

FOR SALE

±8,900 RSF | Flex/Industrial

100% OCCUPIED - INVESTMENT

1200 HICKORY CHAPEL ROAD, HIGH POINT, NC 27260



Building 3

1200 Hickory Chapel Rd.

WILL ANDREWS
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OFFERING SUMMARY



About the Property

Trinity Partners is pleased to present the opportunity to acquire Building 3 at 1200 Hickory Chapel Road, High Point, NC 27260, a $\pm 8,900$ SF fully occupied, standalone industrial facility consisting of approximately $\pm 6,896$ SF of warehouse space and $\pm 2,004$ SF of office space. Originally constructed in 1982, the property features one dock-high door and one drive-in door and is currently leased through March 31, 2028, providing investors with stable in-place income and a near-term mark-to-market opportunity upon lease rollover. The combination of current occupancy, manageable building size, functional loading and near-term lease expiration creates an attractive opportunity to acquire a small, stabilized industrial asset with a compelling value-add profile.

About the Tenant

Rodney Rogers Designs occupies approximately 8,900 SF at 1200 Hickory Chapel Road for general warehouse and office use supporting its furniture business. The tenant is in the second year of a three-year lease expiring March 31, 2028, and currently pays NNN base rent of \$3.85/SF, or \$2,855.42 per month, increasing to \$4.24/SF, or \$3,144.67 per month, beginning April 1, 2027. The lease was structured with approximately 10% annual rent increases and an initial estimated TICAM charge of \$1.15/SF, or \$852.92 per month, subject to reconciliation and adjustment. The lease is personally guaranteed and provides the tenant with no contractual renewal or purchase option.



BUILDING DETAILS

Occupancy: 100%

Tenant: Rodney Rogers Designs

Lease Expiration: March 31, 2028

In-Place Lease Rate: \$3.85/SF NNN
(\$4.24/SF NNN on 4/1/27)

Address: 1200 Hickory Chapel Road,
High Point, NC 27260

Building Size: ±8,900 SF

Warehouse Size: ±6,896 SF

Office Size: ±2,004 SF

PID: 7810331185

Year Built: 1982/1995

Zoning: LI

Air Conditioned: No

Heat: Gas

Roof: Metal

Clear Height: 11'9"

Dock Doors: 1

Drive-In Doors: 1

Power: 240 Volt 3 Phase

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

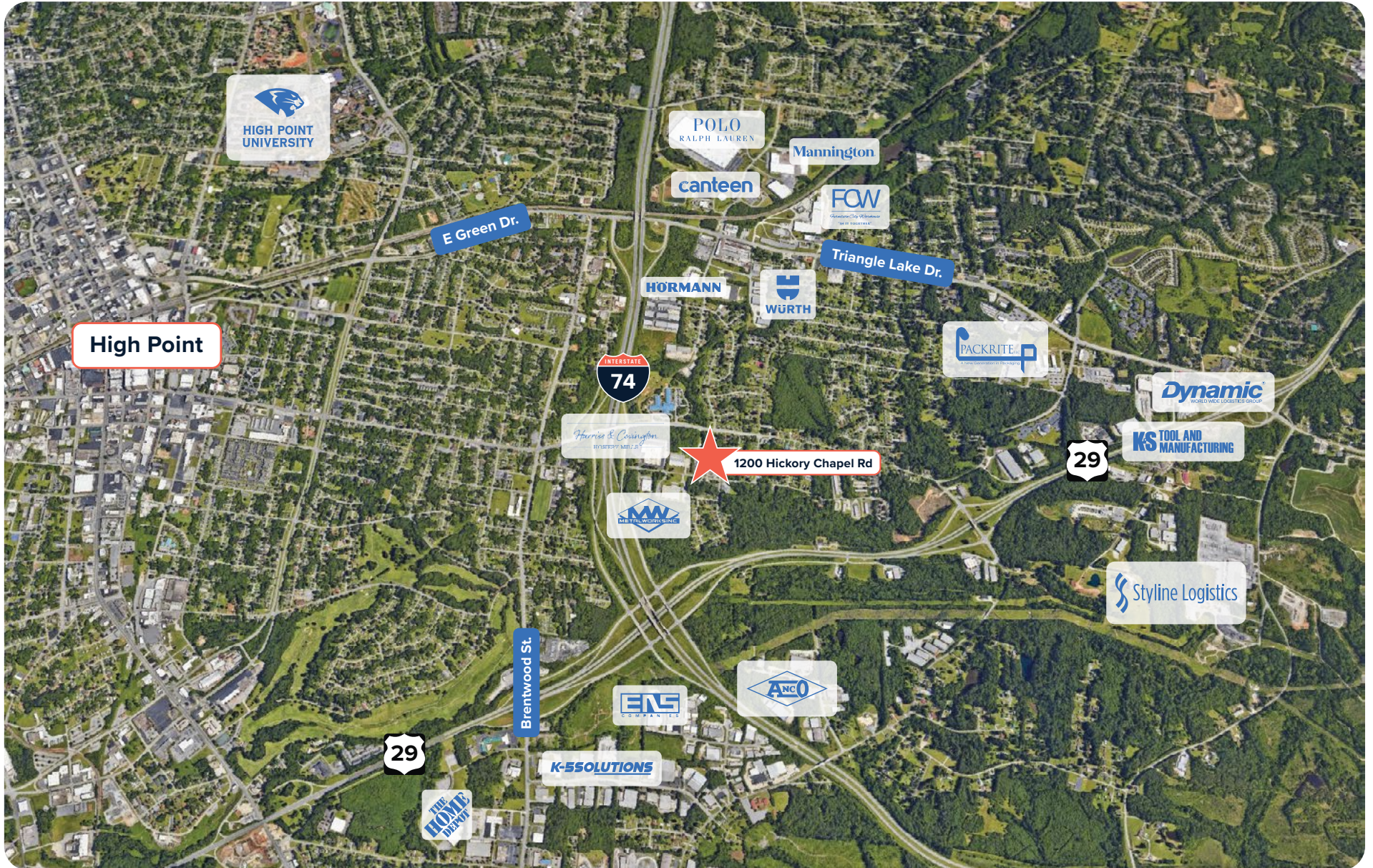
CHARLOTTE
79.3 MILES

RALEIGH
88.3 MILES

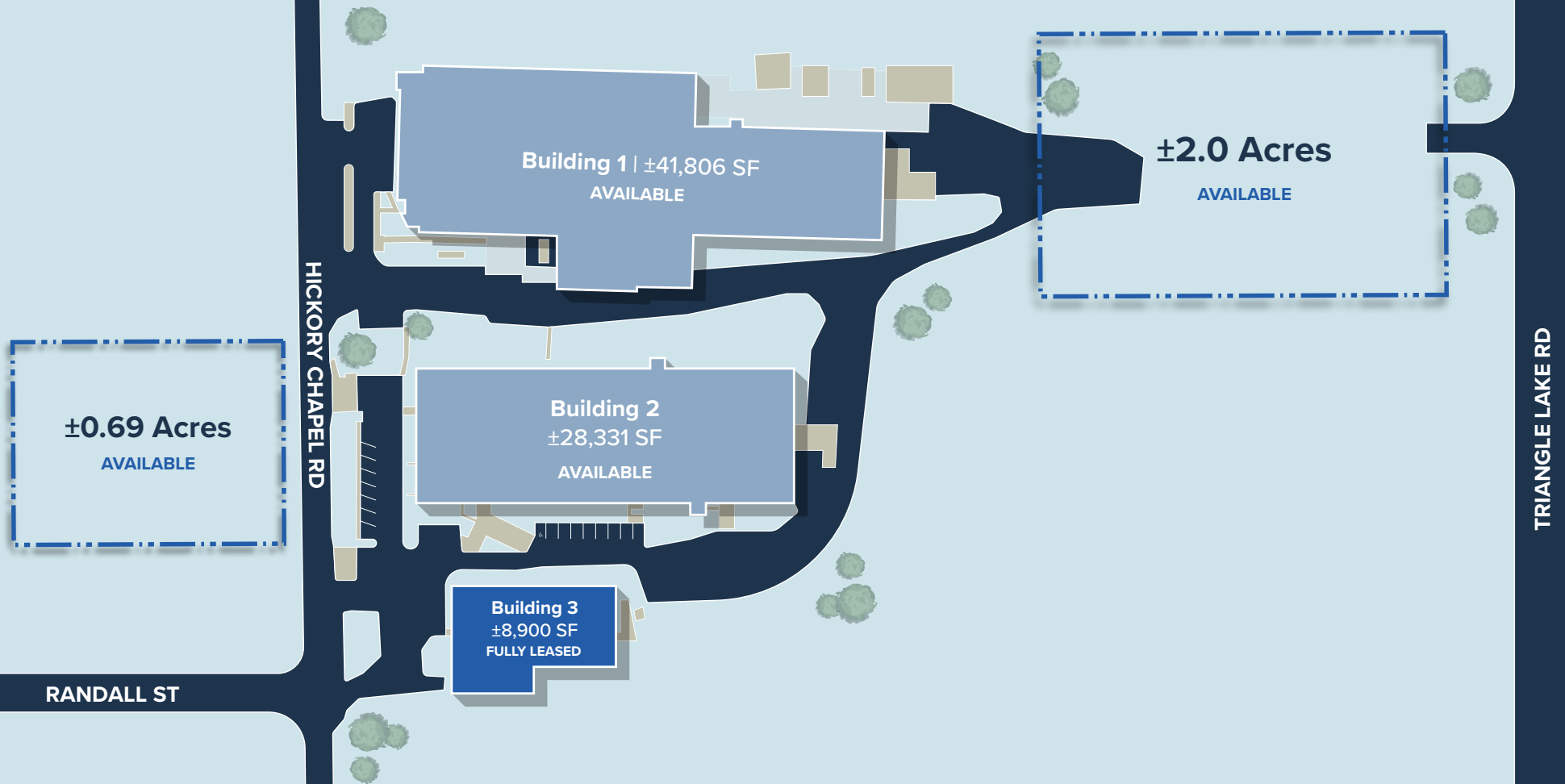
ACCESS



AREA TENANTS



SITE OVERVIEW



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