

**FOR LEASE**

Owned and Operated by 

# EAGLE HILL BUSINESS PARK

4198 Eagle Hill Drive | High Point, North Carolina 27265

Up to  $\pm 90,000$  SF



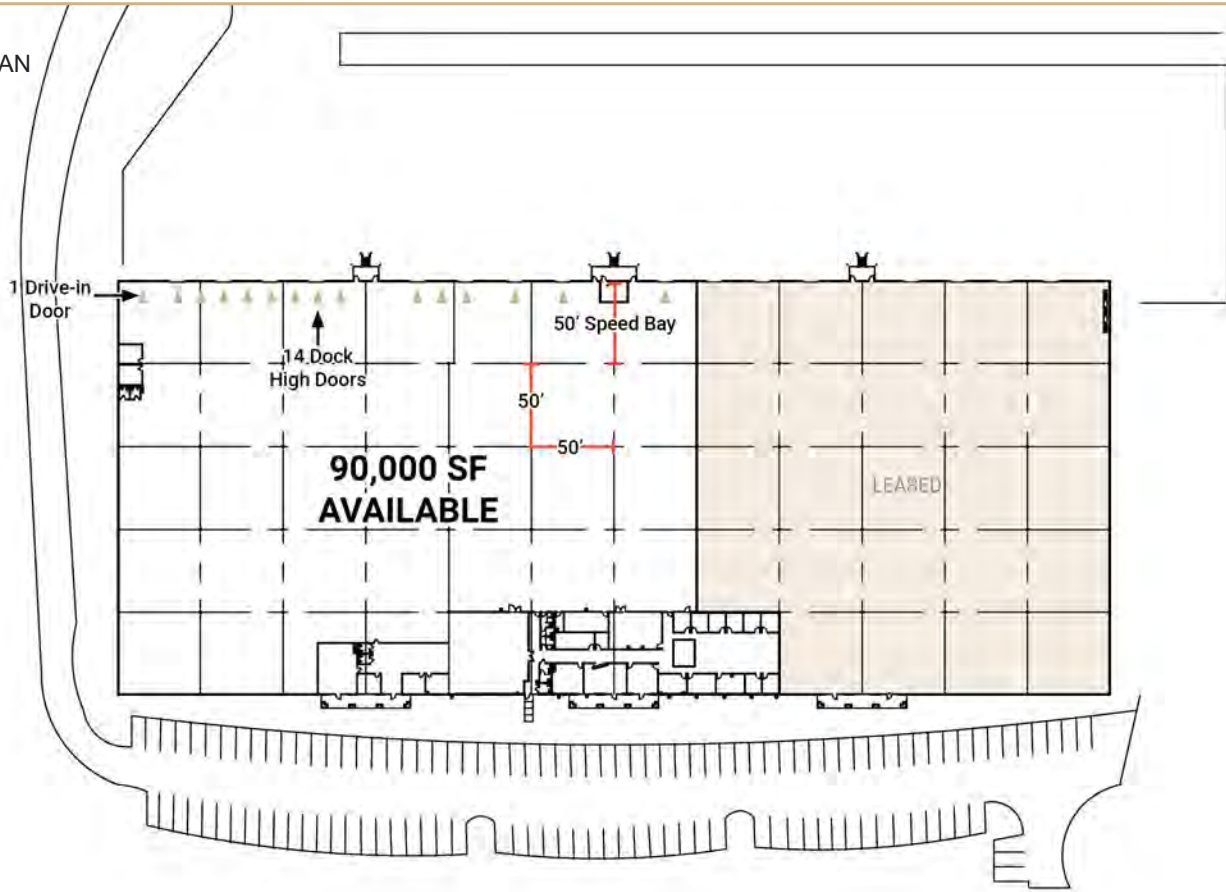
**LEASING INFO  
& CONTACT**

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**CBRE**

This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.

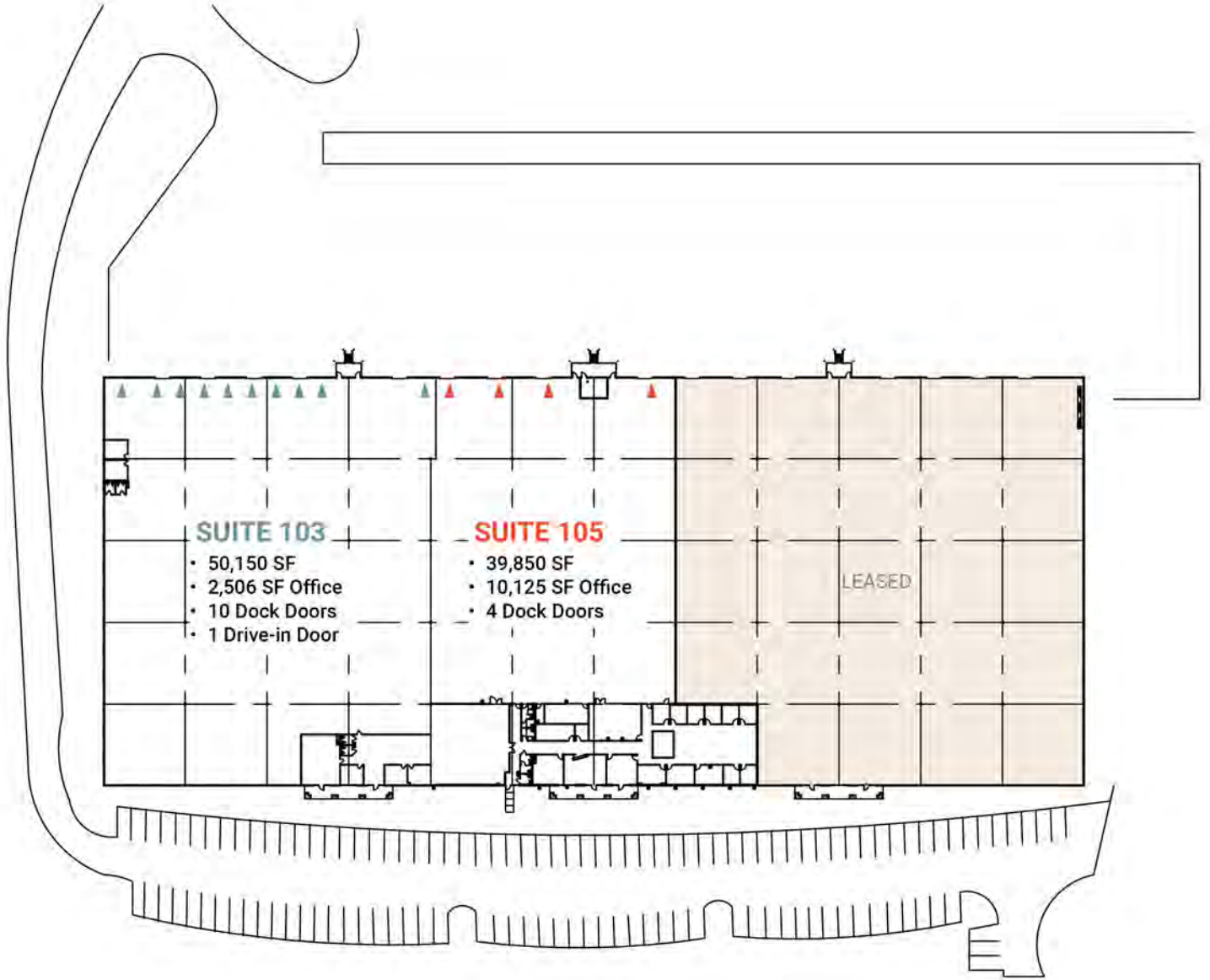
SITE PLAN

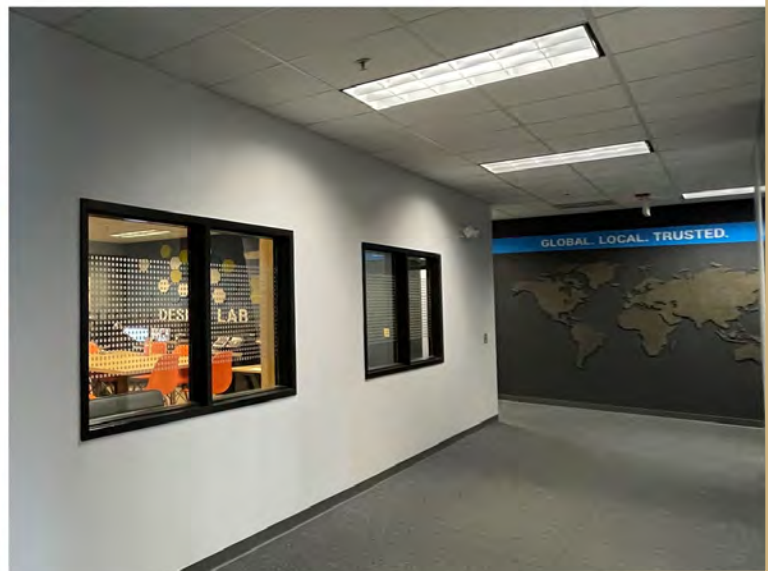


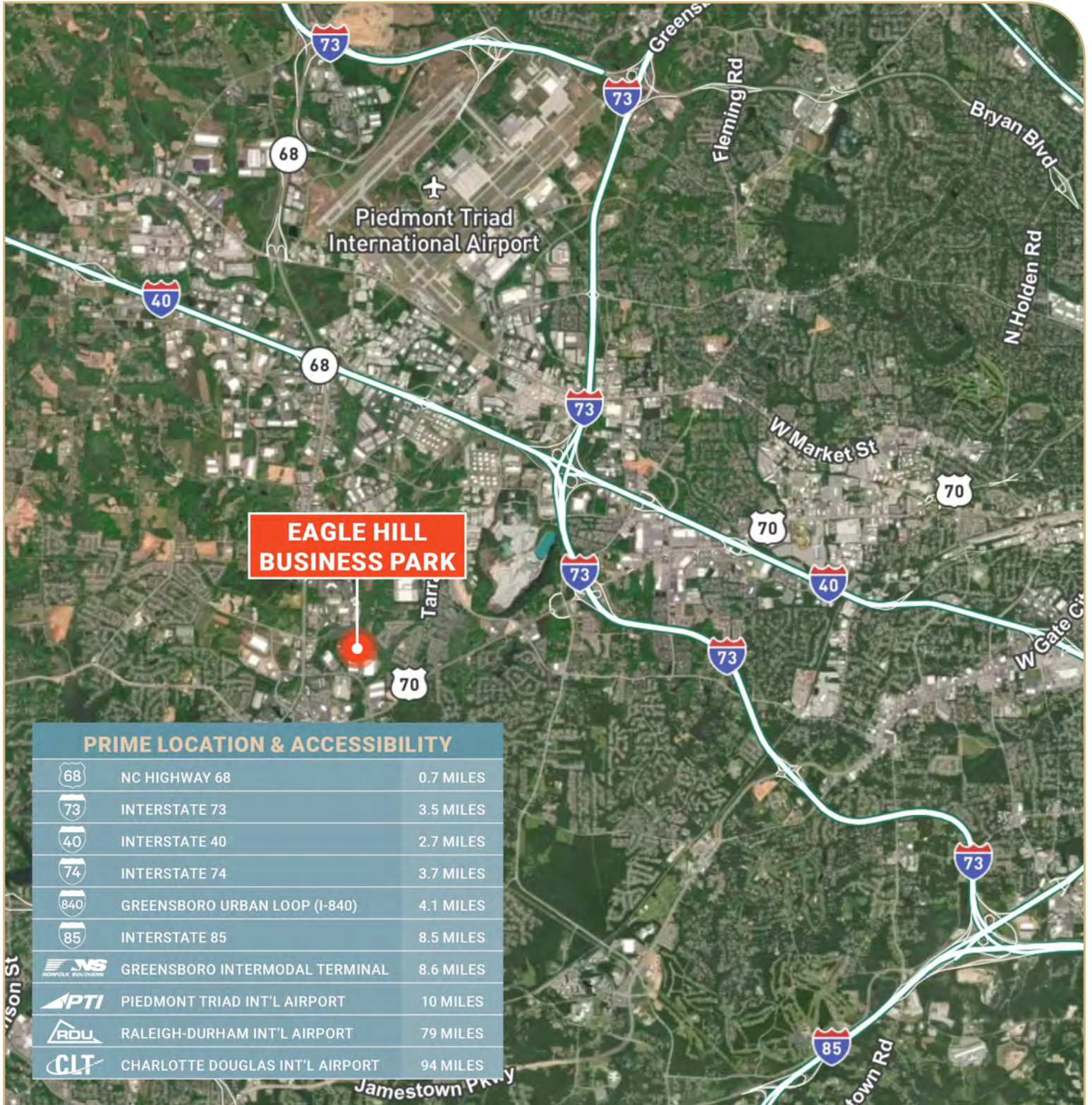
PROPERTY FEATURES

Building Size	150,000 SF	Year Built	2006
Available Space	39,850-90,000 SF	Dimensions	200' D x 600' W
Warehouse Size	64,738 SF	Construction Type	Tilt-up concrete
Office Size	12,631 SF	Roof Type	TPO; 45 mil
Column Spacing	50' x 50' with 50' speed bay	Floor	4,000 PSI
Dock Doors	14	Fire Protection	ESFR
Drive-in Door	1	Lighting	LED & T5/T8 Fluorescent
Clear Height	30'	Electrical	721A 277/480V 600KW
Configuration	Rear load	Zoning	CU-LI-Light Industrial
Truck Court Depth	125' with 25' concrete strip		











## POTENTIAL DEMISED SPACE AVAILABILITY







**EAGLE HILL  
BUSINESS PARK**

PRIME LOCATION & ACCESSIBILITY		
	NC HIGHWAY 68	0.7 MILES
	INTERSTATE 73	3.5 MILES
	INTERSTATE 40	2.7 MILES
	INTERSTATE 74	3.7 MILES
	GREENSBORO URBAN LOOP (I-840)	4.1 MILES
	INTERSTATE 85	8.5 MILES
	GREENSBORO INTERMODAL TERMINAL	8.6 MILES
	PIEDMONT TRIAD INT'L AIRPORT	10 MILES
	RALEIGH-DURHAM INT'L AIRPORT	79 MILES
	CHARLOTTE DOUGLAS INT'L AIRPORT	94 MILES

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