



2138 Surrett Drive

Industrial Property **For Sale**

Presented By:

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2138 SURRETT DRIVE
HIGH POINT, NC 27263

PROPERTY DESCRIPTION

New construction - fully stabilized, multi-tenant small bay industrial offering in High Point, NC. 2 buildings on a 2.93 AC corner lot located 0.3 miles from US-29. Leasable spaces range from ± 912 SF to $\pm 1,843$ SF - all 7 feature 1-2 drive-ins, restroom, and 16' ceiling heights. Ideal opportunity to meet growing contractor business demand in the Triad area of NC. Additional undeveloped land could be used for additional parking or additional storage containers/rental.

PROPERTY HIGHLIGHTS

- 7.41% Cap
- New Construction 2026
- 100% Leased
- LI Zoning

OFFERING SUMMARY

| | |
|-------------|--------------|
| Sale Price: | \$2,160,000 |
| Lot Size: | 2.93 Acres |
| NOI: | \$160,200.00 |
| Cap Rate: | 7.41% |

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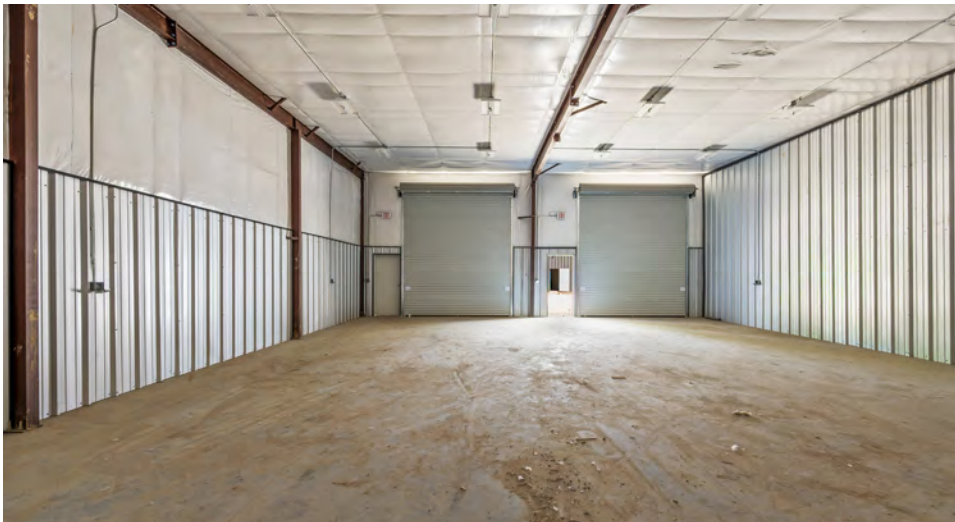
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HIGH POINT, NC

2138 SURRETT DRIVE

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INDUSTRIAL/FLEX PROPERTY FOR SALE



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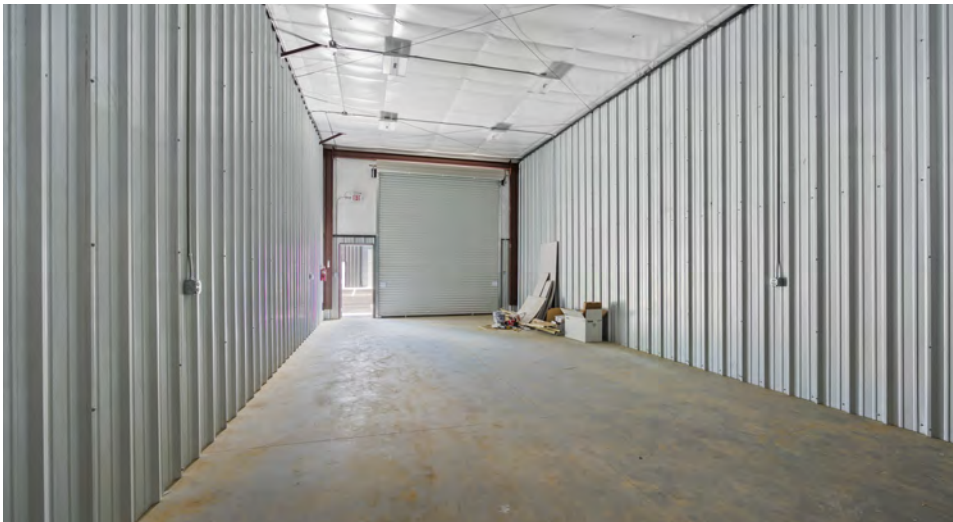
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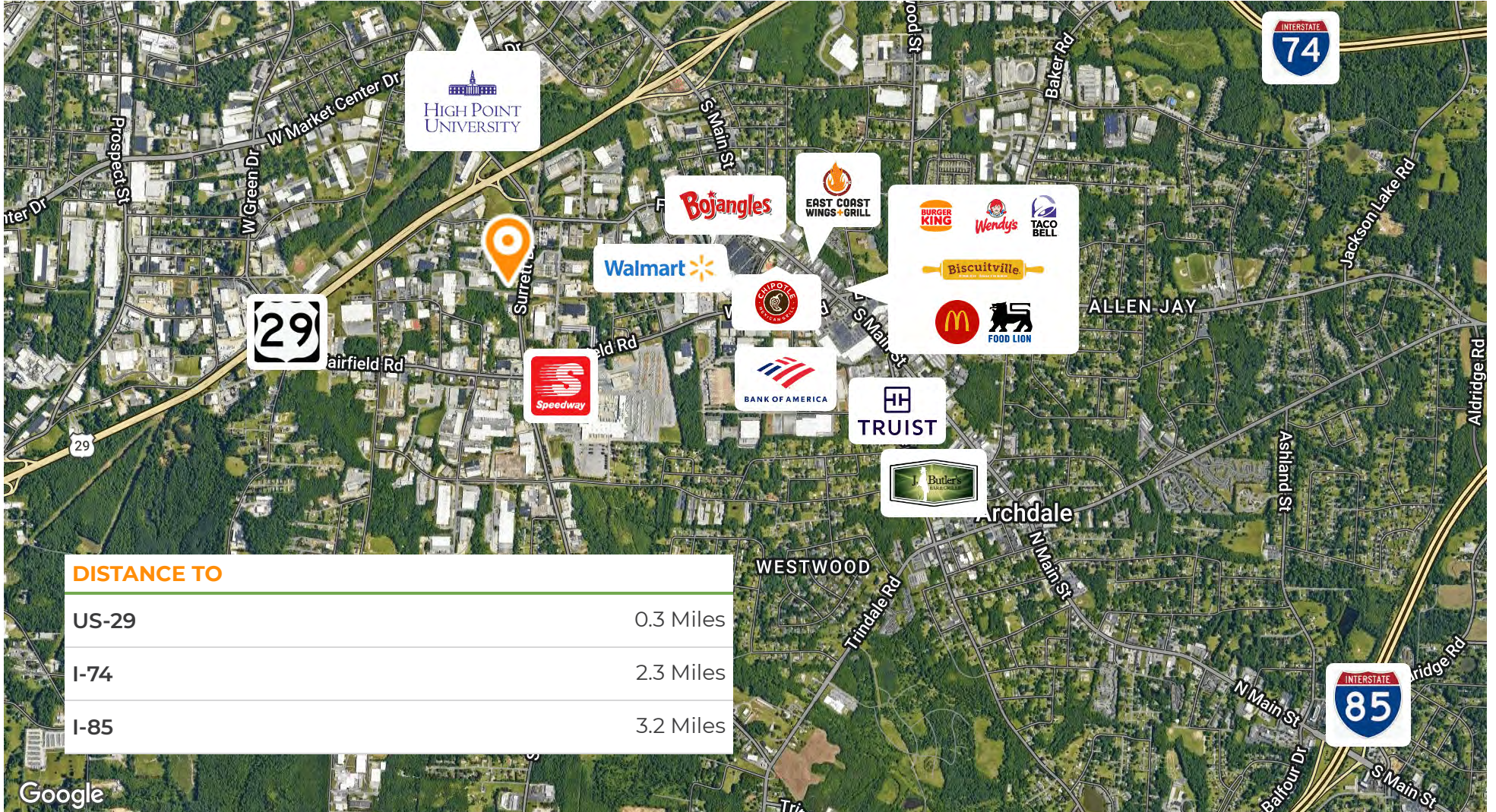
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DISTANCE TO

| | |
|-------|-----------|
| US-29 | 0.3 Miles |
| I-74 | 2.3 Miles |
| I-85 | 3.2 Miles |

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2138 SURRETT DRIVE

INDUSTRIAL/FLEX PROPERTY FOR SALE

SALE PRICE: \$2,160,000

LOCATION INFORMATION

Street Address 2138 Surrett Drive

City, State, Zip High Point, NC 27263

PROPERTY INFORMATION

Property Type Industrial/Flex

Zoning LI

Lot Size 2.93 Acres

Tenancy Multiple

Number of Drive in Bays 10

Ceiling Height 16 ft

Year Built 2026



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