



# INDUSTRIAL SUBLEASE

210 N PENDLETON ST | HIGH POINT, NC 27260

108,650 SF INDUSTRIAL SUBLEASE - KIVETT DRIVE INDUSTRIAL PARK



LEE & ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES  
CHARLOTTE

[LEE-ASSOCIATES.COM/CHARLOTTE](http://LEE-ASSOCIATES.COM/CHARLOTTE)

Greg Pieratt  
[gpieratt@lee-associates.com](mailto:gpieratt@lee-associates.com)  
D 619.995.7241

Travis Wood  
[travis.wood@lee-associates.com](mailto:travis.wood@lee-associates.com)  
D 410.302.6393

# KIVETT DRIVE INDUSTRIAL PARK - INDUSTRIAL SUBLEASE

210 N Pendleton St | High Point, NC 27260 | 108,650 SF Sublease

## PROPERTY INFORMATION

**Building Park:** Kivett Drive Industrial Park  
**Address:** 210 N Pendleton St  
High Point, NC 27260  
**Year Built:** 1999  
**Zoning:** CU - Heavy Industrial (#86-06)  
**RBA:** 324,650 SF  
**Sprinklers (FLS):** ESFR  
**Roof:** Ballasted EPDM rubber membrane  
**Lighting:** Motion sensing T-5 high-bay fluorescents

## SPACE INFORMATION

**Size (SF):** 108,650 SF  
99,650 SF Manufacturing  
9,000 SF Office  
**Clear Height:** 32'0"  
**Column Spacing:** 35' x 40'8" / 45'7" x 47'  
**Dock Highs:** 6 (8'x10')  
**Drive-Ins:** 1 (12'x16')

## TERMS

**Lease Rate:** \$4.95 NNN (OpEx TBD)  
**Sublease Expiration:** October 31, 2026  
**Availability:** January 1, 2025

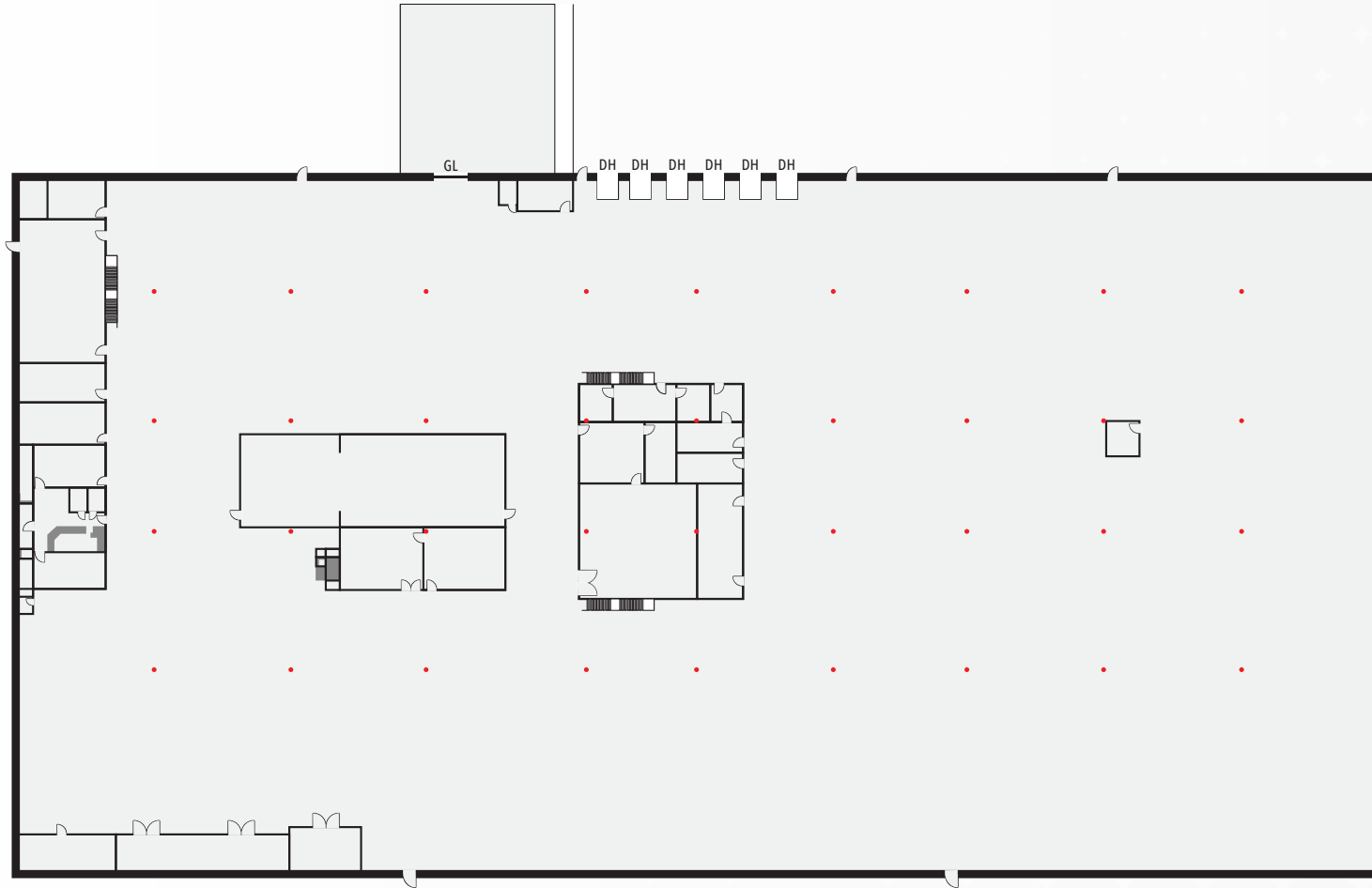
Greg Pieratt  
gpieratt@lee-associates.com  
D 619.995.7241

Travis Wood  
travis.wood@lee-associates.com  
D 401.302.6393

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



## FLOOR PLAN



### SPACE INFORMATION

<b>Size</b>	108,650 SF
<b>Office Space</b>	9,000 SF
<b>Sprinklers/FLS</b>	ESFR
<b>Ceiling Ht</b>	32'0"
<b>Column Spacing</b>	35'0" x 40'8" 45'7" x 47'0"
<b>Dock Highs (DH)</b>	(6) 8'x10' w/ Pit-Levelers
<b>Drive Ins (GL)</b>	(1) 12' x 16'



# KIVETT DRIVE INDUSTRIAL PARK - INDUSTRIAL SUBLEASE

210 N Pendleton St | High Point, NC 27260 | 108,650 SF Sublease



# CONTACTS

## **GREG PIERATT**

PRESIDENT

(619) 995-7241

[GPIERATT@LEE-ASSOCIATES.COM](mailto:GPIERATT@LEE-ASSOCIATES.COM)

## **TRAVIS WOOD**

BROKER

(410) 302-6393

[TRAVIS.WOOD@LEE-ASSOCIATES.COM](mailto:TRAVIS.WOOD@LEE-ASSOCIATES.COM)

## **LEE & ASSOCIATES (OFFICE)**

(704) 313-6869

[LEE-ASSOCIATES.COM](http://LEE-ASSOCIATES.COM)

1515 MOCKINGBIRD LN, SUITE 680

CHARLOTTE, NC 28209



COMMERCIAL REAL ESTATE SERVICES  
CHARLOTTE

[LEE-ASSOCIATES.COM/CHARLOTTE](http://LEE-ASSOCIATES.COM/CHARLOTTE)

