

FOR SALE \$899,000 | FOR LEASE \$5.50/SF NNN | ~19,000 SF | HIGH POINT, NC

501 Ennis Street High Point, NC

~19,000 SF Total | Two-Section Building | Renovated 2024 | 4 Dock Doors + 2 Box Truck Docks + 3 Drive-In Doors | Near Downtown High Point & Bus 85



FOR SALE	FOR LEASE	TOTAL BUILDING SF
\$899,000	\$5.50/SF NNN	~19,000 SF
~\$47/SF — Fully Renovated 2024 Flex Industrial	Triple Net Flexible Suite Options Available	Sect. A: ~7,000 SF + Sect. B: ~12,000 SF

501 Ennis Street is a **fully renovated two-section industrial/flex building totaling ~19,000 SF** in a prime High Point location near downtown and Business Route 85. A comprehensive 2024 renovation delivered fresh paint throughout, repaired roof, new fencing, new dock doors, and fully updated bathrooms — resulting in a clean, move-in-ready facility at an exceptional price point. With a combined **9 loading positions** (4 dock doors, 2 box truck docks, and 3 drive-in doors), the property accommodates a wide range of warehouse, distribution, flex, and light industrial users. Available for sale or lease — whole building or by section.

PROPERTY HIGHLIGHTS — 501 ENNIS STREET

❖ Fully Renovated 2024	Painted, roof repairs, new fence, new dock doors, new bathrooms	❖ 9 Loading Positions Total	4 docks + 2 box truck docks + 3 drive-in doors — serious versatility
❖ Two Independent Sections	~7,000 SF + ~12,000 SF — lease one or occupy the whole building	❖ Near Downtown & Bus 85	High visibility, easy employee and customer access throughout HP
❖ Very Well Maintained	Pride of ownership — clean, bright, and ready for immediate occupancy	❖ Flexible Use	Ideal for warehouse, distribution, contractor, flex, light industrial
❖ New Dock Doors	All dock doors replaced in 2024 — modern, weather-tight, operational	❖ Strong Value at \$47/SF	Fully renovated flex-industrial at well below replacement cost

EXTERIOR — RENOVATED 2024



501 Ennis Street — newly painted exterior, new fencing, and new dock doors completed in 2024. Clean curb appeal and well-maintained grounds throughout.

SECTION A — ~7,000 SF

2 Drive-In Doors | 1 Office | 1 Bathroom

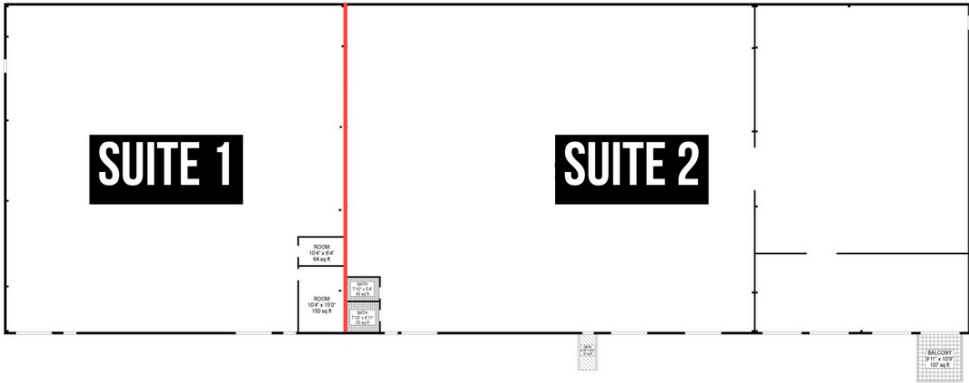
Building Size	~7,000 SF	Drive-In Doors	2 Drive-In Doors
Dock Doors	None (drive-in access)	Office	1 Private Office
Bathrooms	1 Bathroom (new 2024)	Ideal For	Contractor, flex shop, light industrial, storage

SECTION B — ~12,000 SF

4 Dock Doors | 2 Box Truck Docks | 1 Drive-In Door | 2 Bathrooms

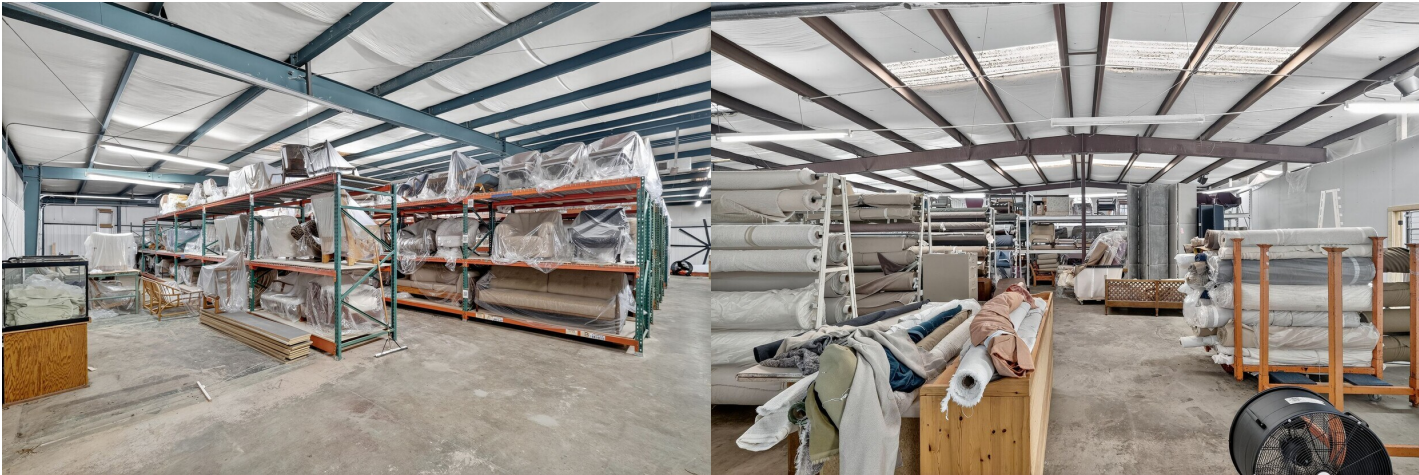
Building Size	~12,000 SF	Dock Doors	4 Dock-High Doors (new 2024)
Box Truck Docks	2 Box Truck Dock Positions	Drive-In Doors	1 Drive-In Door
Bathrooms	2 Bathrooms (new 2024)	Ideal For	Distribution, e-commerce, wholesale, warehouse

FLOOR PLAN / LAYOUT — 501 ENNIS STREET



Two-section building layout — Section A (~7,000 SF) and Section B (~12,000 SF). Available as a whole building (~19,000 SF) or as individual sections. All figures approximate.

INTERIOR PHOTOGRAPHY — RENOVATED 2024



Interior views — clean, well-lit, move-in-ready condition throughout.

2024 RENOVATION SUMMARY

Renovation Item	Scope / Detail
Exterior Paint	Complete new paint — clean, professional curb appeal
Roof Repairs	Roof inspected and repaired — weather-tight and warrantied
New Fencing	New perimeter security fencing installed throughout
New Dock Doors	All dock doors replaced — new, weather-tight, fully operational
New Bathrooms	All bathrooms updated and modernized — 3 total across both sections
General Maintenance	Very well maintained throughout — pride of ownership evident

The 2024 renovation was comprehensive — not cosmetic. New dock doors, repaired roof, new bathrooms, fresh paint, and new fencing make this a true move-in-ready asset with no near-term capital expenditure concerns.

EXTERIOR VIEW — 501 ENNIS STREET



501 Ennis Street, High Point, NC — newly renovated flex-industrial building near downtown and Business 85.

LOCATION & ACCESS

- ❖ **Downtown High Point** — walkable distance, city services nearby
- ❖ **Business Route 85** — major north-south commercial corridor
- ❖ **I-85 / I-40** — 10–15 minutes — full Triad connectivity
- ❖ **High Point Market District** — minutes from the furniture market complex
- ❖ **Greensboro** — 20 minutes east via I-40
- ❖ **Winston-Salem** — 30 minutes via I-40
- ❖ **Strong workforce** — established High Point industrial base

WHY 501 ENNIS ST

- ❖ **Fully renovated 2024** — no capital expenditure required
- ❖ **9 loading positions** — rare versatility for a 19,000 SF building
- ❖ **Priced at ~\$47/SF** — well below replacement cost
- ❖ **Lease or Buy** — flexible deal structure for any user
- ❖ **Two separate sections** — occupy all or lease in parts
- ❖ **Established neighborhood** — active surrounding industrial base
- ❖ **Immediate availability** — ready for occupancy now

CONTACT US — SCHEDULE A SHOWING TODAY



LISTING BROKER

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PROPERTY SUMMARY

501 Ennis Street

High Point, NC

- ❖ For Sale: **\$899,000**
- ❖ For Lease: **\$5.50/SF NNN**
- ❖ Total SF: **~19,000 SF**
- ❖ Section A: **~7,000 SF** | Section B: **~12,000 SF**
- ❖ Loading: **4 Docks + 2 Box Truck + 3 Drive-In**
- ❖ Renovated: **2024** — Move-In Ready
- ❖ Location: **Near Downtown HP & Bus 85**

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