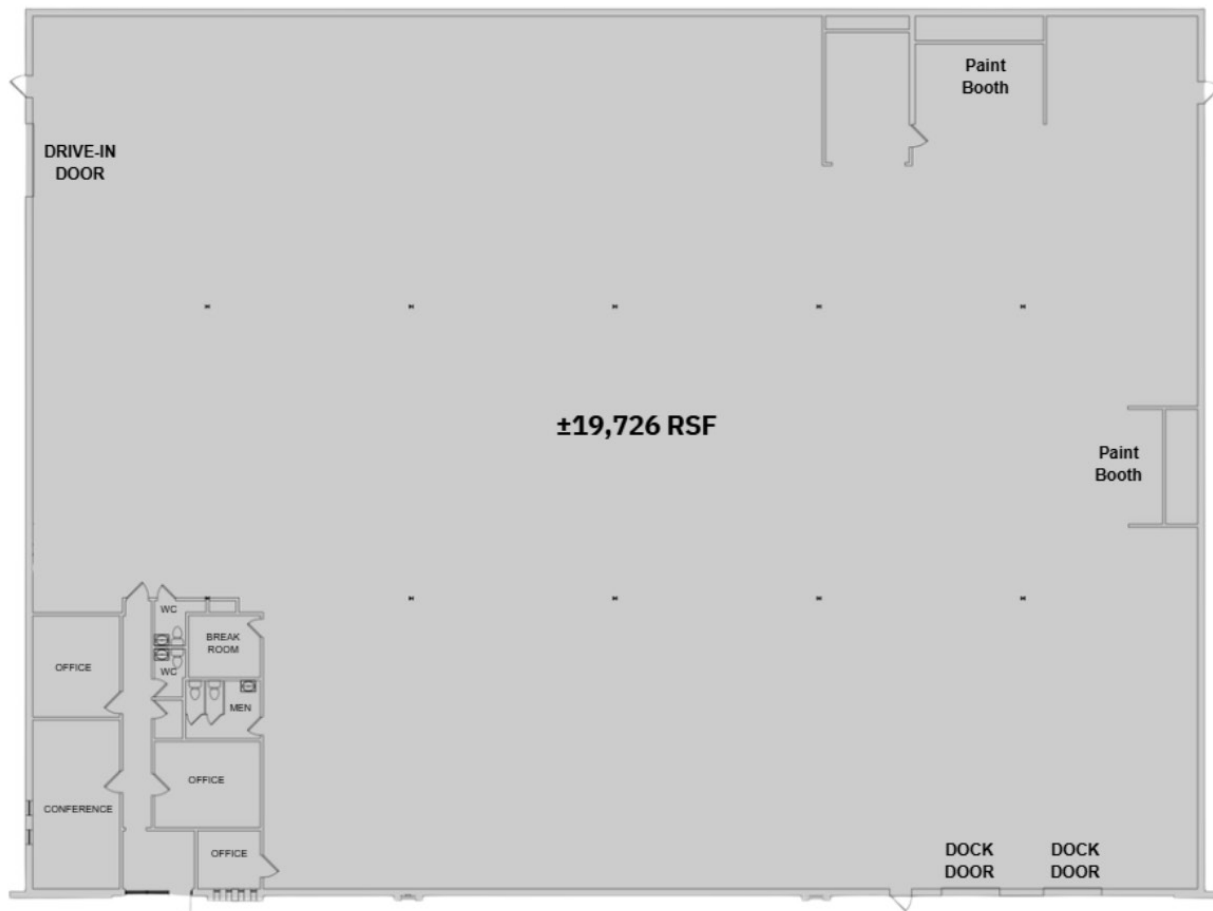


BAKER ROAD WAREHOUSE

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)