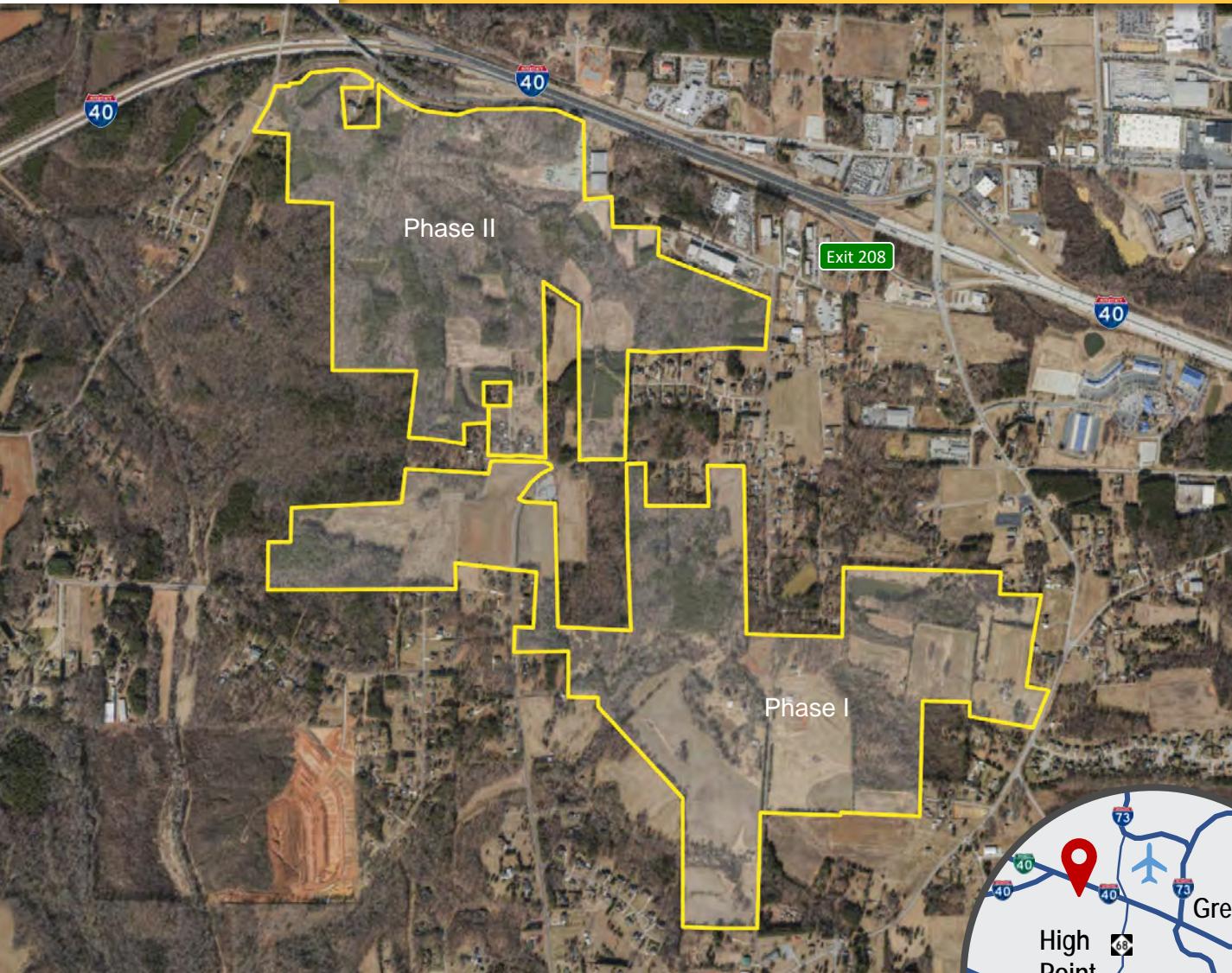


HIGH POINT NORTH INDUSTRIAL CENTER



HIGH POINT NORTH INDUSTRIAL CENTER

Economic Development

Sandy Dunbeck
High Point EDC
336.883.3116
sandy.dunbeck@highpointnc.gov

Broker

Gary Rogers
DH Griffin Construction
336.316.1183
grogers@dhgc.com

2519 Sandy Ridge Road
High Point, NC 27235

500 Acres

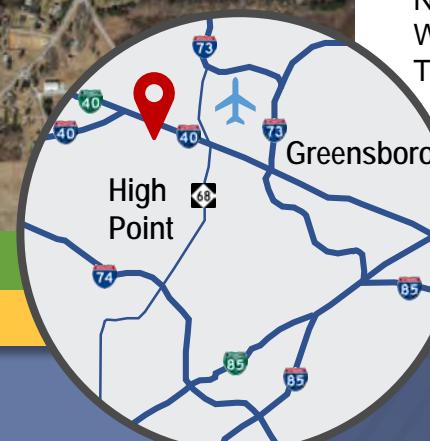
Industrial Center with excellent visibility to I-40 in North High Point. Centrally located within the NC Carolina Cote, the site is close to Greensboro and Winston-Salem with access to a large labor force. Site is close to new Amazon fulfillment center and FedEx Ground facility. Piedmont Triad International Airport is under 10 minutes away.

SITE & ZONING

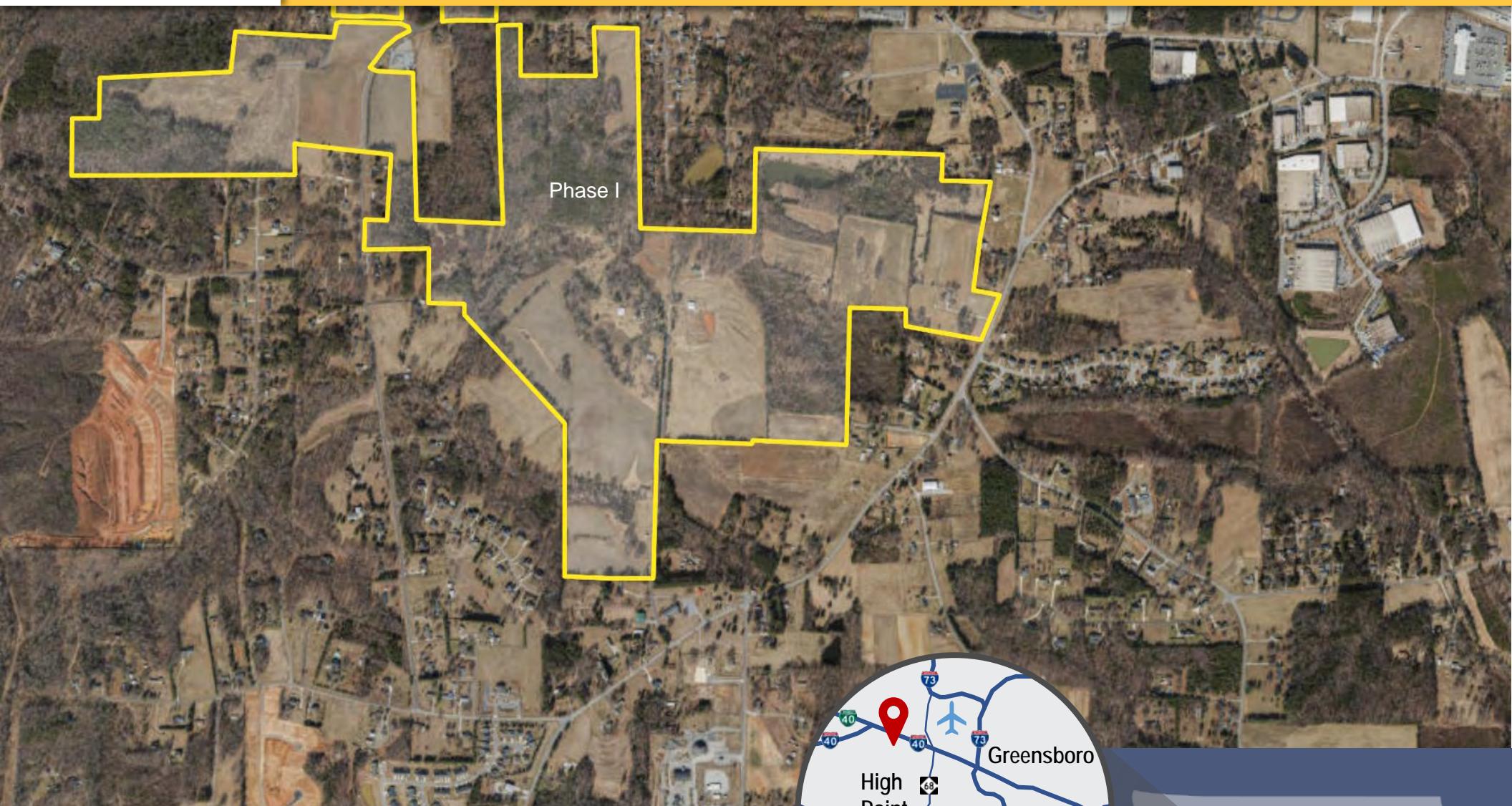
Minimum available: 10 acres
Zoning: PDM – Mixed Use
Industrial Allowed

UTILITIES

Electric: Duke Energy
Natural Gas: Piedmont Natural Gas
Water/Wastewater: City of High Point
Telecom: NorthState Communications



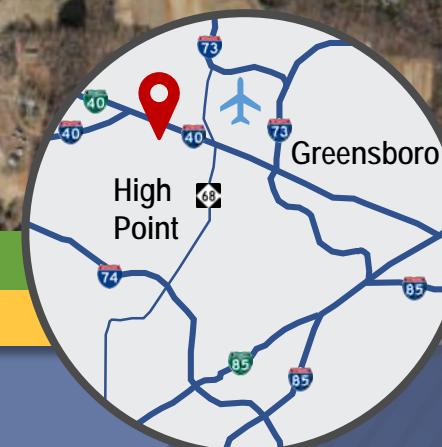
HIGH POINT NORTH INDUSTRIAL CENTER



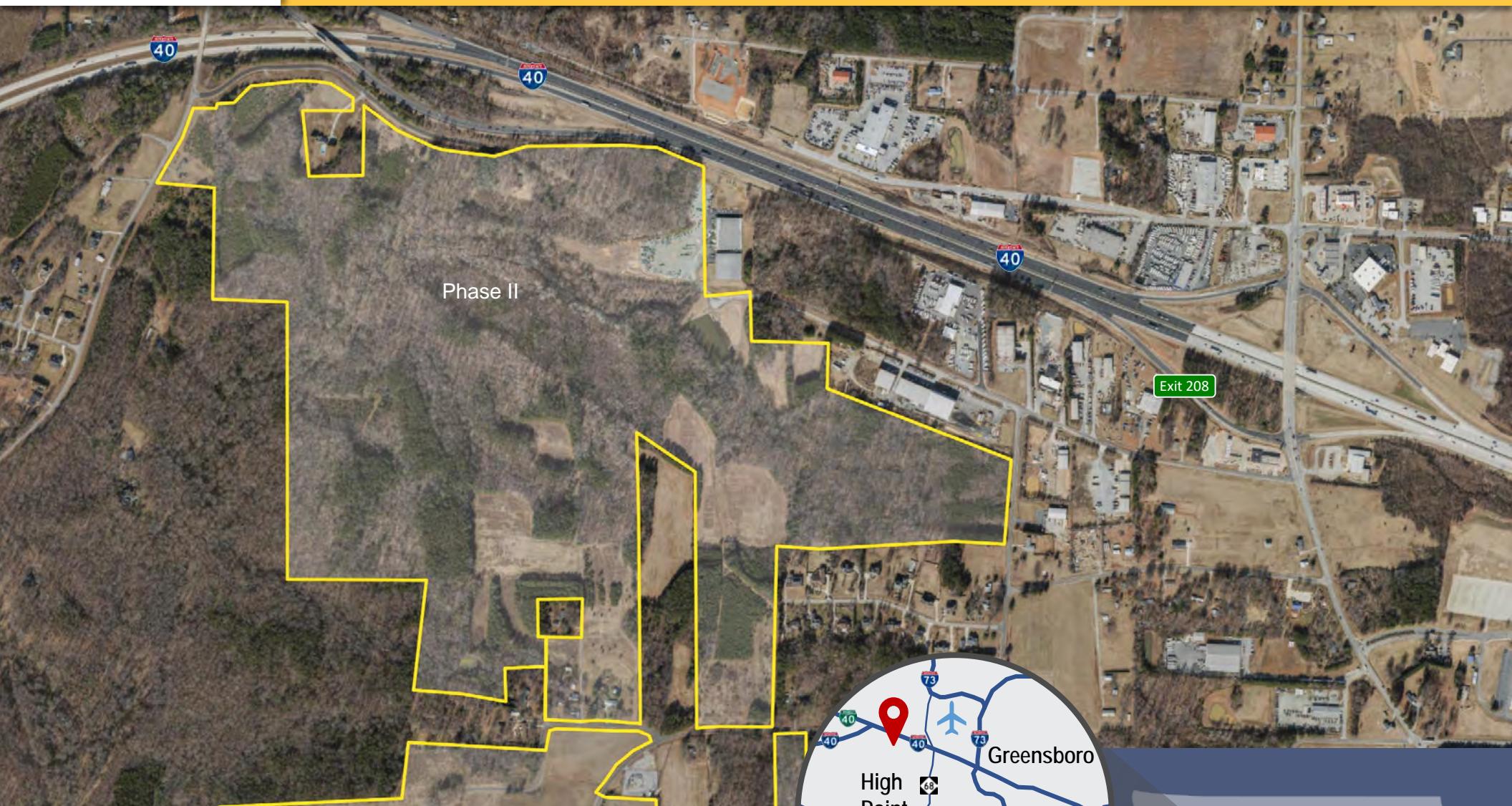
HIGH POINT NORTH INDUSTRIAL CENTER

PHASE I

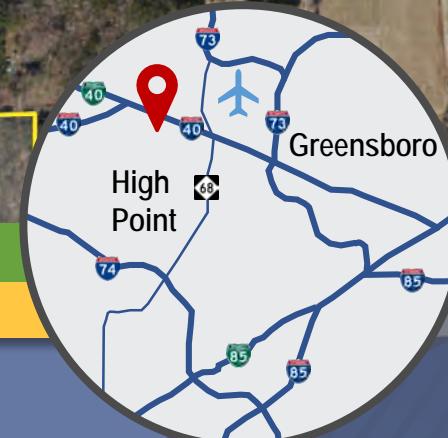
2519 Sandy Ridge Road
High Point, NC 27235



HIGH POINT NORTH INDUSTRIAL CENTER



505 S Bunker Hill Rd/
8523 Norcross Rd
High Point, NC 27235



HIGH POINT NORTH INDUSTRIAL CENTER



Drive-Time Analysis

Minutes

15
143,076
2019 Population

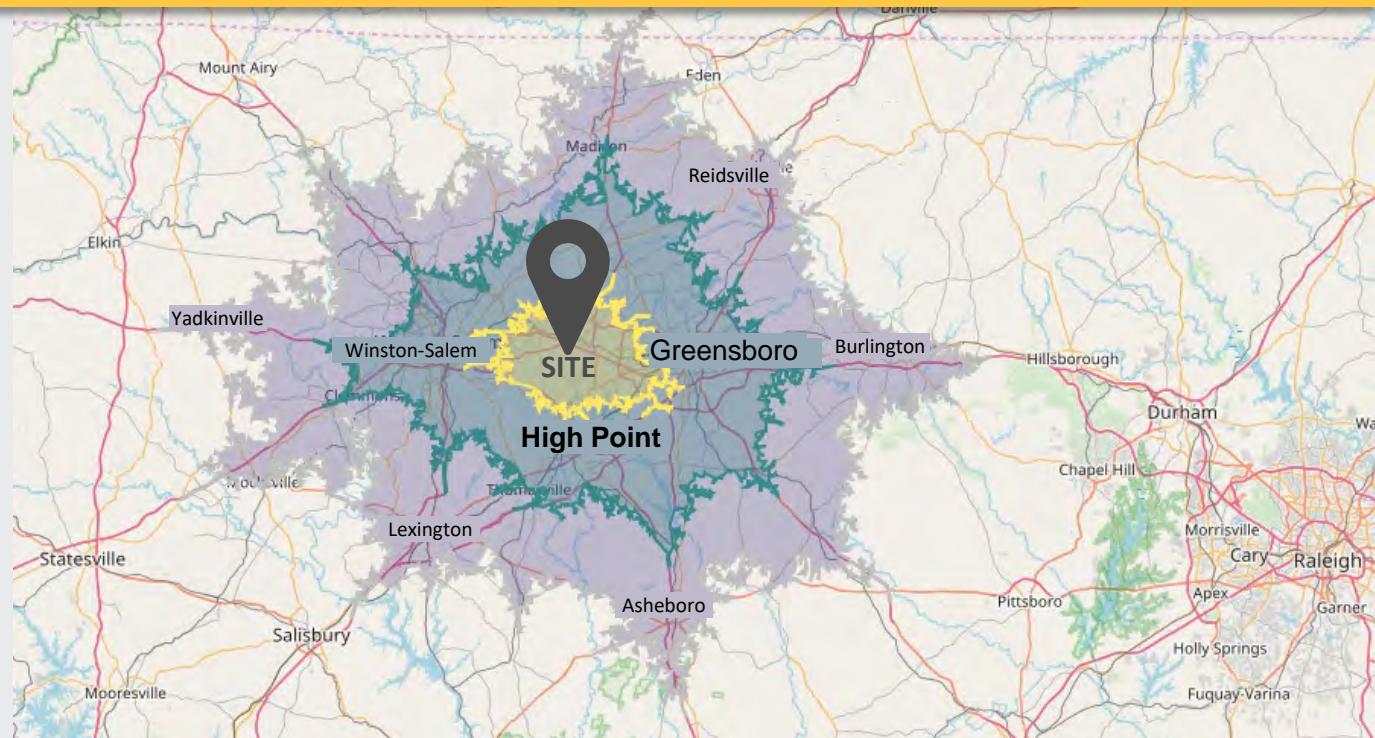
78,470
2019 Labor Force

30
855,367
2019 Population

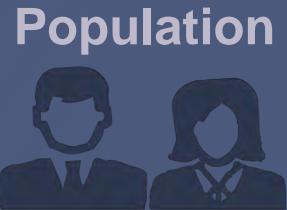
427,014
2019 Labor Force

45
1,357,707
2019 Population

675,719
2019 Labor Force



REGIONAL STATS



Population

1.7
Million



65%
of population has attended
College/University

800,000
Labor Force



5
Interstates
& Highways in the region

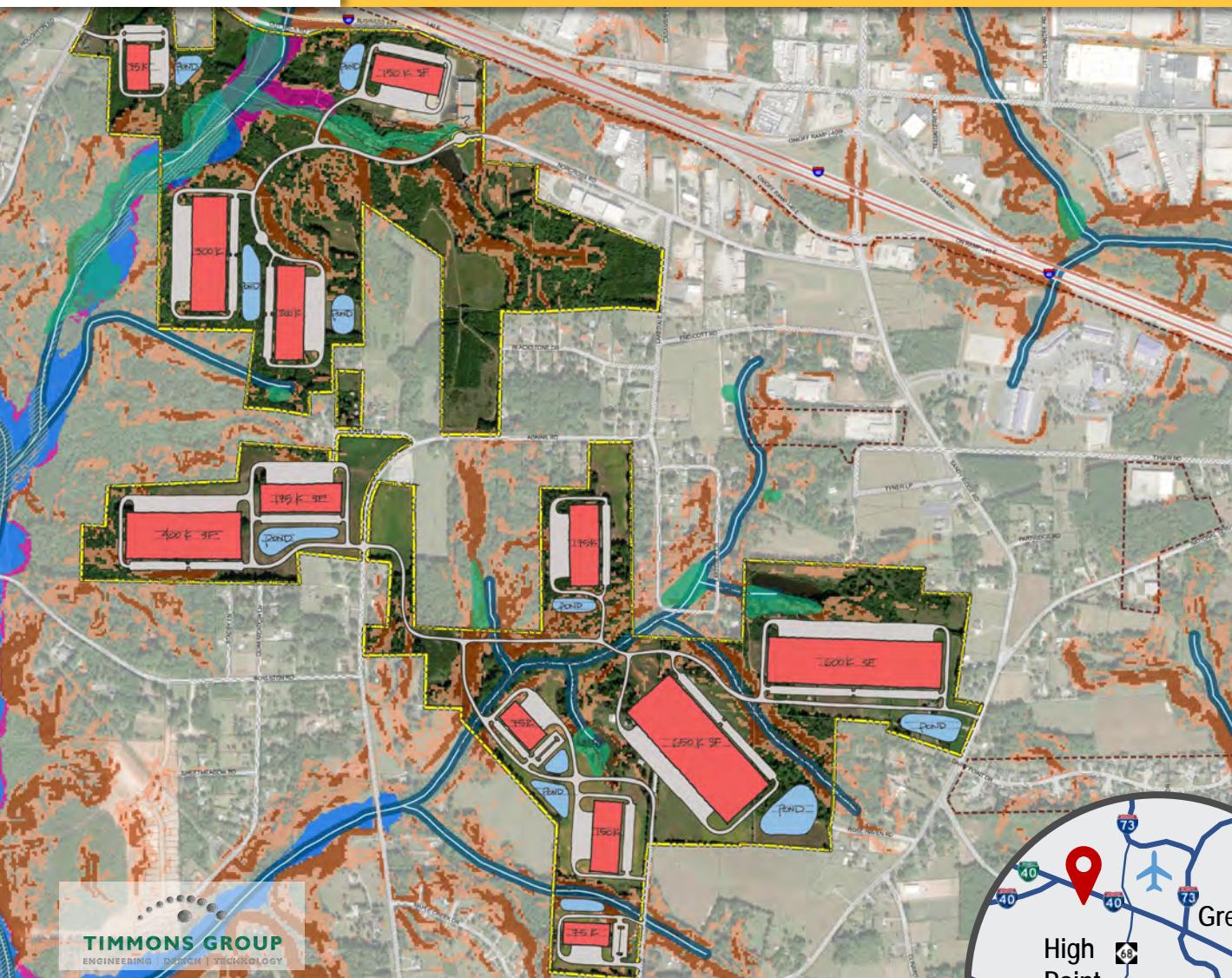


18
Colleges & Universities



#2 In North
Carolina
TOP 10 In the
Southeast
in Manufacturing
(Guilford County Employment)

HIGH POINT NORTH INDUSTRIAL CENTER



HIGH POINT NORTH INDUSTRIAL CENTER

CONCEPTUAL PLAN

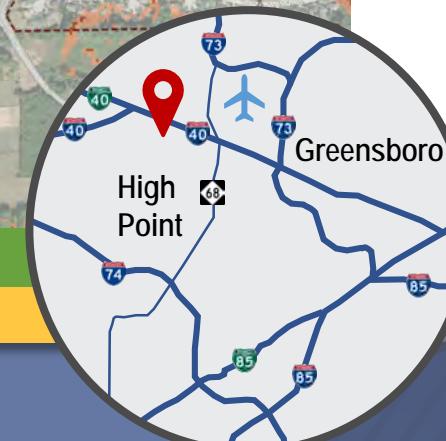
2519 Sandy Ridge Road
High Point, NC 27235

Conceptual Plan

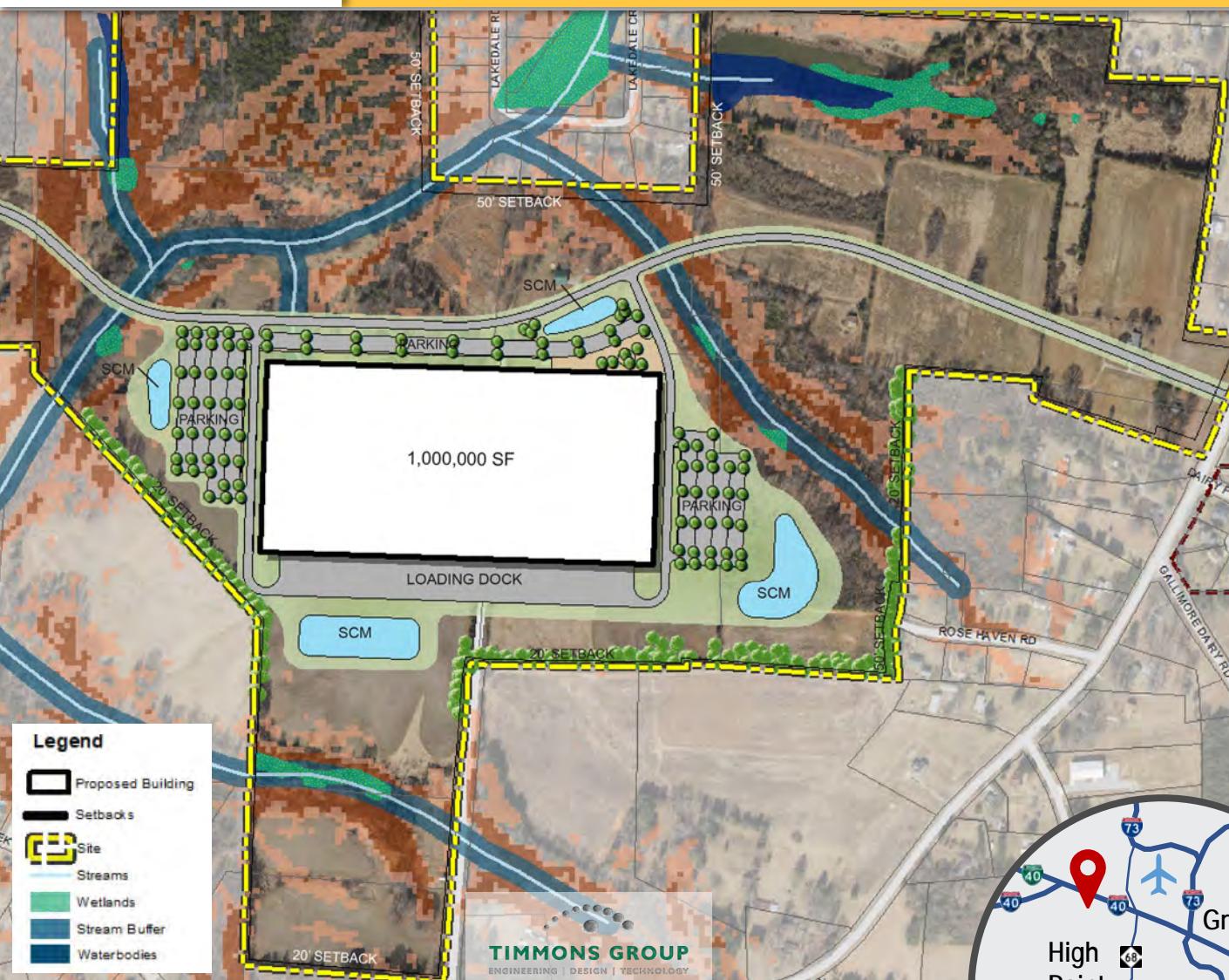
Initial conceptual plans allow for multiple buildings sized from 75,000 sq ft upward to 650,000 sq ft within current site boundaries.

POSSIBLE BUILDINGS

- 75,000 sf (3)
- 150,000 sf (2)
- 175,000 sf (2)
- 200,000 sf
- 300,000 sf
- 400,000 sf
- 600,000 sf
- 650,000 sf



HIGH POINT NORTH INDUSTRIAL CENTER



HIGH POINT NORTH INDUSTRIAL CENTER
CONCEPTUAL PLAN

2519 Sandy Ridge Road
High Point, NC 27235

One Million Square Feet

Initial conceptual plans also allow for siting 1,000,000 square feet within current site boundaries.

