

FOR LEASE

2401 Schirra Place High Point, NC 27263

Light Industrial | Two-Building Campus | South High Point | Just Off Bus 85



LEASE RATE

\$6.85/SF NNN

Triple Net | Negotiable Term

TOTAL SIZE

35,000 SF±

Two Buildings | Combined Use

ANNUAL RENT

\$239,750/YR±

\$19,979/Month±

PROPERTY HIGHLIGHTS

◆ **Two Buildings — One Campus**

Combined or subdivided use;
15,000 SF + 20,000 SF

◆ **20' Clear Height (Bldg A)**

15,000 SF — ideal for racking, storage & light mfg.

◆ **13' Clear Height (Bldg B)**

20,000 SF — conditioned space, versatile use

◆ **4 Total Loading Doors**

3 dock doors + 2 drive-in doors (incl. 1 oversized)

◆ **Fully Sprinklered**

Fire suppression throughout both buildings

◆ **Heavy Power — Both Buildings**

Industrial-grade electrical service in each building

◆ **Newly Renovated Offices**

Move-in ready office space, freshly updated

◆ **Resurfaced & Striped Parking Lot**

Professional first impression; ample on-site parking

INTERIOR PHOTOGRAPHY



Building B — 20,000 SF | 13' Clear | Conditioned



Building A — 15,000 SF | 20' Clear

BUILDING SPECIFICATIONS

BUILDING A — 15,000 SF | 20' Clear

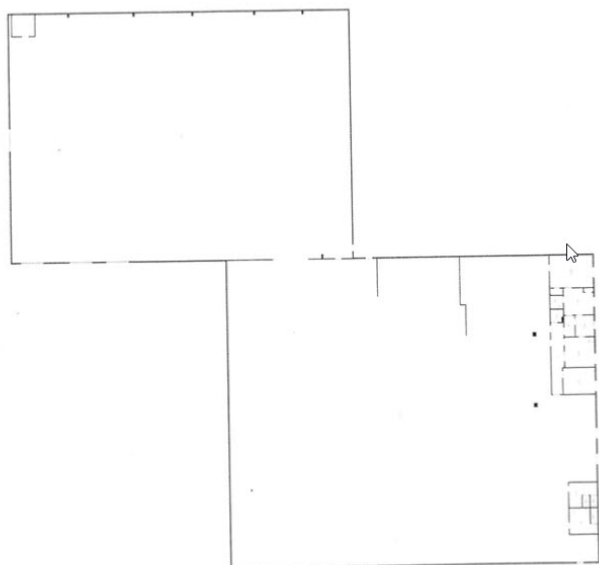
Building A – Size:	15,000 SF±
Clear Height:	20'
Loading:	1 Oversize Drive-In Door
Fire Protection:	Fully Sprinklered
Power:	Heavy 3-Phase Industrial
Condition:	Warehouse / Light Mfg.
Best Use:	High-Rack Storage, Mfg., Assembly

BUILDING B — 20,000 SF | 13' Clear

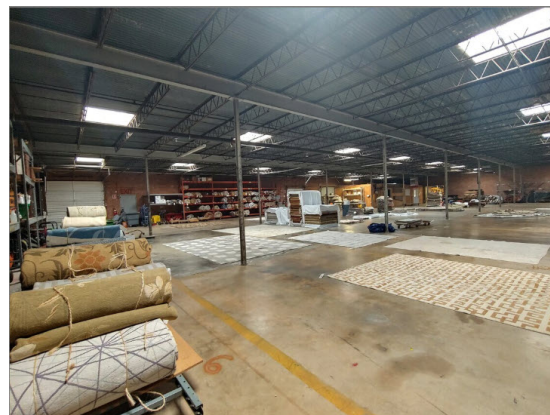
Building B – Size:	20,000 SF±
Clear Height:	13'
Loading:	3 Dock Doors + 1 Drive-In Door
Fire Protection:	Fully Sprinklered
Power:	Heavy 3-Phase Industrial
Condition:	Climate Controlled
Best Use:	Distribution, Showroom, Flex Office

COMBINED CAMPUS — KEY FACTS

Total Building Size	35,000 SF± (combined)	Zoning	LI – Light Industrial
Total Dock Doors	3 Exterior Dock Doors	Total Drive-In Doors	2 (incl. 1 oversize)
Fire Protection	Fully Sprinklered – Both Bldgs	Power	Heavy Industrial – Both Bldgs
Office Space	Newly Renovated — Move-In Ready	Parking	Resurfaced & Striped — Ample
Bldg B Climate	~20,000 SF Conditioned	Location	Just Off Bus 85 South High Point
Lease Rate	\$6.85/SF/YR NNN	Availability	Immediately

FLOOR PLAN — 2401 SCHIRRA PLACE

Site / Building Floor Plan



Interior — Building B, 13' Clear

PLAN NOTES

- Building A (15,000 SF) features 20' clear ceiling height — accommodates full-height racking systems, overhead lifts, and light manufacturing equipment.
- Building B (20,000 SF) is climate-controlled with 13' clear height — well-suited for showroom, distribution, pharmaceutical, or clean manufacturing.
- 3 exterior dock doors in Building B allow simultaneous multi-carrier loading/unloading — a major operational advantage for distribution tenants.
- 1 oversize drive-in door in Building A enables easy access for large equipment, vehicles, or oversized freight.
- Both buildings are fully sprinklered, meeting modern fire code requirements and keeping insurance costs competitive.
- Newly renovated office space provides a professional, move-in ready environment for administrative or sales teams.
- Buildings can be leased combined (35,000 SF) or individually — contact Mark Lindsay, CCIM to discuss configuration options.

STRATEGIC LOCATION — PIEDMONT TRIAD DISTRIBUTION HUB



2401 Schirra Place is positioned in the heart of South High Point — one of the Piedmont Triad's most active industrial corridors — with **immediate access to Business 85 (Bus-85)** and seamless connectivity to **I-40, I-85, I-73, and I-74**. This location places tenants within one day's truck drive of 40+ million consumers across the Southeast, with direct links to multiple deep-water ports, rail freight, and air cargo hubs.

HIGHWAY ACCESS

- Business 85 – Direct access (<1 mile)
 - I-40 – Barstow, CA to Wilmington, NC
 - I-85 – Montgomery, AL to Petersburg, VA
 - I-73 – Detroit, MI to Charleston, SC
 - I-74 – Davenport, IA to Myrtle Beach, SC
- One of the densest interstate concentrations in the U.S.*

RAIL FREIGHT

- Norfolk Southern – Regional & continental freight
- CSX Transportation – Intermodal & bulk services
- Norfolk Southern High Point Yard – Active facility
- Amtrak Passenger Rail – Charlotte, Raleigh, New York
- FedEx Mid-Atlantic Air Hub – PTI Airport, Greensboro

DEEP WATER PORTS

- Port of Wilmington, NC – 224 mi | 42' deep channel
- Port of Morehead City, NC – NC Ports inland terminal just outside High Point city limits
- Port of Charleston, SC – Major SE container port
- Port of Savannah, GA – Largest SE port by volume
- Port of Norfolk (Hampton Roads), VA – Atlantic hub

AIR CARGO

- Piedmont Triad Int'l Airport (GSO) – 20 min
59 non-stop flights daily | Multi-modal air cargo
- FedEx Mid-Atlantic Air Hub – On-site at GSO
- FedEx Ground Facility – Nearby distribution
- All major LTL carriers operate near PTI
- Charlotte Douglas Int'l (CLT) – 75 miles

PROXIMITY TO KEY MARKETS

Greensboro, NC	~15 mi	~20 min	Triad anchor; PTI Airport; FedEx hub; financial center
Winston-Salem, NC	~18 mi	~22 min	Medical, tech & manufacturing hub; I-40/US-421
Thomasville / Lexington	~12 mi	~14 min	Business 85 corridor; strong industrial workforce
Burlington / Alamance Co.	~25 mi	~28 min	Growing I-40/85 industrial market

Charlotte, NC	~75 mi	~1 hr	SE financial hub; CLT Int'l Airport
Raleigh-Durham, NC	~85 mi	~1.25 hr	Research Triangle; RDU Airport; tech & pharma hub
Port of Wilmington, NC	~224 mi	~3 hr	Nearest deep-water port; NC Ports inland terminal at HP

MARKET DEMOGRAPHICS — HIGH POINT & PIEDMONT TRIAD

High Point anchors the southern corridor of North Carolina's **Piedmont Triad MSA** — home to over **1.75 million residents** and ranked among the top 30 largest MSAs in the U.S. The region boasts a deep industrial workforce, competitive wages, and strong consumer spending power, making it one of the Southeast's most attractive distribution and manufacturing locations.

116,245 High Point Population 2026 Projection: 118,131+	1,754,528+ Piedmont Triad MSA 30th Largest MSA in the U.S.	\$64,561 Median Household Income Avg. HH Income: \$88,996
--	---	--

WORKFORCE & EDUCATION

Labor Force (High Point)	55,060	Employment Rate	94.8%
Median Resident Age	37.7 years	Homeownership Rate	57.8%
4-Year Colleges (Triad)	13 institutions	College Enrollment	60,000+ students
Community & Tech Colleges	9 institutions	Vocational Enrollment	50,000+ students
Major Triad Employers	Volvo, FedEx, P&G, Caterpillar, Amazon	Key Industry Sectors	Logistics, Mfg., Healthcare, Furniture, Pharma

WHY HIGH POINT FOR YOUR BUSINESS?

- **Central Southeast Location:** Reach 40+ million consumers within a one-day truck drive — entire I-95 corridor from Miami to New York.
- **Interstate Density:** Four interstates through High Point (I-40, I-73, I-74, I-85) — maximum routing flexibility with no congestion.
- **Multi-Modal Access:** Norfolk Southern & CSX rail, PTI Airport air cargo, FedEx Mid-Atlantic Air Hub, and five deep-water port options.
- **Foreign Trade Zone:** High Point is served by an established FTZ — significant duty deferral and cost savings for importers & exporters.
- **Competitive Operating Costs:** No inventory tax, competitive corporate rates, affordable industrial real estate — NC consistently ranks top 5 for business climate.
- **Skilled Industrial Workforce:** Deep labor pool from 22+ Triad colleges and an established logistics and manufacturing workforce base.

PROPERTY SUMMARY & ADDITIONAL HIGHLIGHTS

2401 Schirra Place represents a rare opportunity to lease a **two-building, 35,000 SF industrial campus** in one of High Point's most active commercial corridors. Whether used as a combined operation or with each building serving a distinct function, the property's combination of ceiling heights, loading infrastructure, conditioned space, and newly renovated offices makes it exceptionally versatile for distribution, light manufacturing, showroom, or flex use.

- Both buildings are fully sprinklered — lowers insurance costs and satisfies most lender and tenant fire safety requirements
- Heavy industrial power in both buildings supports machinery, refrigeration, and high-demand electrical operations
- 20,000 SF of conditioned space (Building B) is rare at this price point — ideal for temperature-sensitive product or workforce comfort
- Newly renovated offices create an immediate professional environment — no TI needed for administrative space
- Resurfaced and freshly striped parking lot signals well-maintained, professionally managed asset
- 3 dock doors in Building B enable simultaneous multi-carrier receiving and shipping operations
- Oversize drive-in door in Building A allows access for large equipment, vehicles, trailers, or oversized freight
- LI zoning supports a broad range of uses including manufacturing, distribution, showroom, service, and storage

CONTACT — EXCLUSIVELY LISTED BY LINDSAY COMMERCIAL PROPERTIES

MARK LINDSAY, CCIM Commercial Real Estate Broker	LINDSAY COMMERCIAL PROPERTIES Industrial Office Investment Land
Phone: (336) 692-5612	Property: 2401 Schirra Place, High Point, NC 27263
Email: MLindsay.LCP@gmail.com	Lease Rate: \$6.85/SF/YR NNN
License: NC Licensed Broker CCIM Designee	Total Size: 35,000 SF± (Two Buildings)
	Available: Immediately

All information furnished regarding this property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, changes of price, rental or other conditions prior to sale or lease, or withdrawal without notice. Prospective tenants should conduct their own due diligence independently.