

For Sale
Industrial Building
\$249,000 As-Is



2352 W English Road
High Point, NC 27262

Overview

Building Size: 15,725+/- SF
Land Area (acre): 0.62+/-
Zoning: Heavy Industrial
Drive-In Doors: (2) 8' x 8'
Dock Level Door: (1) 8' x 8'
Building Height: 10'
Year Built: 1952
Construction: Brick and Block

Property Facts

Apx. 95% of Building Gutted
New TPO Roof as Shown
Roof in Center Repaired
Roof on Portion Removed
Roof on Portion to be Removed
Needs Electrical and Plumbing



*Owner is willing to continue
renovations based on negotiations*

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Potential for Single or Multi Tenant Building

The Property is Basically a Shell Providing Several Possibilities

Single User
Storage Warehouse
Mini Storage
Office / Warehouse
Manufacturing

Renovations to Consider

Complete Roof Work
Pressure Wash and Paint
Add New Overhead Doors and Replace All Exterior Doors
Consider Opening Windows at Front
Close Interior Walls as Needed for Separate Tenants
Add Separate Power Meters for Each Unit
Add HVAC to User Specs
Restrooms may be built to suit

Owner said the plumbing lines have been pressure tested

Rear View of Building



Side View of Building



*Note the Door Can Be Drive in or Dock Level Subject to Grading



4,750 SF +/- Section – New Roof – No Plumbing



5,000 +/- SF Section – Center Bldg – Repaired Roof – Formerly Two Restrooms



5,082 SF +/- Section – No Roof – Formerly Two Restrooms



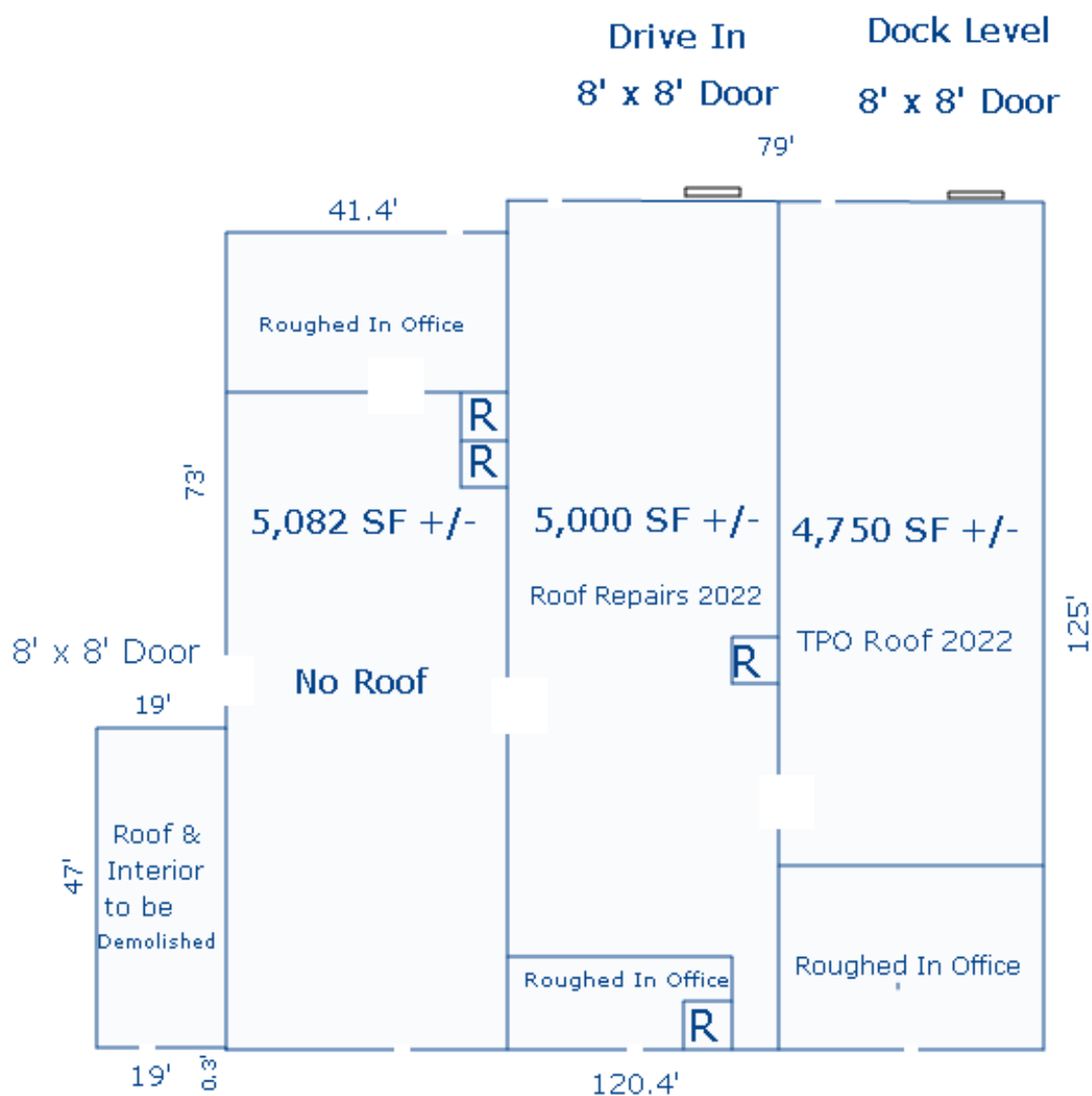
Apx. 900 SF Section – Roof Collapsed Not Demolished

Building Sketch

Potential for Single or Multiple Occupants

This Building is Basically a Shell

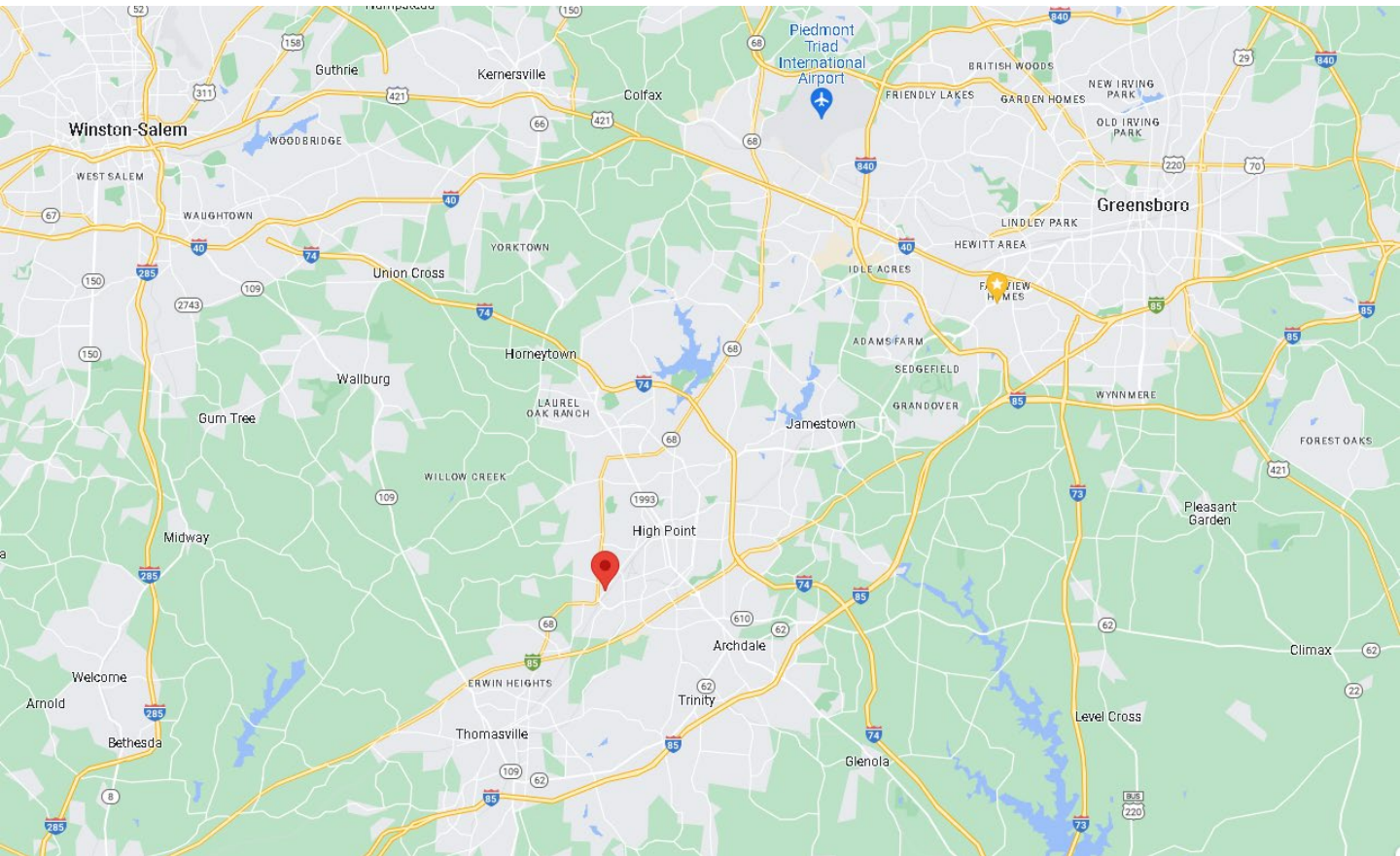
All Electrical, HVAC and Plumbing Fixtures Have Been Removed



Dimensions to be Verified by Buyer

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and same is submitted subject to errors, omissions, changes of price, rental or other conditions, withdrawn without notice, and to any specific listing conditions imposed by our principals

Distances	
NC 68	1 Mile
US-70 / Business 85	2 Miles
Downtown High Point	2.5 Miles
I-74	3.2 Miles
I-40	10 Miles
Piedmont Triad Airport	12 Miles



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