

**FOR SALE — 2147 BREVARD RD, HIGH POINT, NC | LI ZONING | 5.39 ACRES**

| SALE PRICE         | PRICE / SF         | TOTAL SF               | LAND AREA           | ZONING      |
|--------------------|--------------------|------------------------|---------------------|-------------|
| <b>\$2,195,000</b> | <b>\$36.58/SF</b>  | <b>~60,000 SF</b>      | <b>5.39 Acres</b>   | <b>LI</b>   |
| MAIN BUILDING      | STORAGE BLDG       | OUTDOOR CANOPY         | EXPANSION           | ROOF / ELEC |
| <b>56,000 SF</b>   | <b>4,500+/- SF</b> | <b>5,000 SF Canopy</b> | <b>Room to Grow</b> | <b>NEW</b>  |

Rare large-footprint industrial/flex campus in High Point — fully renovated showroom & office, new roof, new electrical, and room to expand. Ideal for manufacturing, distribution, showroom/retail hybrid, or corporate campus.

**PROPERTY HIGHLIGHTS**

- ~60,000 SF total on 5.39 acres — rare large-footprint industrial campus in High Point
- Main building: 56,000 SF with showroom, renovated office suite, and warehouse/distribution
- Additional 4,500+/- SF detached storage building with (2) overhead doors
- 5,000 SF outdoor covered canopy — ideal for equipment staging or overflow storage
- New roof and new electrical — reduced capital expenditure for incoming owner
- Showroom and office completely renovated — exceptionally clean and move-in ready
- Multiple dock doors and drive-in access — efficient loading and distribution flow
- Paved yard and large rear court — room to expand buildings or increase paved surfaces
- LI (Light Industrial) zoning — wide range of permitted uses (see page 5)
- High Point location — quick access to US-311, I-85, I-40, and PTI Airport



Left: Street-front façade — brick & glass, excellent street presence. Right: Rear loading court — paved, truck-accessible, ample maneuvering room.

SHOWROOM & OFFICE — FULLY RENOVATED | OPEN PLAN | FLOOR-TO-CEILING GLASS



Open showroom with exposed steel trusses, polished concrete, and floor-to-ceiling storefront glass — ideal for furniture, home goods, design, or any high-visibility retail/showroom use.



Renovated office and kitchenette — bright, functional, and move-in ready with direct street visibility.

| SHOWROOM & OFFICE FEATURES                     |                                               |
|------------------------------------------------|-----------------------------------------------|
| Open floor plan — exposed steel trusses        | Floor-to-ceiling storefront glass             |
| Polished concrete floors — durable, attractive | High-visibility corner/street presence        |
| Renovated office suite — move-in condition     | Kitchenette / break area                      |
| Dual use: retail showroom or corporate HQ      | Adjacent to warehouse for seamless operations |

WAREHOUSE & STORAGE — DOCK ACCESS | PALLET RACKING | DETACHED STORAGE BUILDING



Main warehouse: clear-span layout with existing pallet racking, LED lighting, and dock-door access — ready for distribution or manufacturing operations.



Detached 4,500+/- SF storage building with (2) overhead doors — ideal for fleet parking, staging, or segregated storage.

| WAREHOUSE & STORAGE SPECIFICATIONS      |                                            |
|-----------------------------------------|--------------------------------------------|
| Main warehouse: ~40,000+/- SF (est.)    | Clear-span layout — unobstructed floor     |
| Multiple dock doors + drive-in access   | Pallet racking — existing infrastructure   |
| Detached storage building: ~4,500+/- SF | (2) overhead doors on storage building     |
| 5,000 SF outdoor covered canopy         | Paved loading court with truck maneuvering |

SITE DATA & BUILDING SPECIFICATIONS

| BUILDING / AREA           | SIZE          | SITE DETAIL  | INFO                  |
|---------------------------|---------------|--------------|-----------------------|
| Main Building — Total     | ~56,000 SF    | Land Area    | 5.39 Acres            |
| Showroom / Retail         | ~13,000+/- SF | Zoning       | LI (Light Industrial) |
| Renovated Office Suite    | ~3,000+/- SF  | Municipality | High Point, NC        |
| Warehouse / Distribution  | ~40,000+/- SF | Roof         | NEW                   |
| Detached Storage Building | ~4,500+/- SF  | Electrical   | NEW                   |
| Outdoor Covered Canopy    | ~5,000 SF     | Parking      | Paved — ample         |
| TOTAL (All Buildings)     | ~60,500+/- SF | Expansion    | Room to add SF        |

LI — LIGHT INDUSTRIAL | PERMITTED USES (High Point / Guilford County, NC)

| MANUFACTURING & INDUSTRIAL                                                                                                                                                                                                                                                                                                                                                                                                      | WAREHOUSE & DISTRIBUTION                                                                                                                                                                                                                                                                                                                                                                      | FLEX & COMMERCIAL                                                                                                                                                                                                                                                                                                                                                                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>● Light Manufacturing / Assembly</li><li>● Fabrication &amp; Processing</li><li>● Printing &amp; Publishing</li><li>● Food Processing / Commissary</li><li>● Textile / Apparel Production</li><li>● Metal Fabrication</li><li>● Plastic &amp; Rubber Products</li><li>● Wood Products / Millwork</li><li>● Electronics Manufacturing</li><li>● Research &amp; Development / Lab</li></ul> | <ul style="list-style-type: none"><li>● Wholesale Warehouse</li><li>● Distribution / Fulfillment Center</li><li>● Freight / Truck Terminal</li><li>● Self-Storage Facility</li><li>● Cold Storage / Refrigerated</li><li>● Contractor Storage Yard</li><li>● Building Materials / Lumber</li><li>● Auto Parts Wholesale</li><li>● Moving &amp; Storage</li><li>● Supply Chain / 3PL</li></ul> | <ul style="list-style-type: none"><li>● Showroom + Office (as-built)</li><li>● Automotive Repair / Service</li><li>● Body Shop / Fleet Maintenance</li><li>● Construction Trade Offices</li><li>● Broadcast / Telecom Facility</li><li>● Data Center / Server Facility</li><li>● Event / Exhibition Space</li><li>● Recycling / Reclamation</li><li>● Catering / Food Commissary</li><li>● Administrative / HQ Office</li></ul> |

EXPANSION POTENTIAL

With 5.39 acres and existing infrastructure, the site offers meaningful room to grow — additional buildings, expanded paved yard, or outdoor storage courts. The 5,000 SF covered canopy provides immediate sheltered staging. A rare large-acreage asset in an infill High Point location.



LOCATION & MARKET OVERVIEW

2147 Brevard Rd sits in High Point, NC — the furniture capital of the world and a major industrial hub in the Piedmont Triad. With quick access to US-311/I-74, I-85, and I-40, the property provides exceptional regional connectivity for manufacturing, distribution, or showroom operations. High Point is home to the world-famous High Point Market — the largest furnishings industry trade show globally — making this location uniquely attractive for furniture, home goods, and design-industry businesses. The Piedmont Triad is one of the Southeast’s strongest industrial markets, with major employers including Volvo Trucks, Honda Aircraft, Toyota Battery, and Siemens.

| REGIONAL ACCESS                    | MARKET CONTEXT                                |
|------------------------------------|-----------------------------------------------|
| I-85: ~8 miles                     | High Point Market — Global Furniture Capital  |
| I-40: ~5 miles                     | Piedmont Triad MSA — 1.7M+ population         |
| PTI Airport: ~20 minutes           | Major employers: Volvo, Honda, Toyota Battery |
| Charlotte Douglas Airport: ~90 min | Strong industrial demand — low LI vacancy     |
| Greensboro CBD: ~15 minutes        | NC top 5 nationally for business climate      |

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INVESTMENT SUMMARY — 2147 BREVARD RD, HIGH POINT, NC

|                                                                             |
|-----------------------------------------------------------------------------|
| Sale Price: \$2,195,000   \$36.58/SF                                        |
| Main Building: 56,000 SF (Showroom / Office / Warehouse)                    |
| Storage Building: 4,500+/- SF with (2) Overhead Doors                       |
| Outdoor Canopy: 5,000 SF   Land: 5.39 Acres   Room to Expand                |
| Zoning: LI (Light Industrial) — High Point, NC                              |
| Improvements: New Roof   New Electrical   Fully Renovated Showroom & Office |
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