



KEY FEATURES

- Total± 36,162 SF (±6,100 SF Office)
 - Space A: ±19,602 SF
 - Space B: ±16,560 SF
- 3 Dock Doors
 - 2 (8'x8') Doors
 - 1(8'x12') Door
- 17' Clear
- Outdoor Storage Available
- Sprinklers
- New Parking Lot
- Available Immediately
- Racking Available - Currently in Space A

INDUSTRIAL - FOR LEASE

\$7.40 PSF NNN

BAKER COURT WAREHOUSE

705 Baker Court

High Point, NC 27263

Excellent industrial lease opportunity in High Point, NC. This ± 36,162 SF warehouse sits on ±2.18 acres and offers exceptional functionality with three dock-high doors, and 17' clear height, and light 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. The building was recently painted and parking lots have been redone.

LEARN MORE ABOUT THIS PROPERTY

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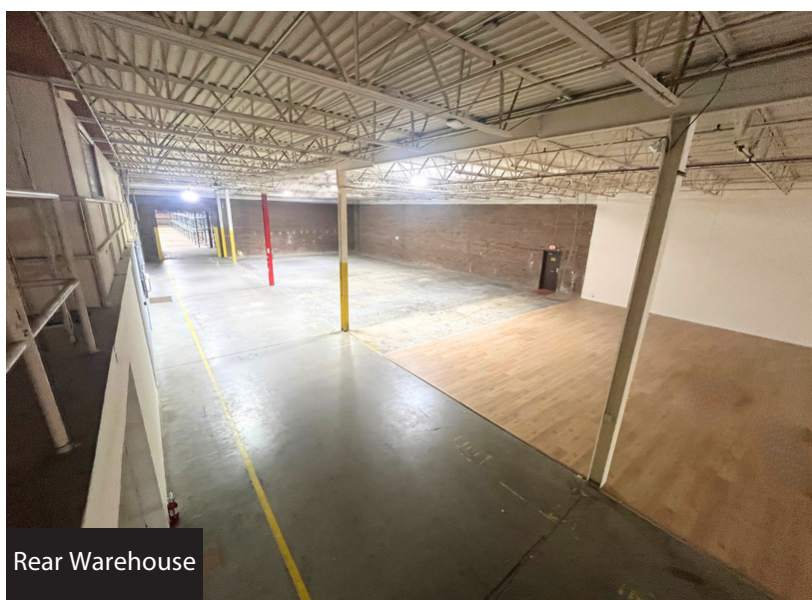
336.793.0890, ext 105



Building



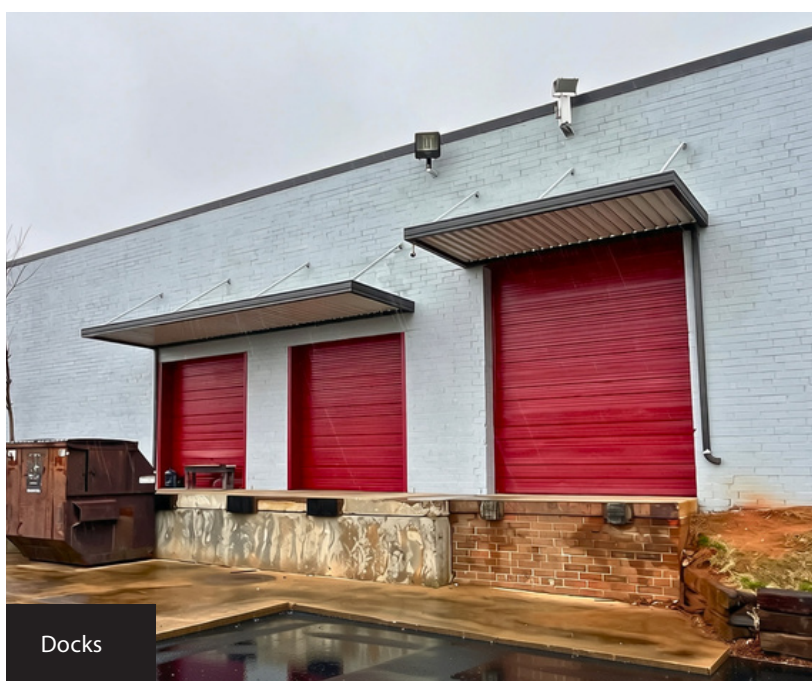
Main Warehouse
(Racking Available)



Rear Warehouse



Exterior

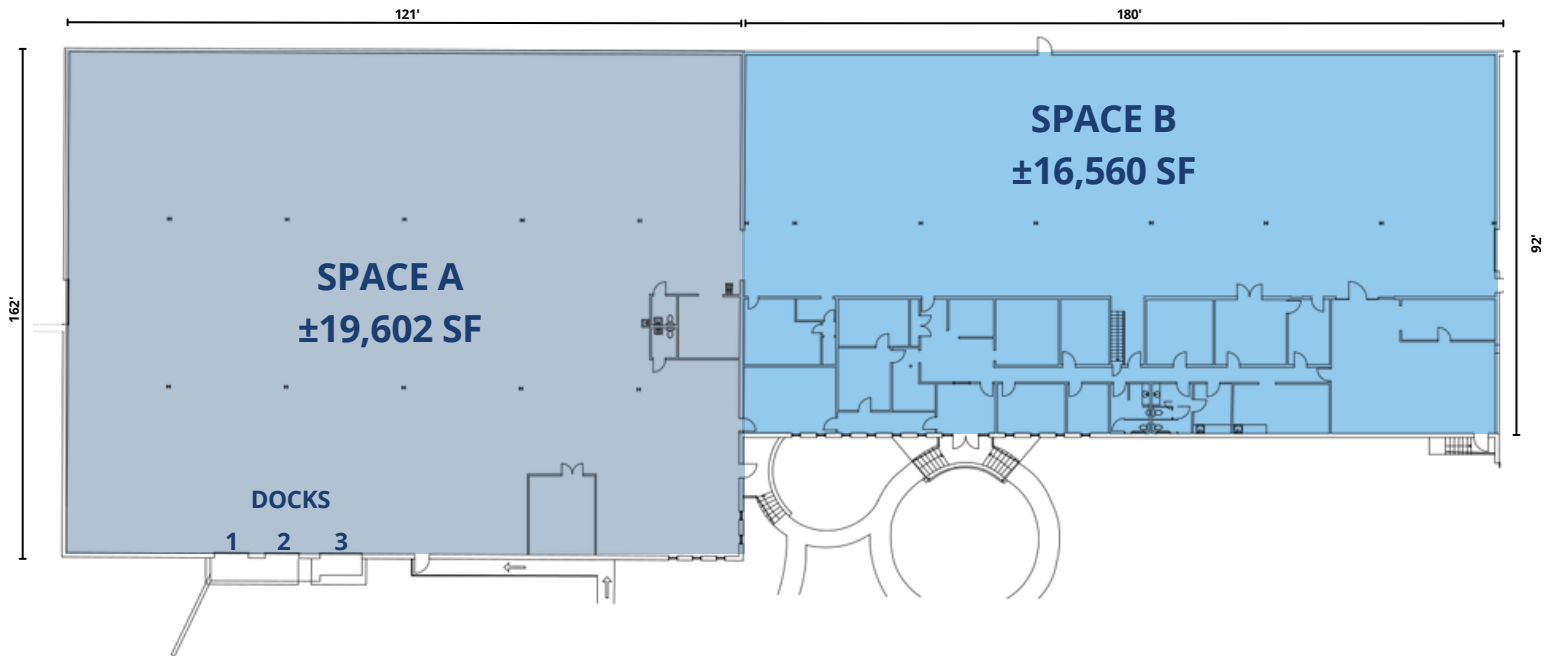


Docks

INDUSTRIAL - FOR LEASE

\$7.40 PSF NNN

TOTAL AVAILABLE ±36,162 SF



BAKER COURT WAREHOUSE

LOCATION

Address	705 Baker Court			City	High Point
State	North Carolina	Zip	27263	County	Guilford

PROPERTY DETAILS

Total Available SF ±	36,162	Acres ±	2.18	Ceiling Height ±	17'
Space A ±	19,602	Space B ±	16,560	Year Built	1972

UTILITIES

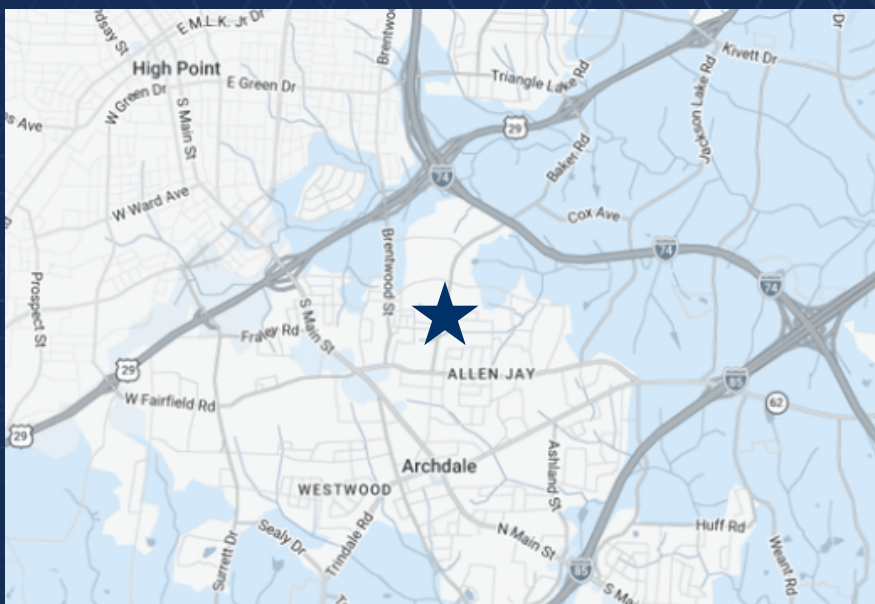
Sewer	City of HP	Water	City of HP
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TAX INFORMATION

Zoning	LI - Light Industrial	Tax Pin	7719350436
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PRICING & TERMS

Lease RT/SF ±	\$7.40 PSF	Lease Type	NNN
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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)