

FOR SALE | FOR LEASE

1920 W. Greene Drive High Point, NC 27260

Heavy Industrial | Distribution & Manufacturing | South High Point



FOR SALE

\$2,690,000

Fee Simple Purchase

FOR LEASE

\$5.95/SF NNN

Triple Net | Negotiable Term

TOTAL SIZE

34,646 SF±

2.89 Acres | HI Zoning

PROPERTY HIGHLIGHTS

◆ **35' Clear Height**

Main Distribution Bay
— Warehouse 3
(100'×120')

◆ **5 Dock Doors + 2 Drive-In Doors**

Superior loading for
high-volume
operations

◆ **Heavy 3-Phase Power**

1,200A | 208-480V —
Industrial-grade
electrical

◆ **8,000± SF Office (2 Floors)**

Fully built-out —
multi-office, conf.
room, break room

◆ **4,000± SF Steel Mezzanine**

Structured steel —
storage, racking or
added office

◆ **HI Zoning — Outdoor Storage OK**

Heavy industrial
permits outdoor
laydown / staging

◆ **82 Surface Parking Spaces**

Ample employee &
visitor parking on
2.89-acre lot

◆ **Immediate Bus 85 Access**

Quick on/off to I-40,
I-85, I-74 & I-73

INTERIOR PHOTOGRAPHY



Warehouse Bay 1 — 20' Clear Height



Warehouse Bay 3 — 35' Clear Height

BUILDING SPECIFICATIONS

Building Size:	34,646 SF±	Dock Doors:	5 Exterior
Lot Size:	2.89 Acres	Drive-In Doors:	2
Year Built:	1989	Clear Height:	Up to 35'
Construction:	Masonry / Brick	Lighting:	New LED Throughout
Zoning:	HI – Heavy Industrial	Office – 1st Floor:	~4,000 SF (Fully Built-Out)
Power:	1,200A 208-480V 3-Phase	Office – 2nd Floor:	~4,000 SF (Fully Built-Out)
Column Spacing:	43' × 30'	Warehouse 1:	100'×50' (5,000 SF±)
Parking:	82 Surface Spaces	Warehouse 2:	34'×90' (3,060 SF±) / Deck
Sale Price:	\$2,690,000	Warehouse 3:	100'×120' (12,000 SF±) / 35' Clg
Lease Rate:	\$5.95/SF NNN	Mezzanine:	90'×40' (3,600 SF±) Steel

SPACE BREAKDOWN & FLEXIBILITY

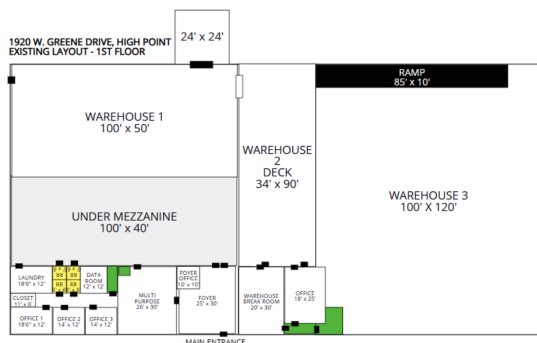
Warehouse 3 – Main Distribution Bay	~12,000 SF	35'	4 dock doors, oversize drive-in, high-volume throughput
Warehouse 1 – Manufacturing / Storage	~5,000 SF	20'	Open bay, heavy power drops, new LED lighting
Warehouse 2 – Flex / Deck Section	~3,000 SF	18'	Connects to dock platform, breakroom access
Upper Mezzanine (Steel)	~4,000 SF	Open	Structured steel — racking, light assembly, or office overflow
Under Mezzanine	~4,000 SF	Var.	Additional storage or climate-controlled work area

Office – 1st Floor	~4,000 SF	Std.	Multi-office, break room, restrooms, foyer, data room
Office – 2nd Floor	~4,000 SF	Std.	Conference room, open work area, private offices
TOTAL	~34,646 SF±		Fully Built-Out Subdividable Available Now

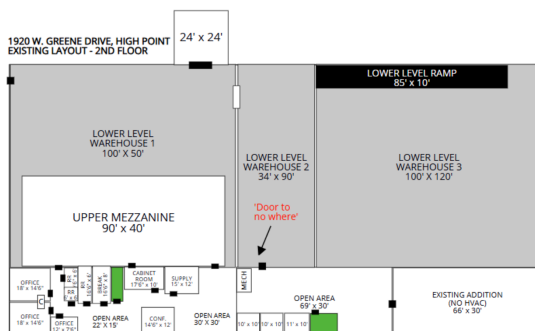
SUBDIVISION AVAILABLE: Building can be subdivided into 10,000, 12,000 or 14,000 SF suites — each with dedicated office space, restrooms, and dock/drive-in access.

FLOOR PLANS — 1920 W. GREENE DRIVE

1ST FLOOR LAYOUT



2ND FLOOR LAYOUT (MEZZANINE LEVEL)



PLAN NOTES

- Warehouse 3 (100'×120') features 35' clear height with 4 dock doors and an oversized drive-in door — ideal for tractor-trailer operations.
- The 85'×10' ramp provides grade-level truck access directly into the lower warehouse area.
- Upper Mezzanine (90'×40') is structured steel spanning over Warehouse 1 — ideal for inventory management, light assembly, or expanded office.
- Existing 2-floor office build-out (~8,000 SF) can be retained or partially demoed to maximize warehouse clear span per tenant needs.
- Heavy industrial zoning (HI) permits outdoor storage, equipment staging, and laydown areas on the 2.89-acre site.

STRATEGIC LOCATION — PIEDMONT TRIAD DISTRIBUTION HUB



1920 W. Greene Drive sits in South High Point — at the heart of North Carolina's Piedmont Triad, one of the most strategically positioned industrial corridors in the Southeast. The property offers direct access to **Business 85 (Bus-85)**, connecting immediately to four major interstates: **I-40, I-85, I-73, and I-74**. High Point is widely regarded as one of the premier distribution hubs in the eastern United States.

HIGHWAY ACCESS

- Business 85 – Direct access (<1 mile)
- I-40 – Barstow, CA to Wilmington, NC
- I-85 – Montgomery, AL to Petersburg, VA
- I-73 – Detroit, MI to Charleston, SC
- I-74 – Davenport, IA to Myrtle Beach, SC

One of the densest interstate concentrations in the U.S.

RAIL FREIGHT

- Norfolk Southern – Regional & continental freight
- CSX Transportation – Intermodal & bulk services
- Norfolk Southern High Point Yard – Active facility
- Amtrak Passenger Rail – Charlotte, Raleigh, New York
- FedEx Mid-Atlantic Air Hub – PTI Airport, Greensboro

DEEP WATER PORTS

- **Port of Wilmington, NC** – 224 mi | 42' deep channel
- **Port of Morehead City, NC** – NC Ports inland terminal located just outside High Point city limits
- **Port of Charleston, SC** – Major SE container port
- **Port of Savannah, GA** – Largest SE port by volume
- **Port of Norfolk (Hampton Roads), VA** – Atlantic hub

AIR CARGO

- **Piedmont Triad Int'l Airport (GSO)** – 20 min
59 non-stop flights daily | Multi-modal air cargo
- **FedEx Mid-Atlantic Air Hub** – On-site at GSO
- **FedEx Ground Facility** – Nearby distribution
- All major LTL carriers operate near PTI
- Charlotte Douglas Int'l (CLT) – 75 miles

PROXIMITY TO KEY MARKETS

Greensboro, NC	~15 mi	~20 min	Triad anchor; PTI Airport; FedEx hub; financial center
Winston-Salem, NC	~18 mi	~22 min	Medical, tech & manufacturing hub; I-40/US-421
Thomasville / Lexington	~12 mi	~14 min	Business 85 corridor; strong industrial workforce
Burlington / Alamance Co.	~25 mi	~28 min	Growing I-40/85 industrial market

Charlotte, NC	~75 mi	~1 hr	SE financial hub; CLT Int'l Airport
Raleigh-Durham, NC	~85 mi	~1.25 hr	Research Triangle; RDU Airport; tech & pharma hub
Port of Wilmington, NC	~224 mi	~3 hr	Nearest deep-water port; NC Ports inland terminal at HP

MARKET DEMOGRAPHICS — HIGH POINT & PIEDMONT TRIAD

High Point anchors the southern corridor of North Carolina's **Piedmont Triad MSA** — home to over **1.75 million residents** and ranked among the top 30 largest MSAs in the U.S. The region boasts a deep industrial workforce, competitive wages, and strong consumer spending power, making it one of the Southeast's most attractive distribution and manufacturing locations.

116,245 High Point Population 2026 Projection: 118,131+	1,754,528+ Piedmont Triad MSA 30th Largest MSA in the U.S.	\$64,561 Median Household Income Avg. HH Income: \$88,996
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WORKFORCE & EDUCATION

Labor Force (High Point)	55,060	Employment Rate	94.8%
Median Resident Age	37.7 years	Homeownership Rate	57.8%
4-Year Colleges (Triad)	13 institutions	College Enrollment	60,000+ students
Community & Tech Colleges	9 institutions	Vocational Enrollment	50,000+ students
Major Triad Employers	Volvo, FedEx, P&G, Caterpillar, Amazon	Key Industry Sectors	Logistics, Mfg., Healthcare, Furniture, Pharma

WHY HIGH POINT FOR DISTRIBUTION?

- **Central Southeast Location:** Reach 40+ million consumers within a one-day truck drive — entire I-95 corridor from Miami to New York.
- **Interstate Density:** Four interstates run through High Point (I-40, I-73, I-74, I-85) — maximum routing flexibility with no congestion.
- **Multi-Modal Access:** Norfolk Southern & CSX rail, PTI Airport air cargo, FedEx Mid-Atlantic Air Hub, and five deep-water port options.
- **Foreign Trade Zone:** High Point is served by an established FTZ — significant duty deferral and cost savings for importers and exporters.
- **Competitive Operating Costs:** No inventory tax, competitive corporate rates, affordable industrial real estate — NC consistently ranks top 5 for business climate.
- **Skilled Industrial Workforce:** Deep labor pool from 22+ Triad colleges, community colleges, and an established logistics and manufacturing workforce.

PORTFOLIO OPPORTUNITY — BUNDLE WITH ADJACENT PROPERTY

The adjacent property at **1926 W. Greene Drive, High Point, NC** is available for purchase as a **portfolio bundle** with 1920 W. Greene Drive. Acquiring both properties creates a **contiguous industrial campus** with expanded outdoor storage, staging capacity, and operational flexibility — ideal for a growing logistics or manufacturing operation seeking a permanent Piedmont Triad foothold.

1920 W. Greene Drive \$2,690,000 For Sale	+	1926 W. Greene Drive Contact for Details Currently Leased	=	\$2,990,000 Total Bundle Price
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Note: 1926 W. Greene Drive is currently leased. Lease details, tenant information, and income summary are available upon execution of a confidentiality agreement. Please contact Mark Lindsay, CCIM.

ADDITIONAL PROPERTY HIGHLIGHTS

- New LED high-bay lighting throughout all warehouse sections — energy efficient, bright work environment
- 35' clear height in main distribution bay accommodates the tallest high-pile racking systems
- Heavy 3-phase electrical service (1,200A / 208-480V) supports industrial machinery and refrigeration loads
- Multiple restroom cores on both floors; breakroom and employee lounge on 1st and 2nd floors
- Steel mezzanine (90'×40') ideal for elevated racking, inventory management, or administrative overflow
- Secured fenced yard with gate — outdoor equipment, vehicle, and container staging area
- 85'×10' truck ramp provides exceptional grade-level trailer access into the lower warehouse
- Fully built-out office — move-in ready for administrative, sales, or operations teams

CONTACT — EXCLUSIVELY LISTED BY LINDSAY COMMERCIAL PROPERTIES

MARK LINDSAY, CCIM Commercial Real Estate Broker	LINDSAY COMMERCIAL PROPERTIES Industrial Office Investment Land
Phone: (336) 692-5612	For Sale: \$2,690,000
Email: MLindsay.LCP@gmail.com	For Lease: \$5.95/SF NNN
License: NC Licensed Broker CCIM Designee	Available: Immediately
	Bundle: \$2,990,000 (incl. 1926 W. Greene Dr.)

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