

FOR SALE OR LEASE

±41,806 RSF | Flex/Industrial

1218 HICKORY CHAPEL ROAD, HIGH POINT, NC 27260

VIEW VIRTUAL TOUR



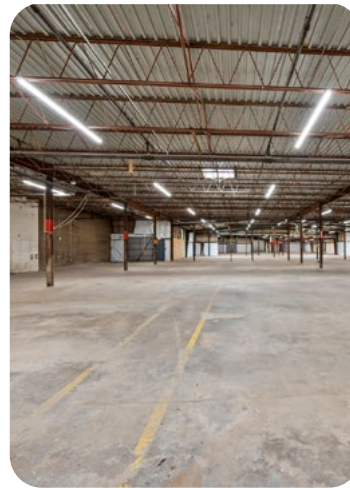
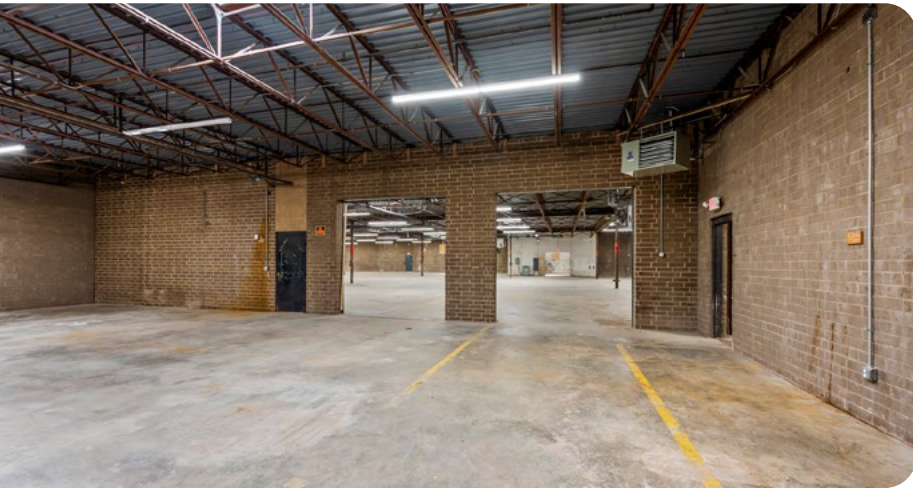
WILL ANDREWS
BRADLEY DUNN

Associate • wandrews@trinity-partners.com • 704.400.1189
Division Partner • bdunn@trinity-partners.com • 704.777.7003

TRINITY
PARTNERS

trinity-partners.com

OFFERING SUMMARY



Trinity Partners is pleased to present the opportunity to acquire or lease Building 1 at 1218 Hickory Chapel Road, a newly improved $\pm 41,806$ SF flex/industrial building offered together with an adjacent ± 2.0 acres of outdoor storage and truck parking directly off Triangle Lake Road. The building features recently renovated office space, an open-format warehouse layout, and multiple drive-in and dock-high doors, providing flexible configurations well-suited for a single user, while the adjoining ± 2.0 acres of secured outdoor storage further supports distribution and logistics operations.



BUILDING DETAILS

Address: 1218 Hickory Chapel Road,
High Point, NC 27260

Building Size: ±41,806 SF

Warehouse Size: ±39,279 SF

Office Size: ±2,527 SF

PID: 7810238407

Year Built: 1972/1990

Zoning: LI

Air Conditioned: Office only

Heat: Gas

Roof: EPDM/Metal

Roof Age: 2025

Clear Height: 12'

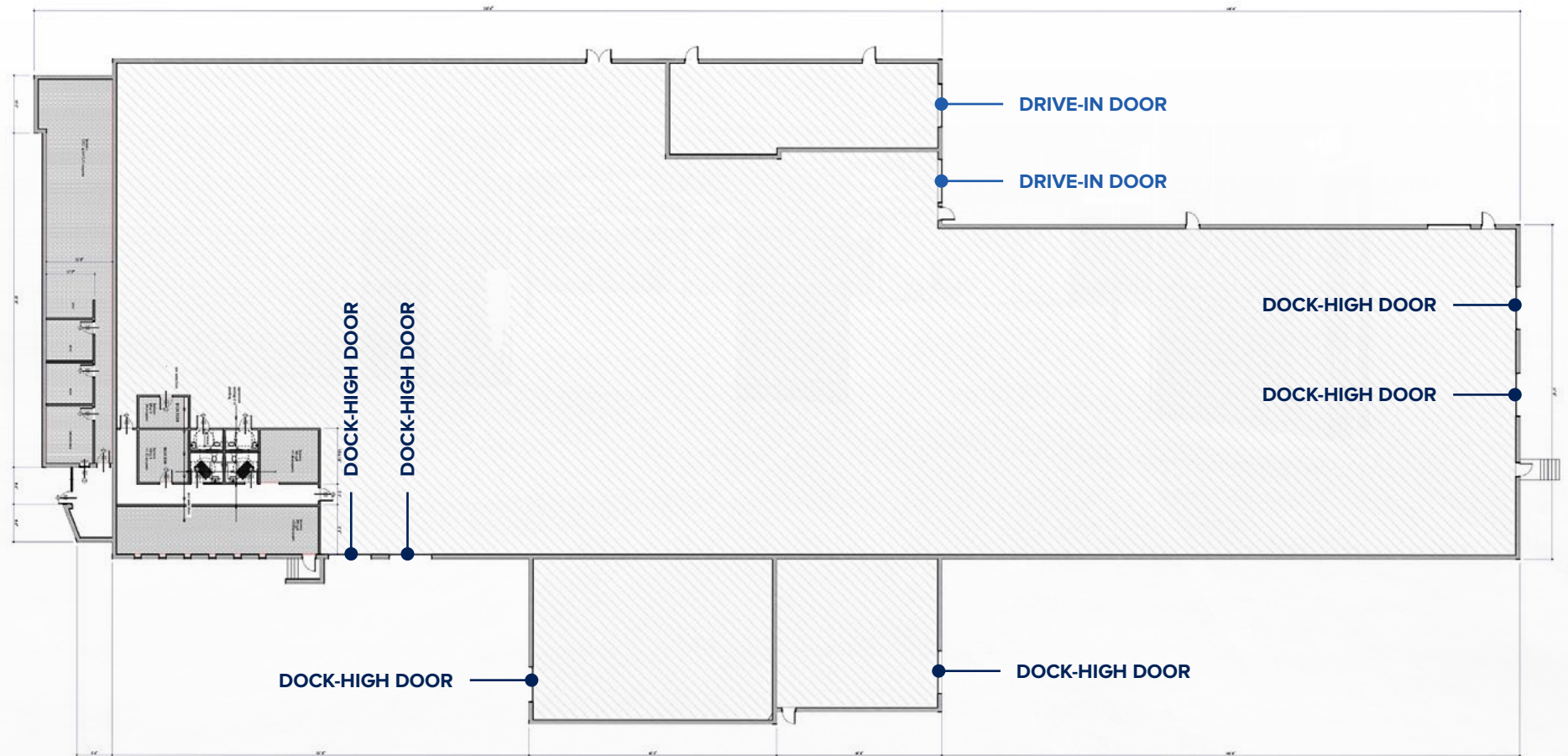
Dock Doors: 5 (8'x8'), 1 (10'x10')

Drive-In Doors: 2

Power: 1000 Amps, 240V, 3 Phase, 4 wires

2200 Amps, 240 V, 3 Phase, 3 wires

FLOORPLAN



LOCATION

Strategically positioned with convenient access to I-74 and Highway 29, the property benefits from a central North Carolina location.



I-74
0.7 MILES

HIGHWAY 29
1.0 MILES

GREENSBORO
14.9 MILES

WINSTON-SALEM
22.6 MILES

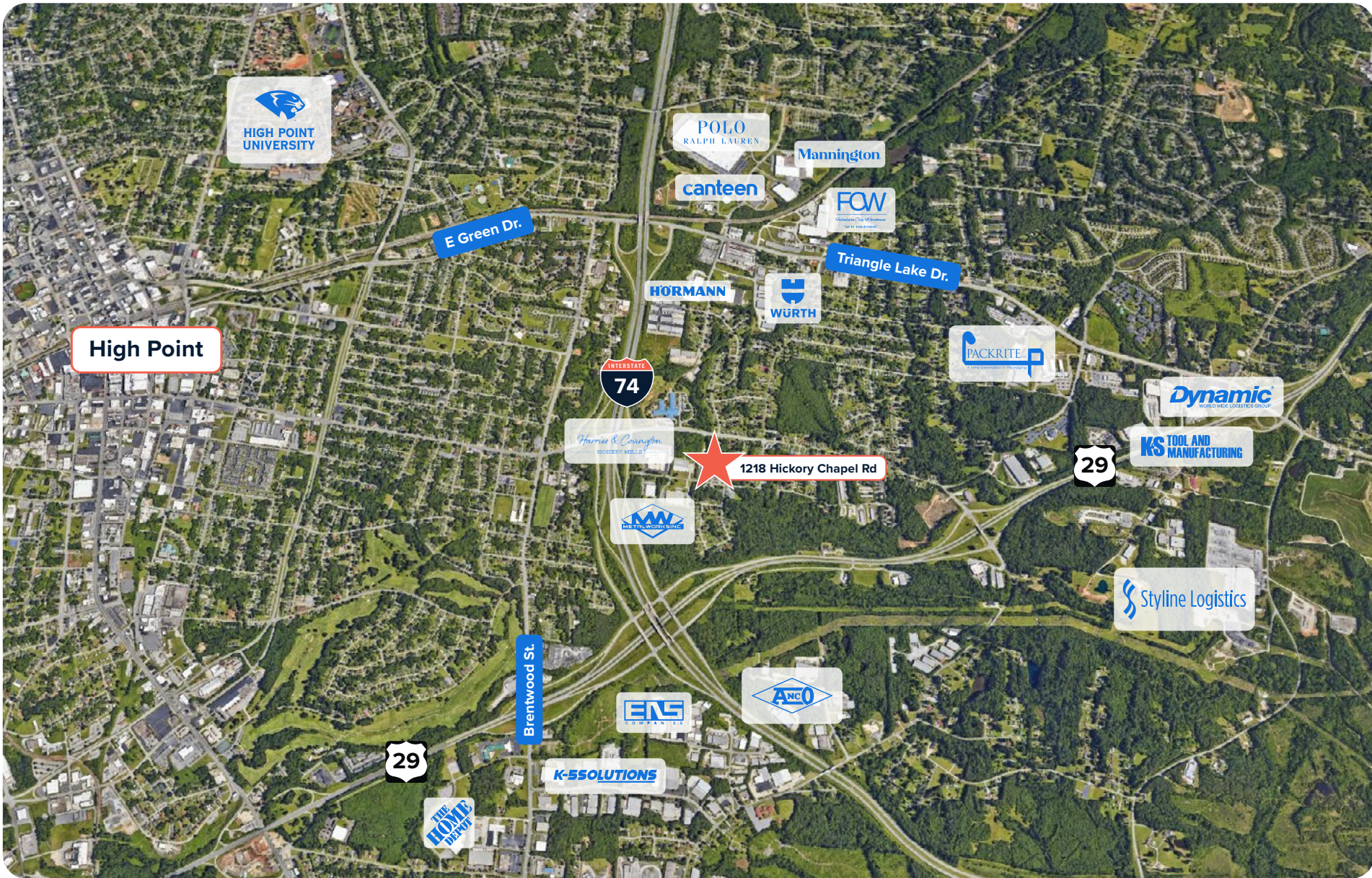
CHARLOTTE
79.3 MILES

RALEIGH
88.3 MILES

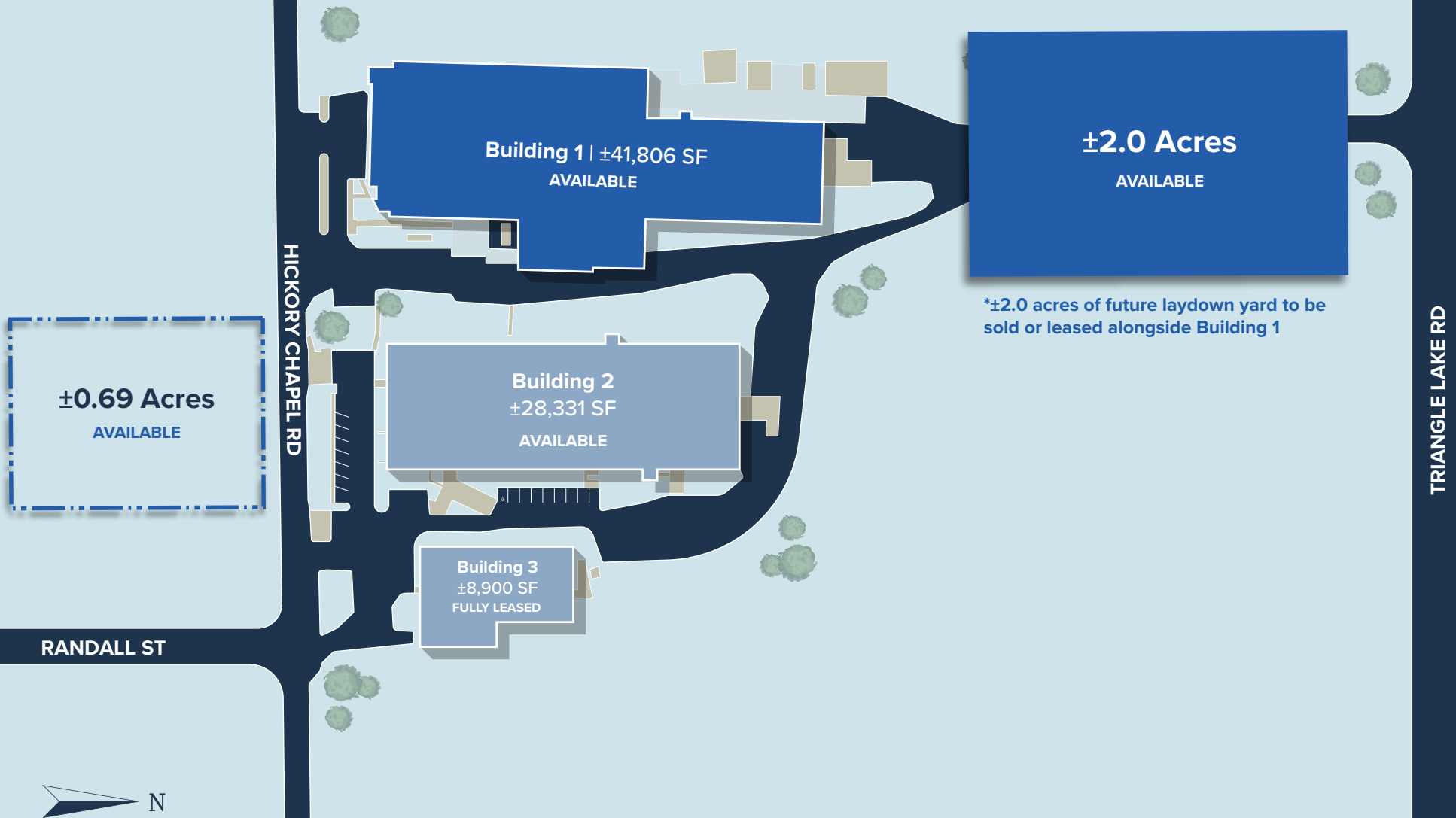
ACCESS



AREA TENANTS



SITE OVERVIEW



WILL ANDREWS
Associate, Industrial Property Services
wandrews@trinity-partners.com
704.400.1189

BRADLEY DUNN
Division Partner, Industrial Property Services
bdunn@trinity-partners.com
704.777.7003



The information contained herein has been provided by the property owner and is deemed reliable but not guaranteed. All square footages, dimensions, features, and specifications are believed to be accurate to the best of current knowledge but are subject to change without notice. Prospective purchasers or tenants should independently verify all information and conduct their own due diligence. The broker makes no representations or warranties, express or implied, regarding the property.