



±70,000 -
120,000 SF
Available

KEY FEATURES

- ±70,000 - 120,000 SF Available
- 19' Clear
- 6 Dock Doors (2) 9.5' x 12', (4) 8' x 10'
- 1 Oversized Drive In - 16' x 16'
- Wet Sprinkler System
- Security System
- Highly visible location adjacent to I-74 and US Hwy 311
- ±1,500 SF Office
- ±4,800 SF Covered Loading Area (2 Docks)
- ±70,000 SF with Existing Racking

WAREHOUSE

FOR LEASE | \$4.50 PSF MG + CAM

UNIVERSAL INDUSTRIAL PARK

2325 East Martin Luther King, Jr. Drive
High Point, NC 27260

Universal Industrial Park is a five building industrial campus situated on ±41.06 acres. 2325 East Martin Luther King Jr. Drive is a ±70,000 - 120,000 SF Warehouse space minutes from the Furniture Market.

LEARN MORE ABOUT THIS PROPERTY

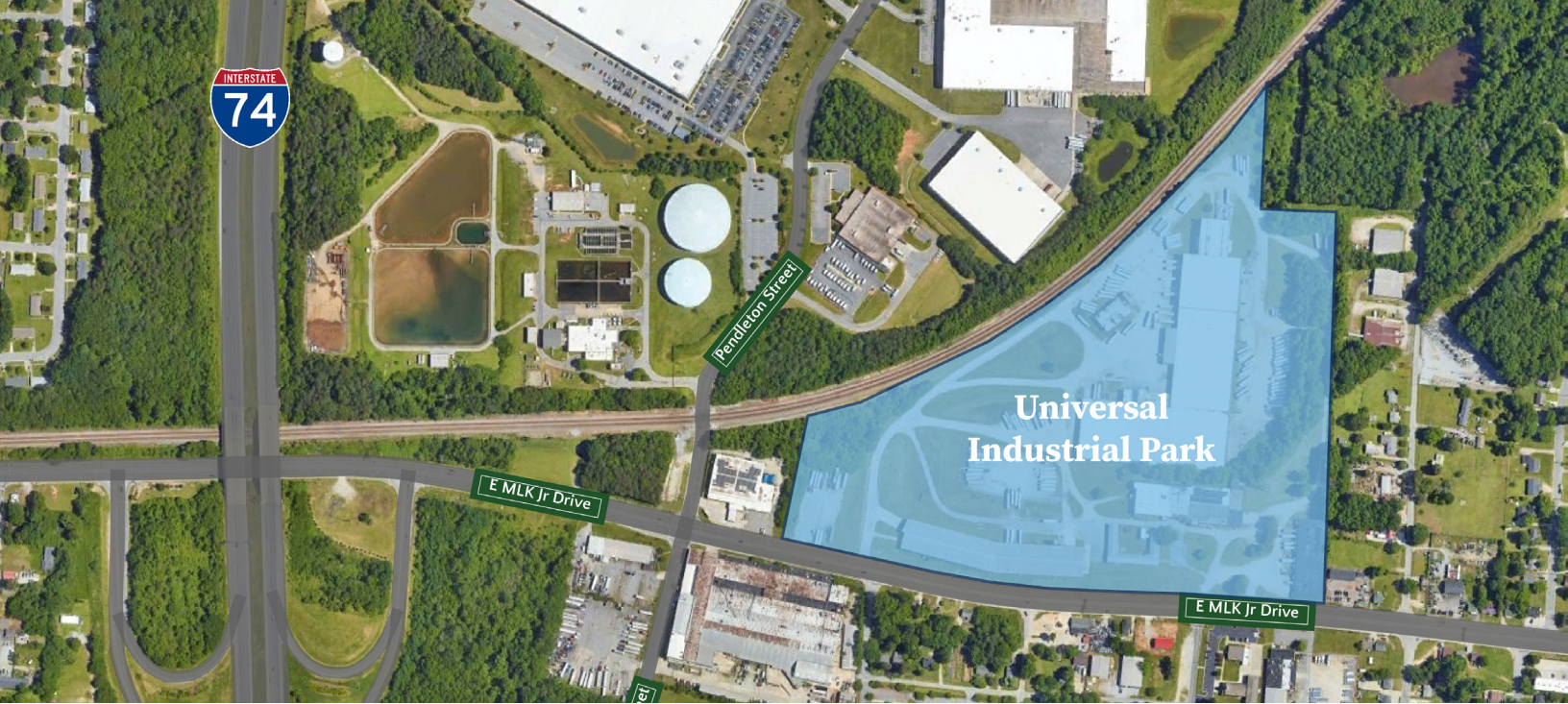
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UNIVERSAL INDUSTRIAL PARK

LOCATION

Address	2325 E. MLK Jr. Drive	City	High Point	State/Zip	NC/27260
County	Guilford				

PROPERTY DETAILS

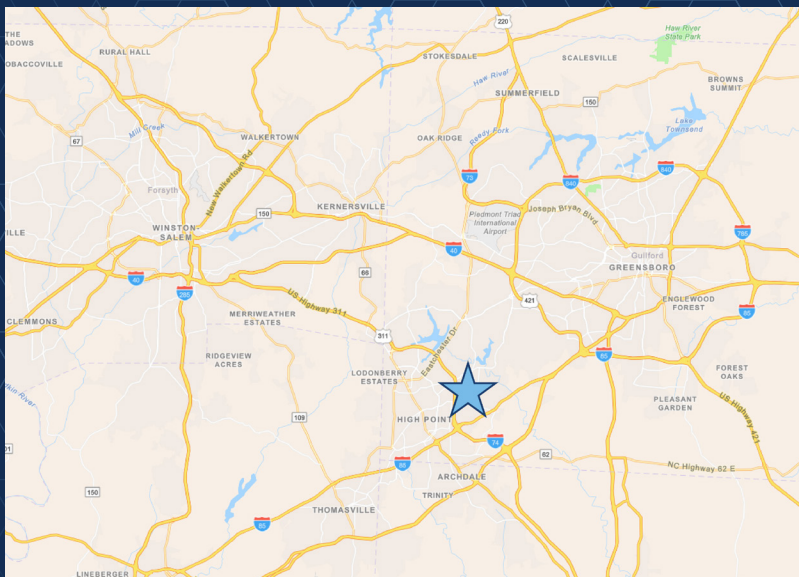
Property Type	Warehouse	Available SF ±	70,000 - 120,000	Restrooms	2
Parking	Ample	Building SF ±	226,340	Docks	6
Sprinklered	Yes	Clear Height ±	20'	Drive Ins	1 Oversized

UTILITIES

Electrical	City of High Point	Sewer	City of High Point	Heat	Yes
Water	City of High Point	Air	Yes	Gas	PNG

PRICING & TERMS

Lease Rt/SF ±	\$4.50	Lease Type	MG Plus CAM
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LOCATION FEATURES

- Highly visible location adjacent to I-74 and US Hwy 31
- Just ±2.9 miles (7 minute drive) from downtown High Point and the center of the furniture market