



KEY FEATURES

- Total ± 13,407 SF
- ± 0.78 Acres
- 2 Drive-in Doors
 - 1- 12' x 12'
 - 1- 10' x 12'
- Wet Sprinkler System
- Paint Booth
- 15' Clear Height
- Fully Conditioned

INDUSTRIAL - FOR SALE / FOR LEASE

\$745,000 / \$9.95 PSF NNN

2334 WEST ENGLISH RD.

2334 West English Rd.
High Point, NC 27260

Industrial lease/sale opportunity featuring ±13,407 SF on ±0.78 acres. This well-maintained industrial building offers excellent functionality with a large drive-in door, 15' clear height, and HI zoning suitable for a variety of industrial uses. The property is equipped with a wet sprinkler system and security system, and includes a large paved lot for parking, access, or outdoor operations. Built in 1988 and recently painted, the facility provides a clean, efficient space ideal for warehouse, distribution, or light manufacturing users.

LEARN MORE ABOUT THIS PROPERTY

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Interior



Drive-In (12' x 12')



Drive-In (10' x 12')



Interior



Paint Booth

2334 ENGLISH RD.

LOCATION

Address	2334 English Rd.		City	High Point	
State	North Carolina	Zip	27260	County	Guilford

PROPERTY DETAILS

Total Available SF ±	13,407	Acres ±	0.78	Ceiling Height ±	15'
Office SF ±	585	Drive-ins	1	Year Built	1978

UTILITIES

Sewer	City of HP	Water	City of HP
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TAX INFORMATION

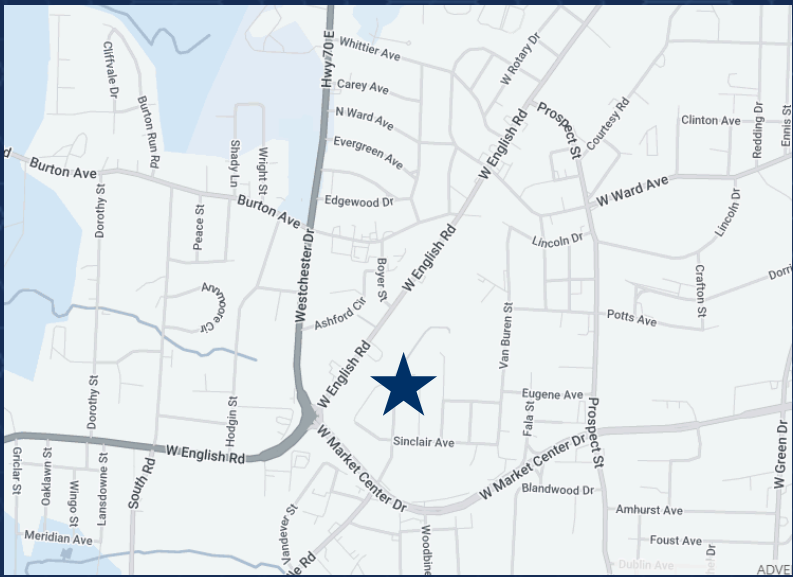
Zoning	HI - Heavy Industrial	Tax Pin	194260
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PRICING & TERMS

Lease RT/SF ±	\$9.95 PSF	Lease Type	NNN
Sale Price	\$745,000		

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LOCATION FEATURES

- ± 3 miles to Interstate 85
- ± 2 miles to Downtown High Point
- ± 3 miles to High Point University

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