

INDUSTRIAL PROPERTY FOR LEASE

# DESIRABLE INDUSTRIAL FLEX FOR LEASE

1207 Textile Pl | High Point, NC 27260



**BROOKE DENTON**

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# PROPERTY SUMMARY

1207 Textile Pl, High Point, NC 27260

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## PROPERTY DESCRIPTION

Discover a prime leasing opportunity at 1207 Textile Pl in High Point, NC. This well-appointed property offers a spacious industrial facility, ideal for manufacturing and distribution operations. Boasting a modern design and ample square footage, the property provides flexible floor plans and high ceilings, catering to a variety of business needs. With state-of-the-art amenities, including loading docks, ample parking, and convenient access to major transportation routes, this location ensures seamless logistics and operational efficiency. Excellent choice for businesses looking to establish or expand their industrial footprint in the thriving High Point area.

## PROPERTY HIGHLIGHTS

- Functional floor plan suitable for a wide range of light industrial user
- Office and Warehouse space in each unit
- Easy access to major transportation routes

## OFFERING SUMMARY

Lease Rate:	\$9.00 SF/yr (NNN)
Number of Units:	4
Available SF:	3,515 - 12,574 SF
Lot Size:	44,782 SF
Building Size:	16,082 SF

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# PHOTOS

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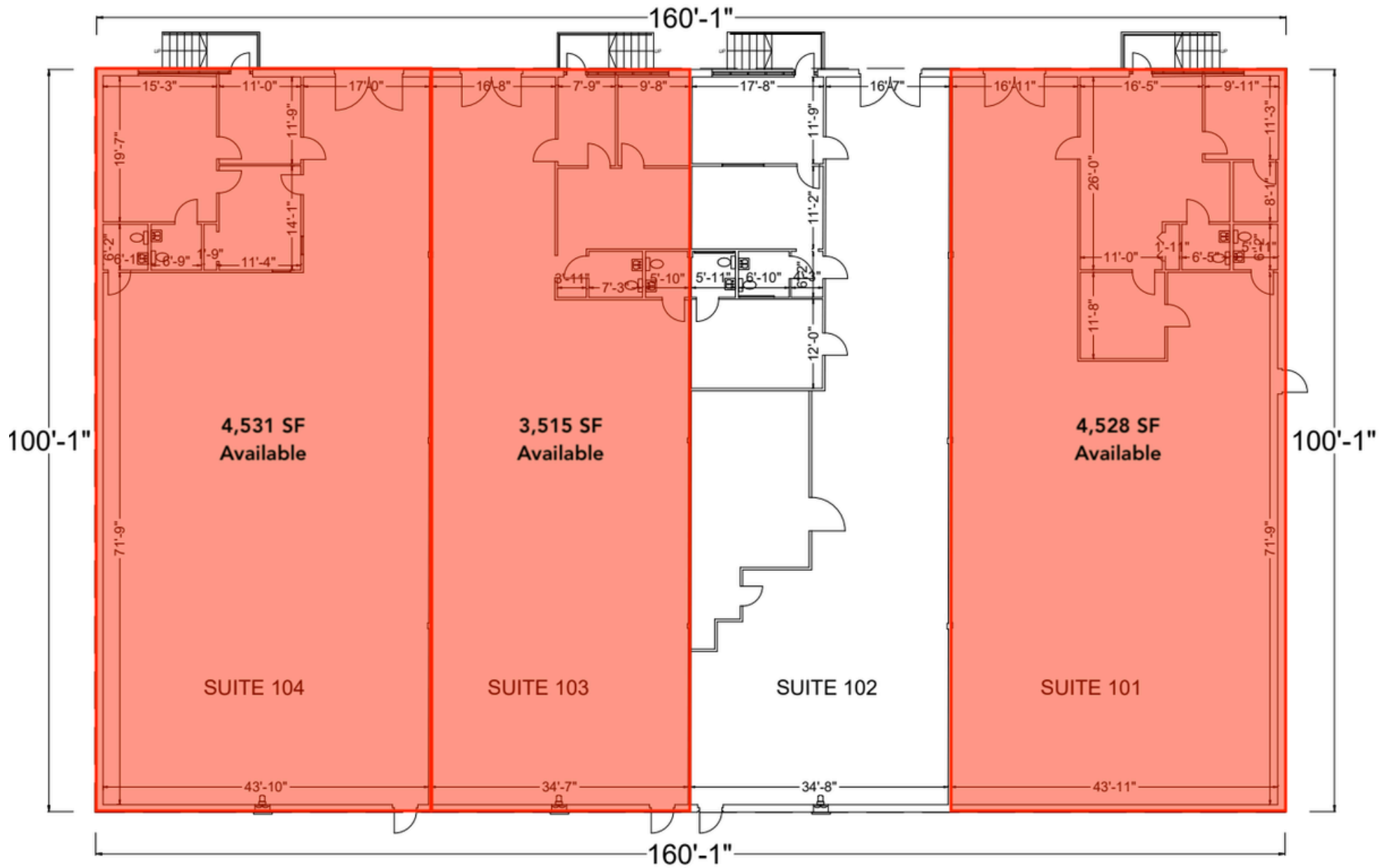
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# FLOOR PLAN

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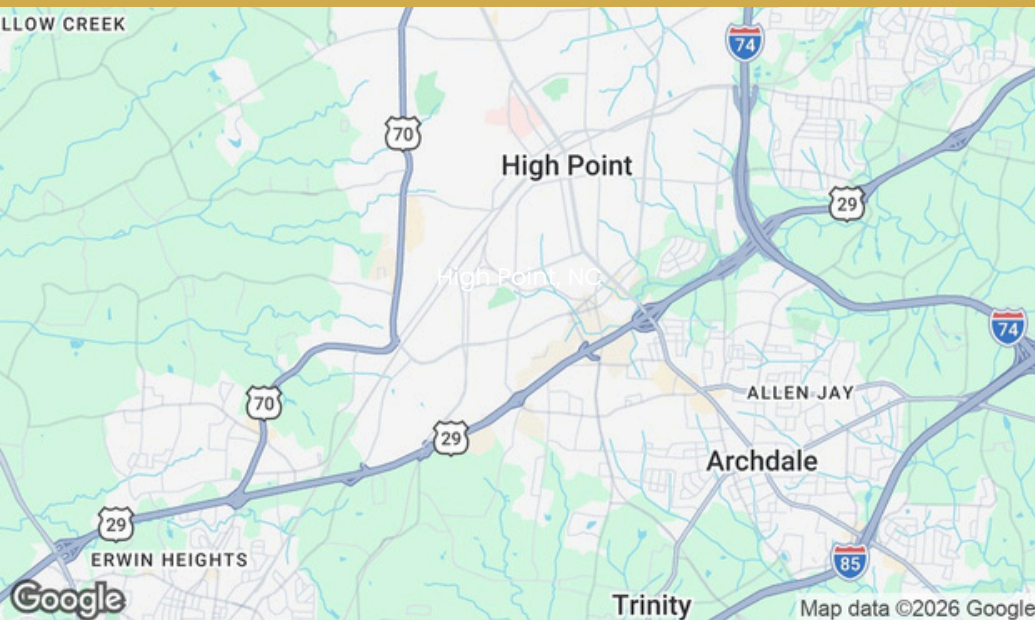
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# HIGH POINT

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## LOCATION DESCRIPTION

Located in the heart of High Point, North Carolina, the area surrounding the property is rich in industrial and manufacturing history, making it an ideal location for prospective tenants in those industries. High Point is known as the "Furniture Capital of the World," with a thriving furniture manufacturing sector. The city also hosts the High Point Market, the world's largest furnishings industry trade show. Additionally, the area is conveniently situated near major transportation routes, including interstates and rail lines, offering seamless connectivity for industrial and manufacturing operations. With a strong workforce and a supportive business environment, the location provides an ideal setting for businesses in these sectors.



Beyond its established manufacturing base, High Point offers a business environment that supports efficiency, growth, and long-term success for a wide range of users. The city's central location within the Piedmont Triad places it within a day's drive of a majority of the US population, making it a strategic hub for distributions and regional operations. Nearby access to Piedmont Triad International Airport, along with a network of highways and logistics providers, further enhances its connectivity. Additionally, High Point benefits from a competitive cost structure, access to a reliable labor pool, and proximity to neighboring cities like Greensboro and Winston-Salem, providing businesses with the resources and flexibility needed to operate and scale eddectively.

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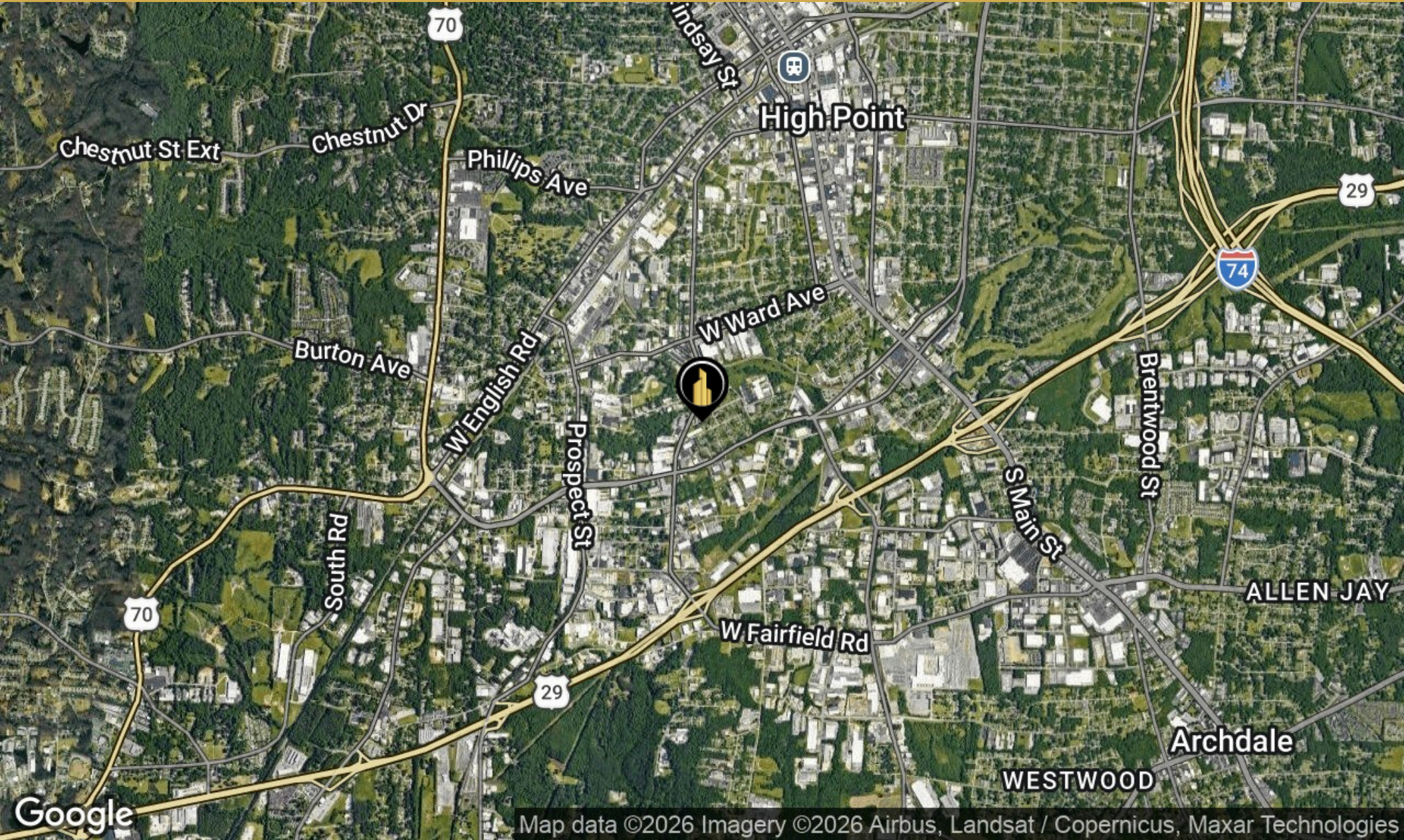
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# MAP

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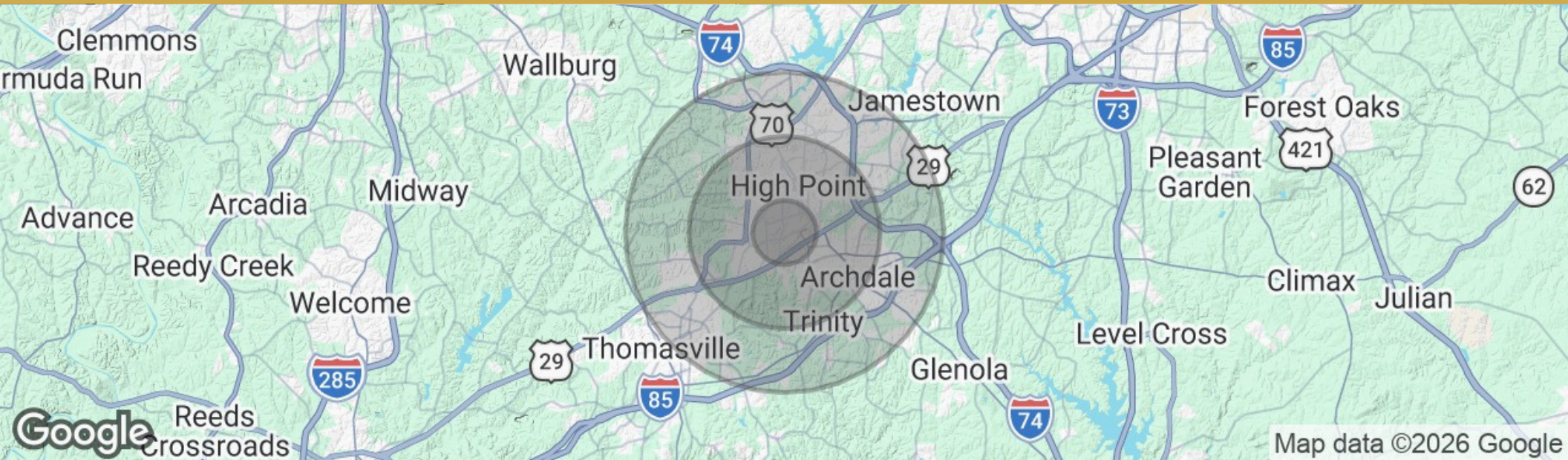
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# DEMOGRAPHICS

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	3,762	46,301	104,701
Average Age	35.6	35.9	37.7
Average Age (Male)	35.9	35.1	37.4
Average Age (Female)	37.2	37.8	38.6

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,471	16,546	39,656
# of Persons per HH	2.6	2.8	2.6
Average HH Income	\$48,500	\$66,602	\$71,675
Average House Value	\$101,842	\$193,412	\$191,480

2023 American Community Survey (ACS)

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