



KEY FEATURES

- Highly visible location adjacent to I-74 and US Hwy 311 with Bus 85/29-70 just one mile east
- 2400 AMP | 3 Phase Power
- 22' clear height
- 10' x 10' dock doors with levelers
- 10' x 12' drive-in door
- Wet Sprinkler system - 0.34/3000 density
- Large Fenced Storage area available and adjacent to building - approximately 2 acres
- Property also for sale as part of a portfolio

±63,537 SF INDUSTRIAL

FOR LEASE

UNIVERSAL INDUSTRIAL PARK WAREHOUSE

2315-A East MLK Jr. Drive

High Point, NC 27260

Universal Industrial Park is a five building industrial campus situated on ±41.06 acres. 2315-A East Martin Luther King Jr. Drive is a single story ±63,537 SF Industrial building with four restrooms, masonry and metal construction, standing seam roof, 22' clear height at the center, 8 dock doors, 1 drive in door, and sprinklers.

LEARN MORE ABOUT THIS PROPERTY

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Well-Maintained Lot with Ample Parking



Clean Two-Story Interior Office Space



Body

2315-A E MLK JR. DRIVE | HIGH POINT, NC | 27260 | FOR LEASE

PROPERTY DETAILS

Property Type	Industrial	Acres ±	0.00	Parking ±	Ample
Building SF ±	63,357	Restrooms ±	4	Year Built	1981
Bldg Exterior	Masonry/Metal	Roof	Standing Seam	Ceiling Height±	22'
Dock Doors	8	Drive-in Doors	1	Sprinklered	Yes

UTILITIES

Electrical	City of HP	Sewer	City of HP	Heat	Yes
Water	City of HP	Air	Yes	Gas	PNG

TAX INFORMATION

Zoning	LI
County	Guilford

PRICING & TERMS

Pricing	\$3.15	Lease Type	MG Plus CAM
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Functional warehouse with ample parking wthin Universal Industrial Park.

±63,537 SF INDUSTRIAL

FOR LEASE

2315 A E. MLK Jr. - Floor Plan

