

HIGH POINT, NC

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3202 E. MARTIN LUTHER KING JR. DRIVE

INDUSTRIAL SPACE FOR LEASE



3200 E. MARTIN LUTHER KING JR DRIVE
HIGH POINT, NC 27260

PROPERTY DESCRIPTION

Now available: $\pm 2,750$ SF of light industrial flex space located just minutes from I-74 and Highway 29. This freshly updated space features 14' clear heights, 1 dock-high door, 3-phase power, and is airline plumbed. The layout is approximately 70% warehouse and 30% office, with updated offices and restrooms, new HVAC, new roof, and LED lighting throughout. This versatile small-bay industrial space is ideal for a variety of users.

OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (NNN)
Available SF:	$\pm 2,750$ SF
Building Size:	$\pm 20,020$ SF

Drew Siegrist

336.529.4400
drew@ltpcommercial.com

Will Jones

336.455.2818
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COMMERCIAL REAL ESTATE

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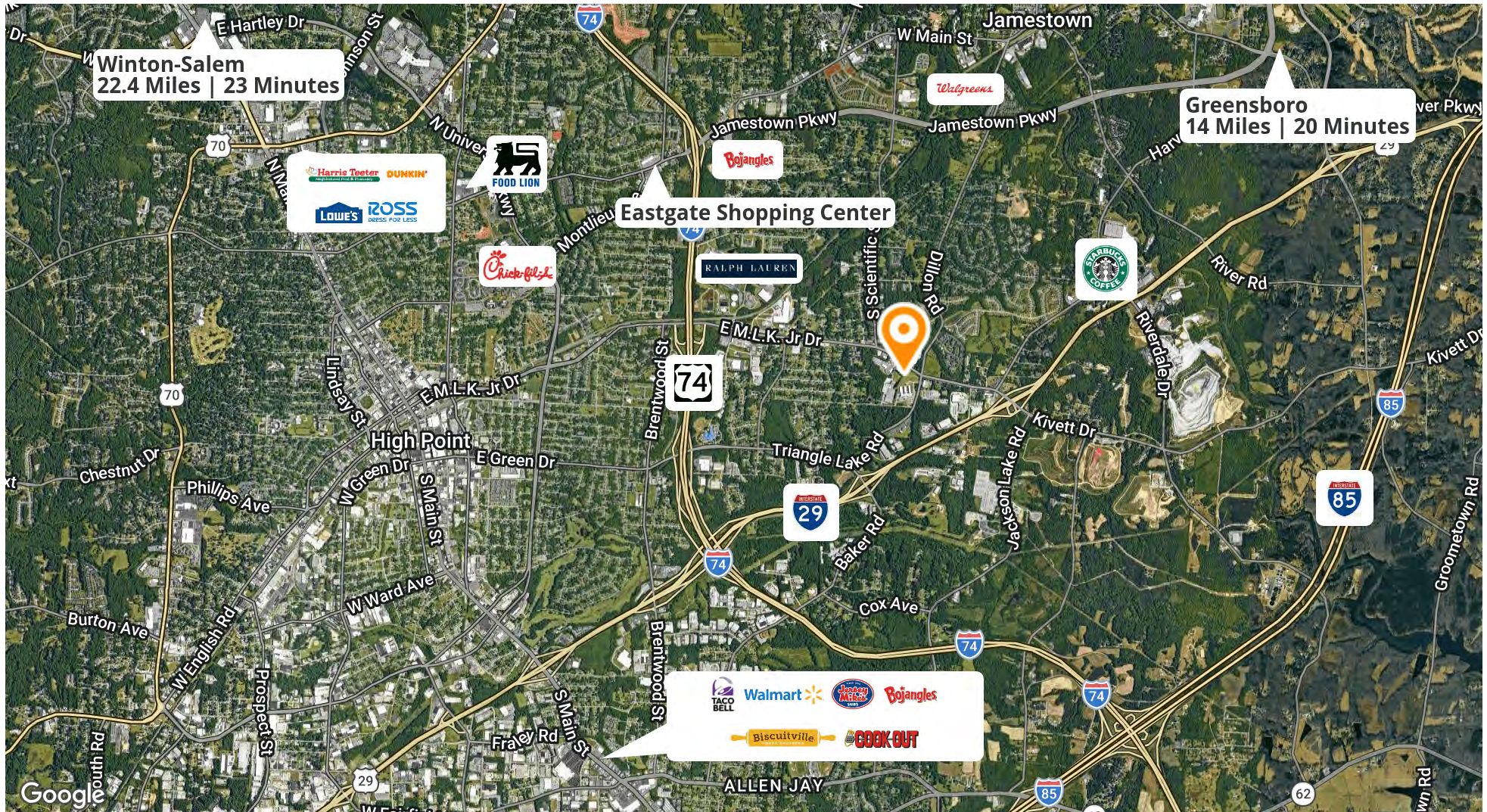
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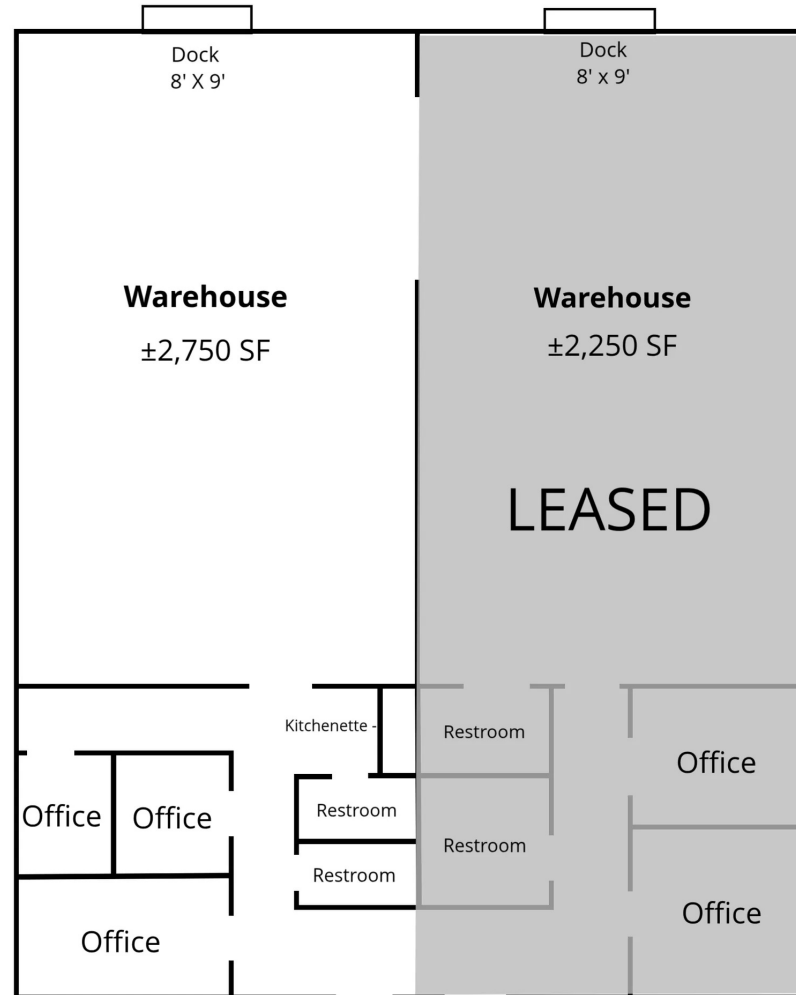
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INDUSTRIAL PROPERTY FOR LEASE

**Not to Scale*



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LOCATION INFORMATION

Street Address	3202 East Martin Luther King Jr Drive
City, State, Zip	High Point, NC 27260

PROPERTY INFORMATION

Property Type	Industrial
Zoning	LI
Lot Size	2.1 Acres
TICAM	\$1.58 per SF
Available SF	±2,750 SF
Number of Dock High Doors	1
Year Last Renovated	2025
Parking Type	Surface
Roof	New, Installed 2025
HVAC (Office)	New, Installed 2025



LEASE RATE: \$12 SF/YR
(NNN)

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