



KEY FEATURES

- Total± 36,314 SF (±6,100 SF Office)
 - Space A: ±19,764 SF
 - Space B: ±16,560 SF
- 3 Dock Doors
 - 2 (8'x8') Doors
 - 1(8'x12') Door
- 17' Clear
- Outdoor Storage Available
- Sprinklers
- New Parking Lot
- Available 5/1/26

INDUSTRIAL - FOR LEASE

\$7.40 PSF NNN

BAKER COURT WAREHOUSE

705 Baker Court

High Point, NC 27263

Excellent industrial lease opportunity in High Point, NC. This ± 36,314 SF warehouse sits on ±2.18 acres and offers exceptional functionality with three dock-high doors, and 17' clear height, and light industrial zoning. Additional highlights include city water and sewer, natural gas and three restrooms. Outdoor storage is available, providing additional flexibility for a variety of industrial or distribution uses. The building was recently painted and parking lots have been redone.

LEARN MORE ABOUT THIS PROPERTY

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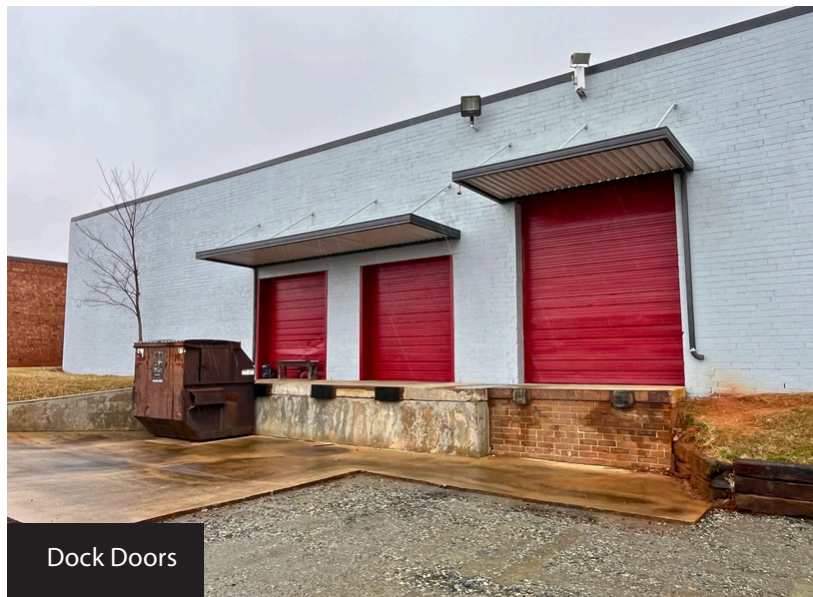
336.793.0890, ext 105



Aerial



Main Entrance



Dock Doors

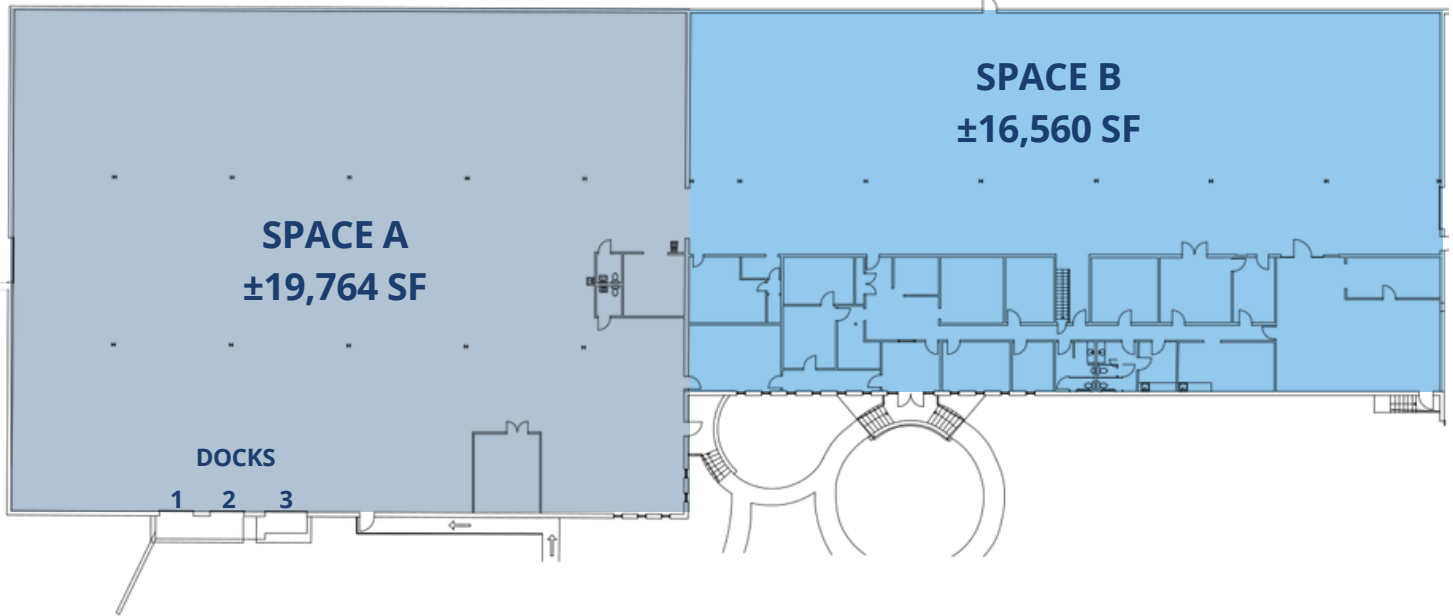


Exterior

INDUSTRIAL - FOR LEASE

\$7.40 PSF NNN

**TOTAL AVAILABLE
±36,314 SF**



BAKER COURT WAREHOUSE

LOCATION

Address	705 Baker Court		City	High Point	
State	North Carolina	Zip	27263	County	Guilford

PROPERTY DETAILS

Total Available SF ±	36,314	Acres ±	2.18	Ceiling Height ±	17'
Space A ±	19,764	Space B ±	16,560	Year Built	1972

UTILITIES

Sewer	City of HP	Water	City of HP
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TAX INFORMATION

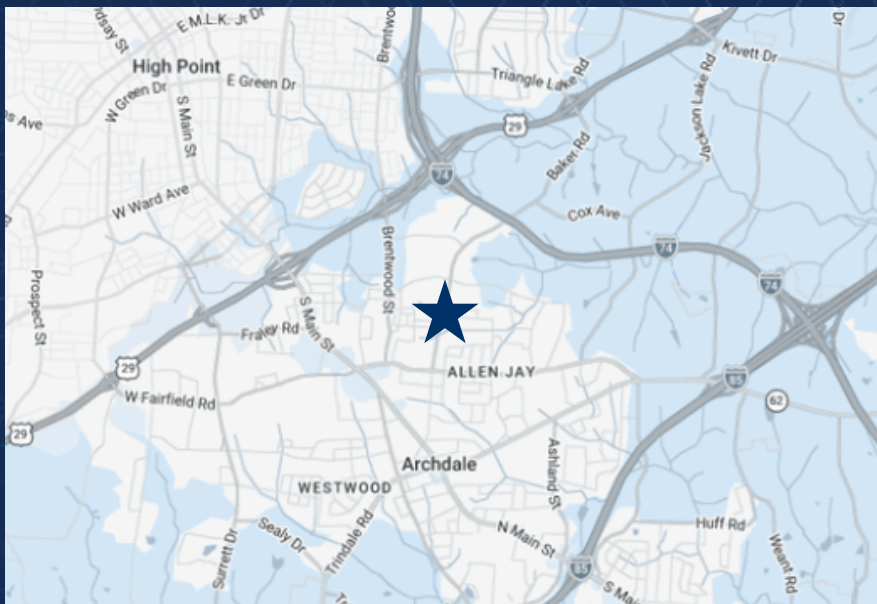
Zoning	LI - Light Industrial	Tax Pin	7719350436
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PRICING & TERMS

Lease RT/SF ±	\$7.40 PSF	Lease Type	NNN
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INDUSTRIAL - FOR LEASE

\$7.40 PSF NNN



LOCATION FEATURES

- 1 Mile to Bus-85 / HWY 29
- 2.5 miles to I-85
- Strong Industrial Area
- 18 Miles to Piedmont Triad International (GSO)

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