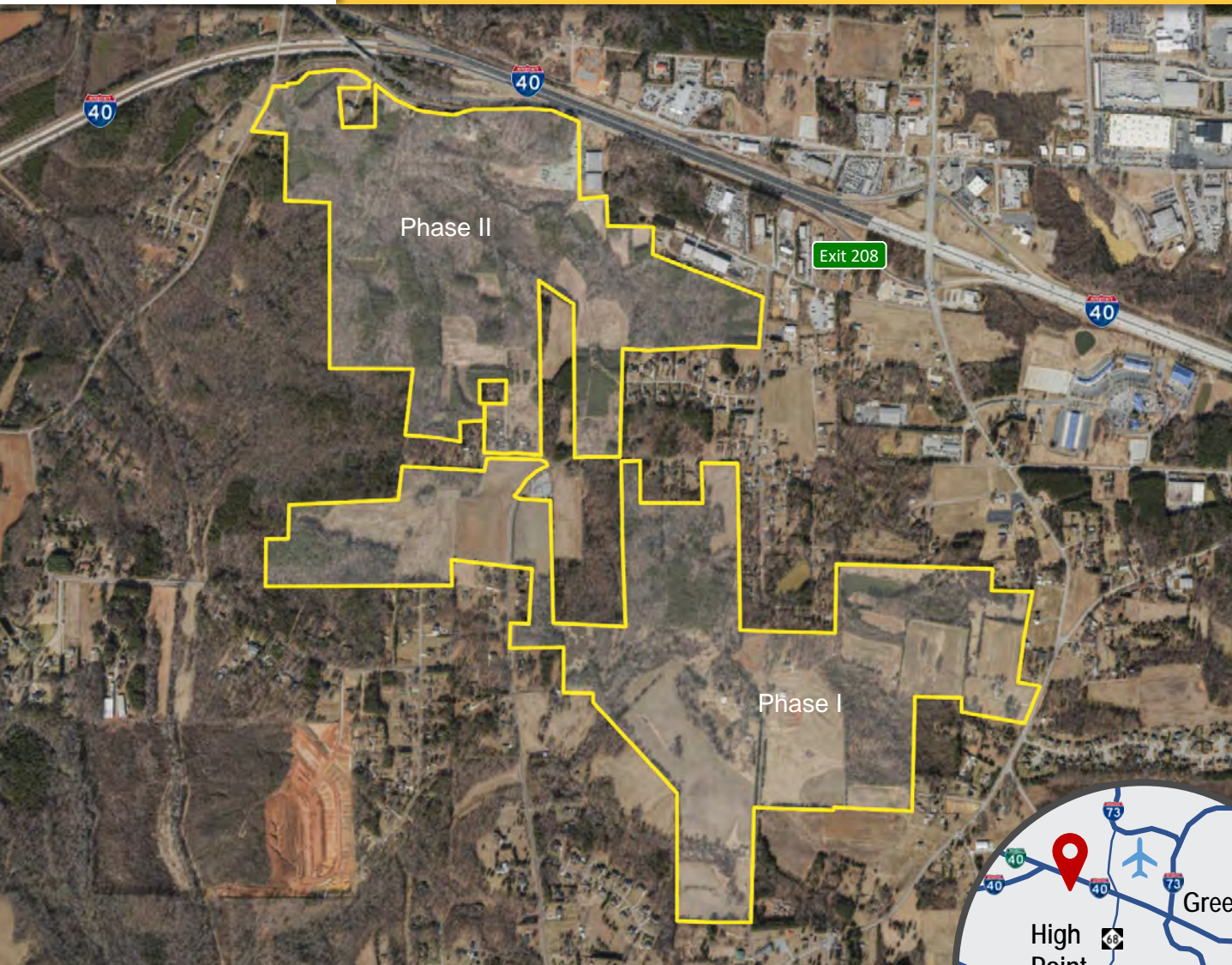


HIGH POINT NORTH INDUSTRIAL CENTER



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

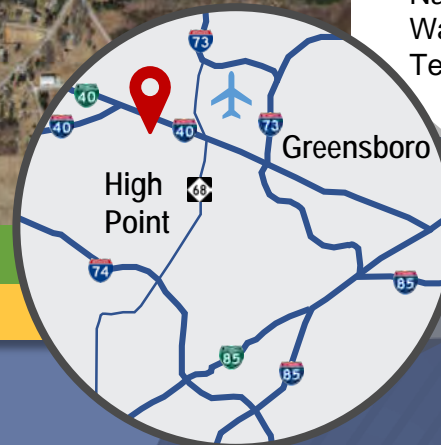
UTILITIES

Electric: Duke Energy

Natural Gas: Piedmont Natural Gas

Water/Wastewater: City of High Point

Telecom: NorthState Communications



HIGH POINT NORTH INDUSTRIAL CENTER

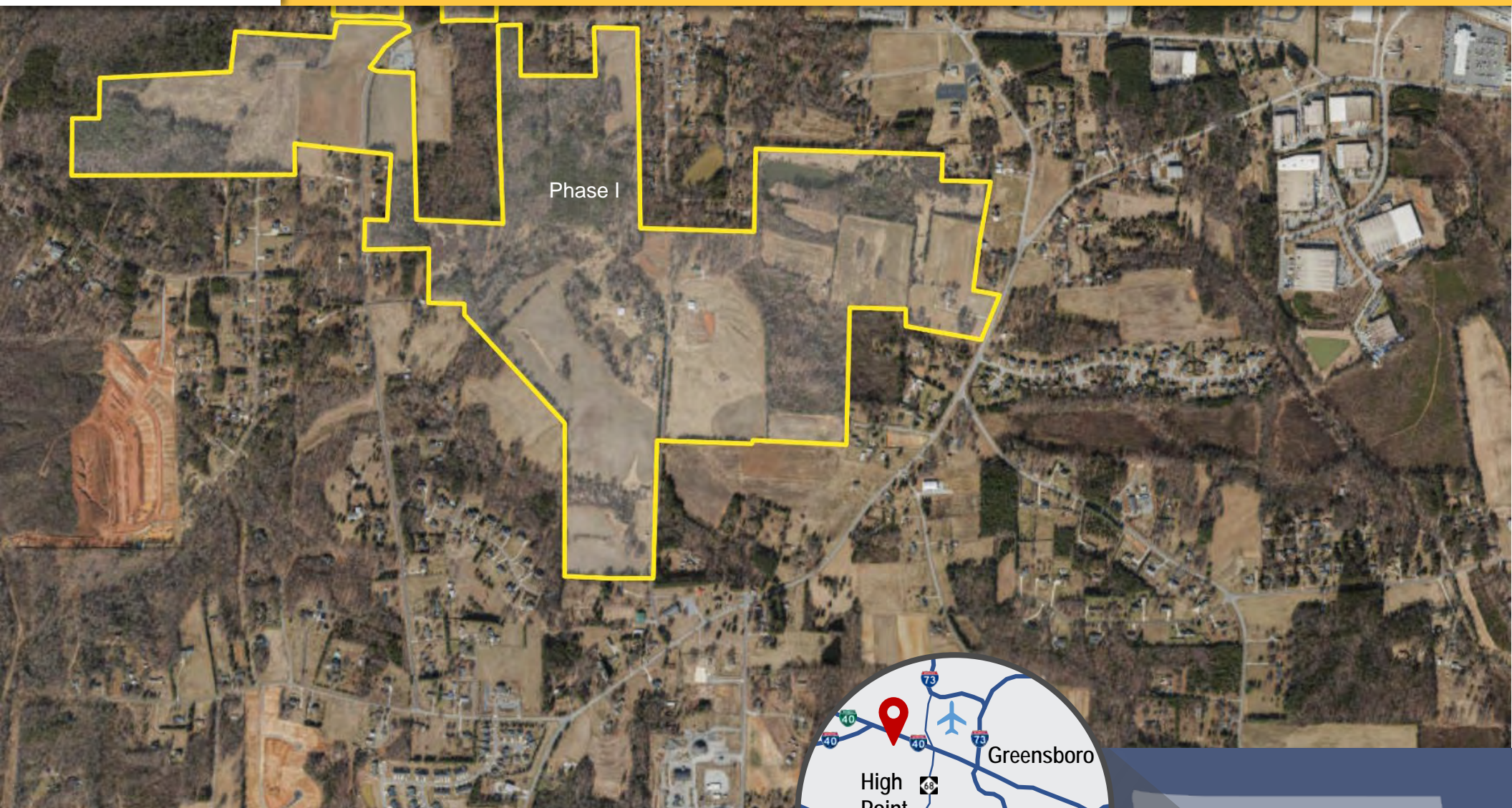
Economic Development

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

Broker

Gary Rogers
DH Griffin Construction
336.316.1183
grogers@dhgc.com

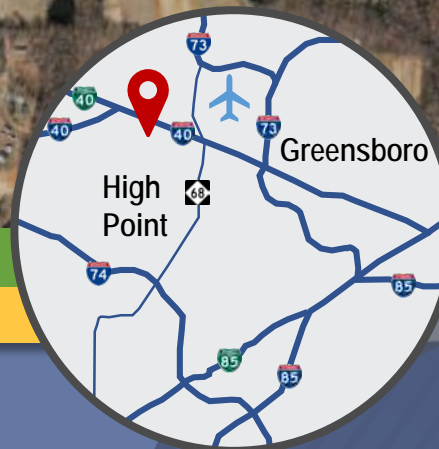
HIGH POINT NORTH INDUSTRIAL CENTER



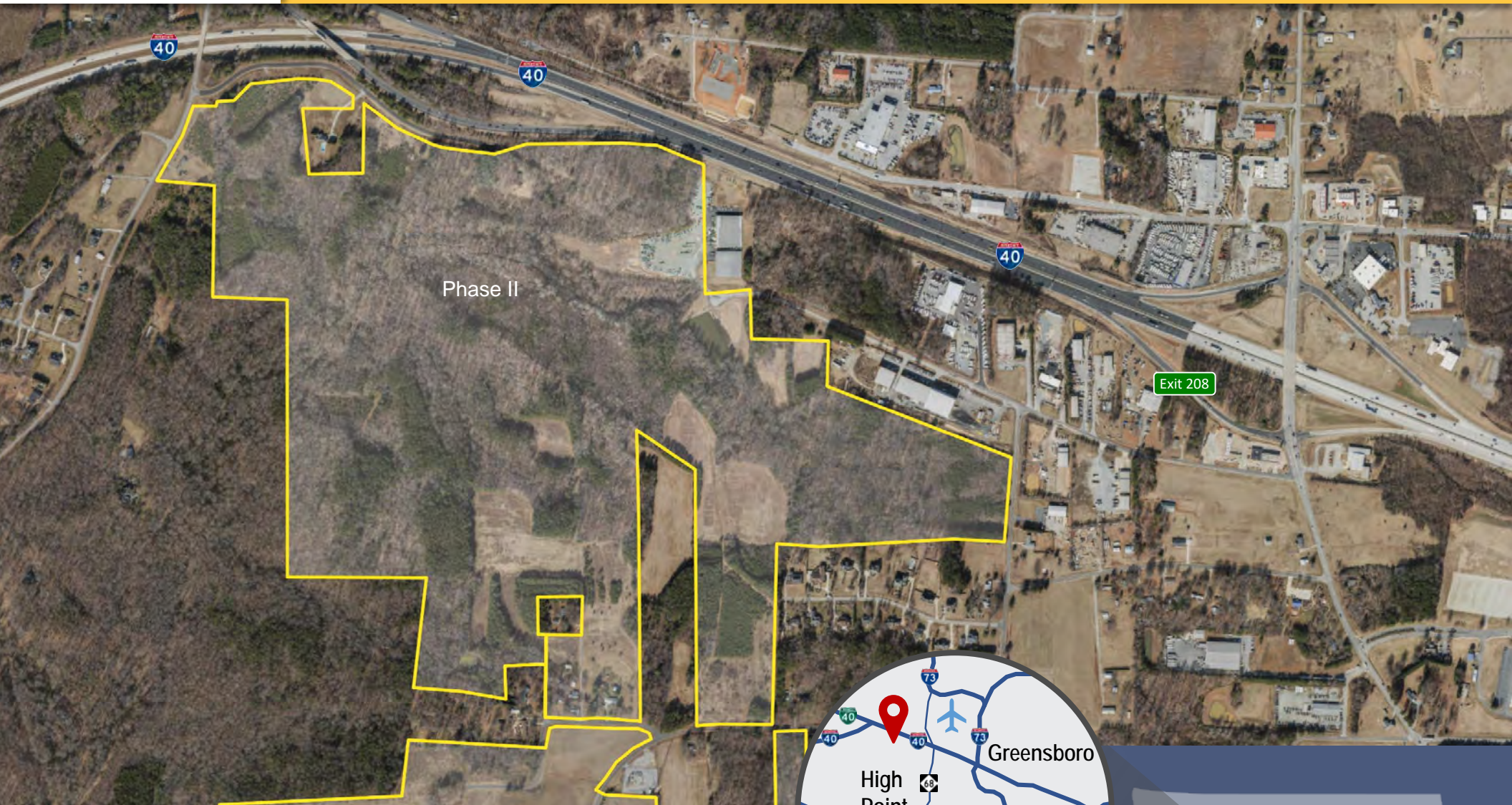
HIGH POINT NORTH INDUSTRIAL CENTER

PHASE I

2519 Sandy Ridge Road
High Point, NC 27235



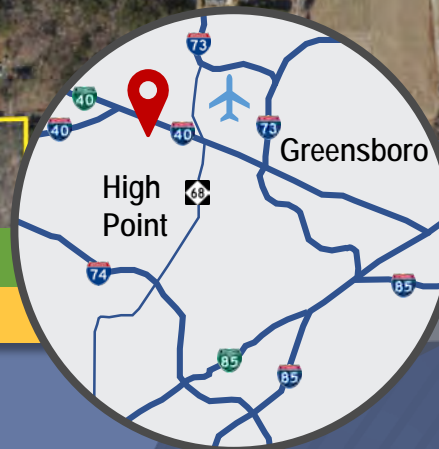
HIGH POINT NORTH INDUSTRIAL CENTER



HIGH POINT NORTH INDUSTRIAL CENTER

PHASE II

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

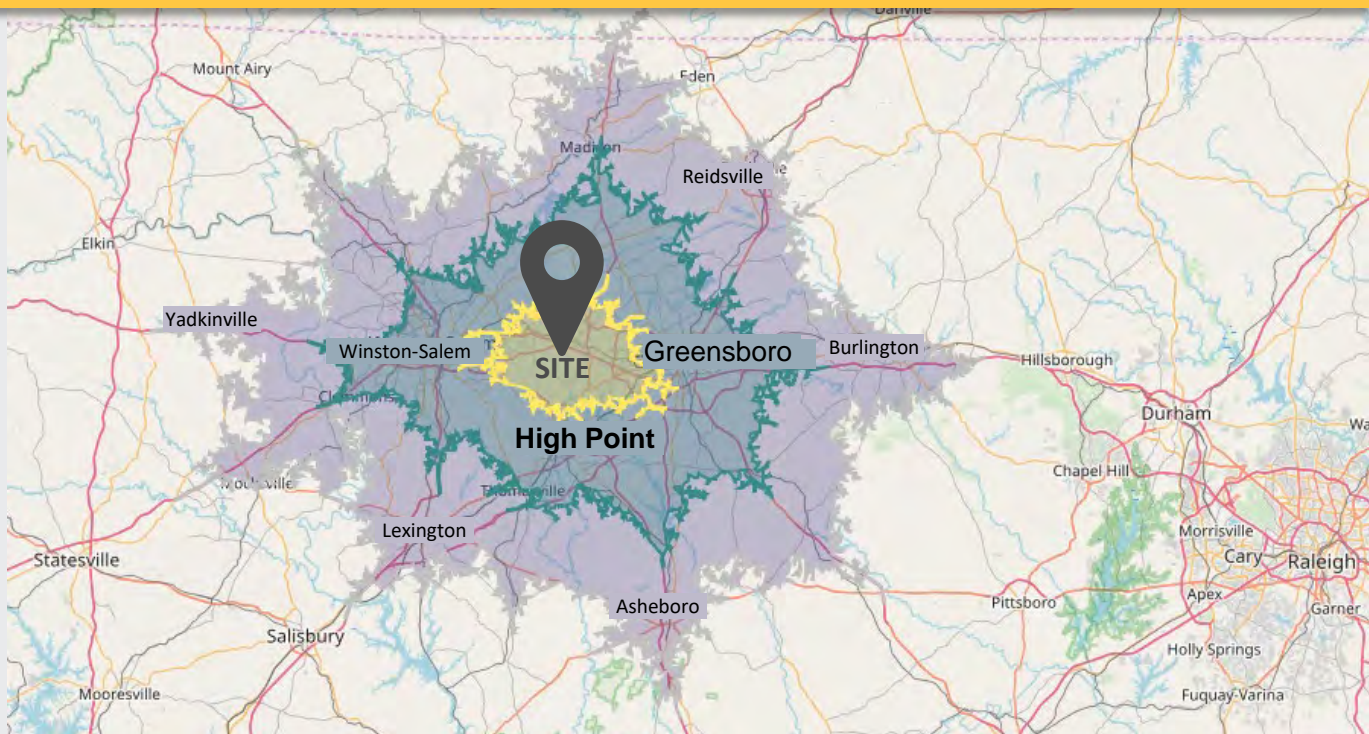
45

1,357,707

2019 Population

675,719

2019 Labor Force



REGIONAL STATS

Population



1.7
Million



65%
of population has attended
College/University



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

800,000

Labor
Force

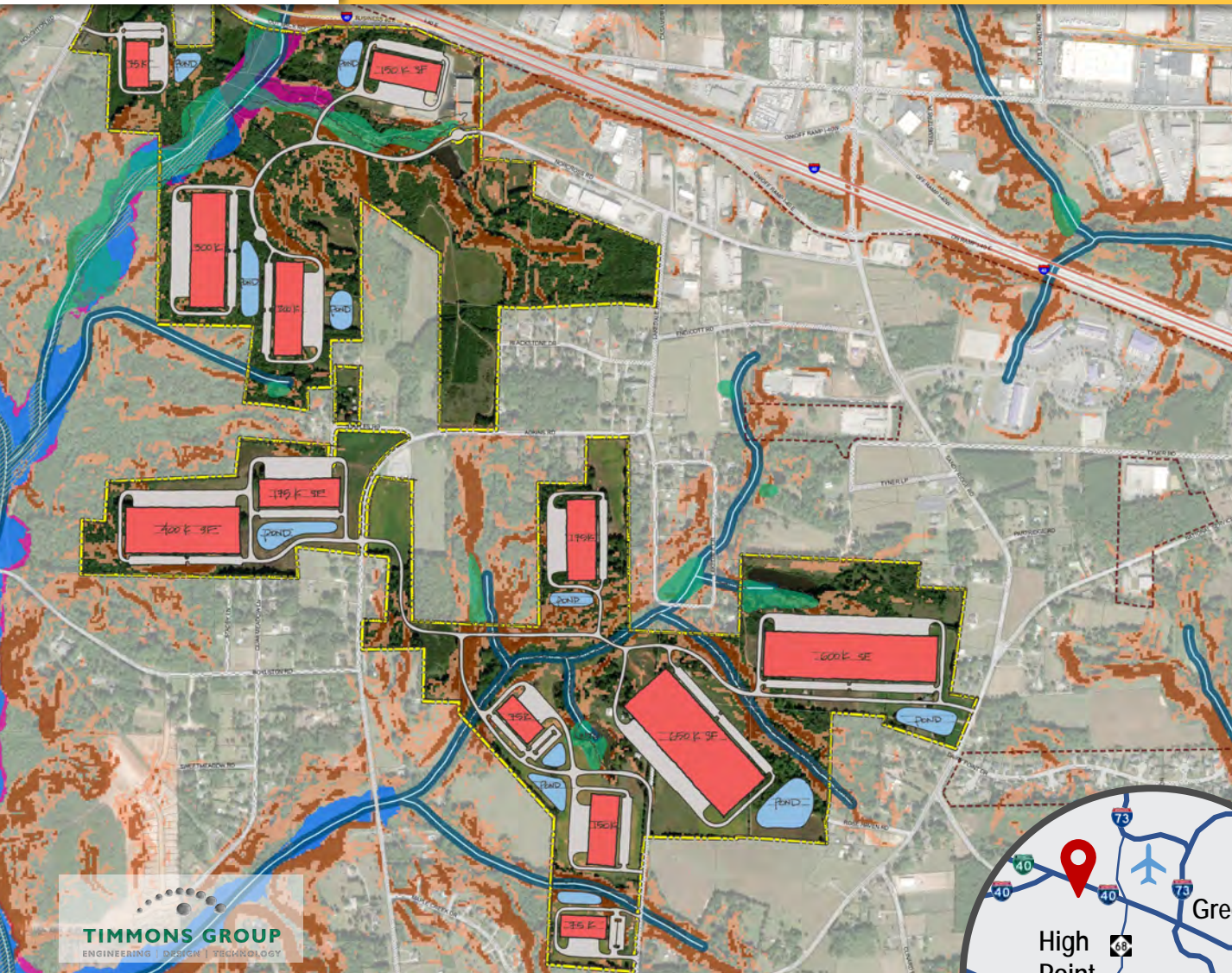


5
Interstates
& Highways in the region



18 Colleges & Universities

HIGH POINT NORTH INDUSTRIAL CENTER



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

CONCEPTUAL PLAN

2519 Sandy Ridge Road
High Point, NC 27235

HIGH POINT NORTH INDUSTRIAL CENTER

One Million Square Feet

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



HIGH POINT NORTH INDUSTRIAL CENTER CONCEPTUAL PLAN

2519 Sandy Ridge Road
High Point, NC 27235

