

## 420 SOUTH ROAD

INDUSTRIAL PROPERTY FOR SALE / LEASE



**420-422 SOUTH ROAD**  
HIGH POINT, NC 27262

**PROPERTY DESCRIPTION**

Totally renovated! This is a  $\pm$  21,500SF HI-zoned in High Point, NC. Recently renovated with  $\pm$ 1,350SF of office, 5 restrooms, two drive-ins, a covered drive-in dock along with three more loading docks and is fully sprinklered. Large storage yard on this 1.42 acre lot. Ownership can complete fencing and add gates to the property if needed. Ceiling height varies - warehouse is 12' clear.

**OFFERING SUMMARY**

<b>Sale Price:</b>	\$1,200,000
<b>Lease Rate:</b>	\$5 SF/yr (NNN)
<b>Lot Size:</b>	1.42 Acres
<b>Building Size:</b>	$\pm$ 21,500 SF
<b>TICAM</b>	$\pm$ \$0.38 psf
<b>NOI:</b>	\$0.00
<b>Cap Rate:</b>	0.0%

Taryne Seatz

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Katie Hayes

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**Linville** | Team Partners  
COMMERCIAL REAL ESTATE

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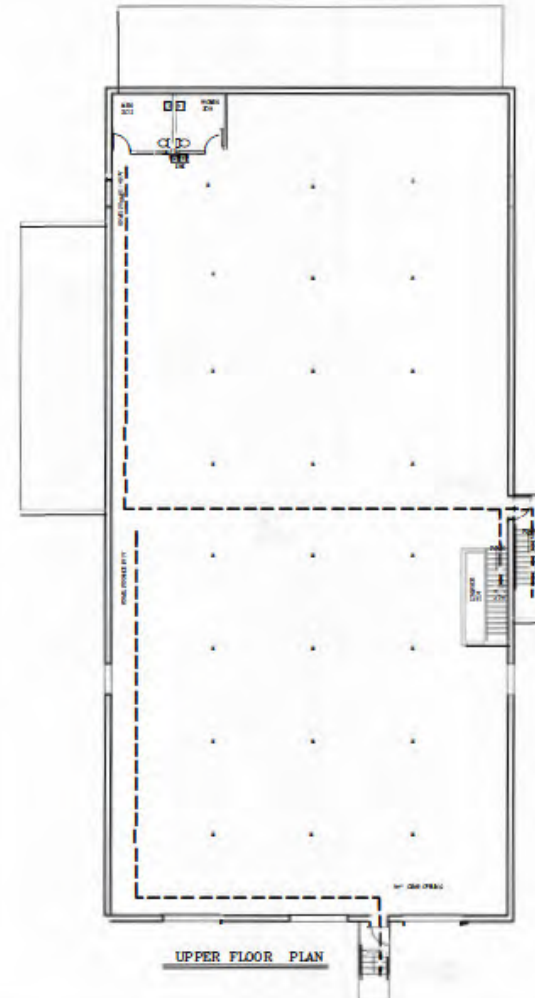
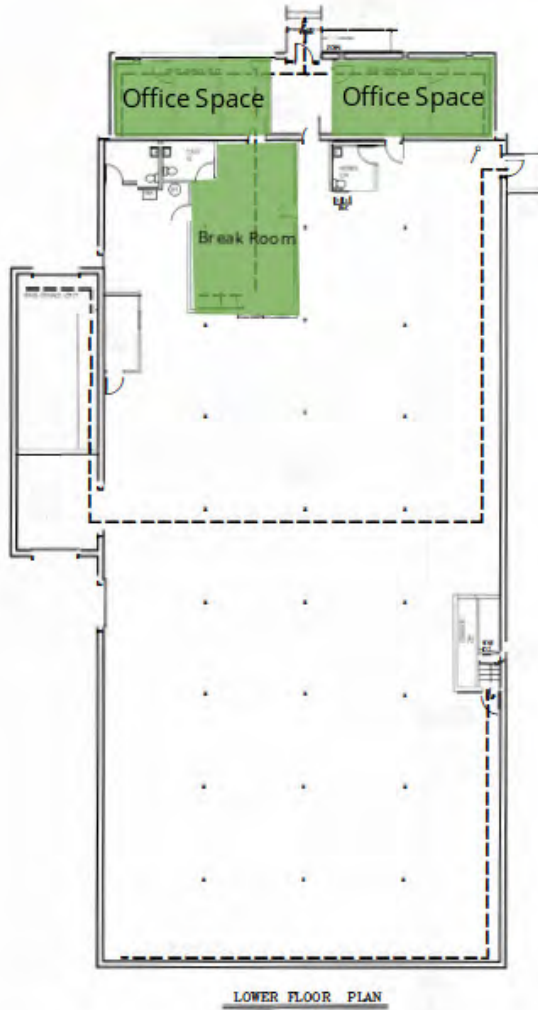
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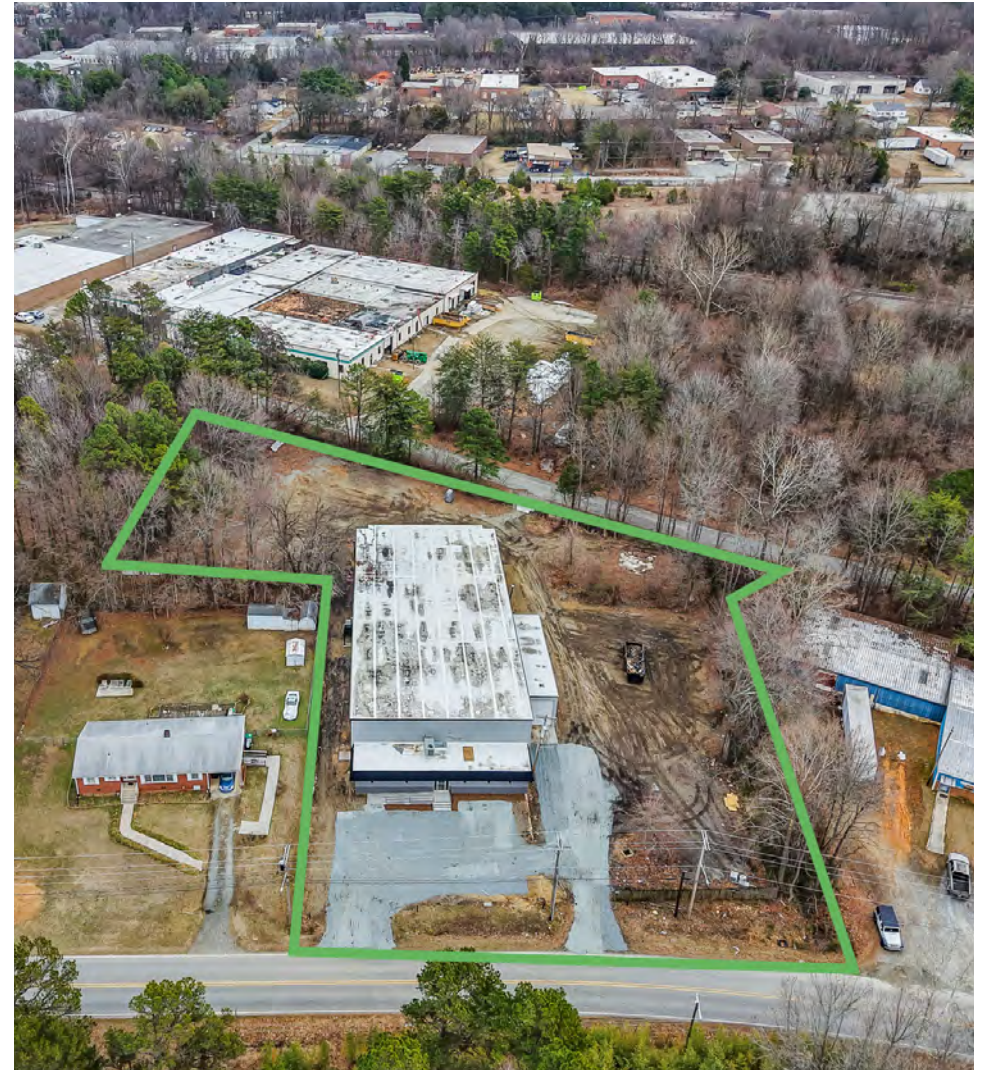
**SALE PRICE:** \$1,200,000  
**LEASE RATE:** \$5 SF/YR (NNN)

## LOCATION INFORMATION

Street Address	420-422 South Road
City, State, Zip	High Point, NC 27262

## PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	HI – Heavy Industrial
Lot Size	1.42 Acres
Building Size	±21,500 SF
Year Built	1970
Parking Type	Surface
TICAM	± \$0.38 psf



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