



HIGH POINT, NC 27260

1225 W MARKET CENTER DRIVE

±8,000 SF INDUSTRIAL FLEX BUILDING FOR LEASE



±8,000 SF

BUILDING SIZE

8' x 8'

DOCK-HIGH
DOORS

AMPLE

PARKING

LI

ZONING

\$7.50/SF/YR NNN

LEASE RATE

ABOUT THE PROPERTY

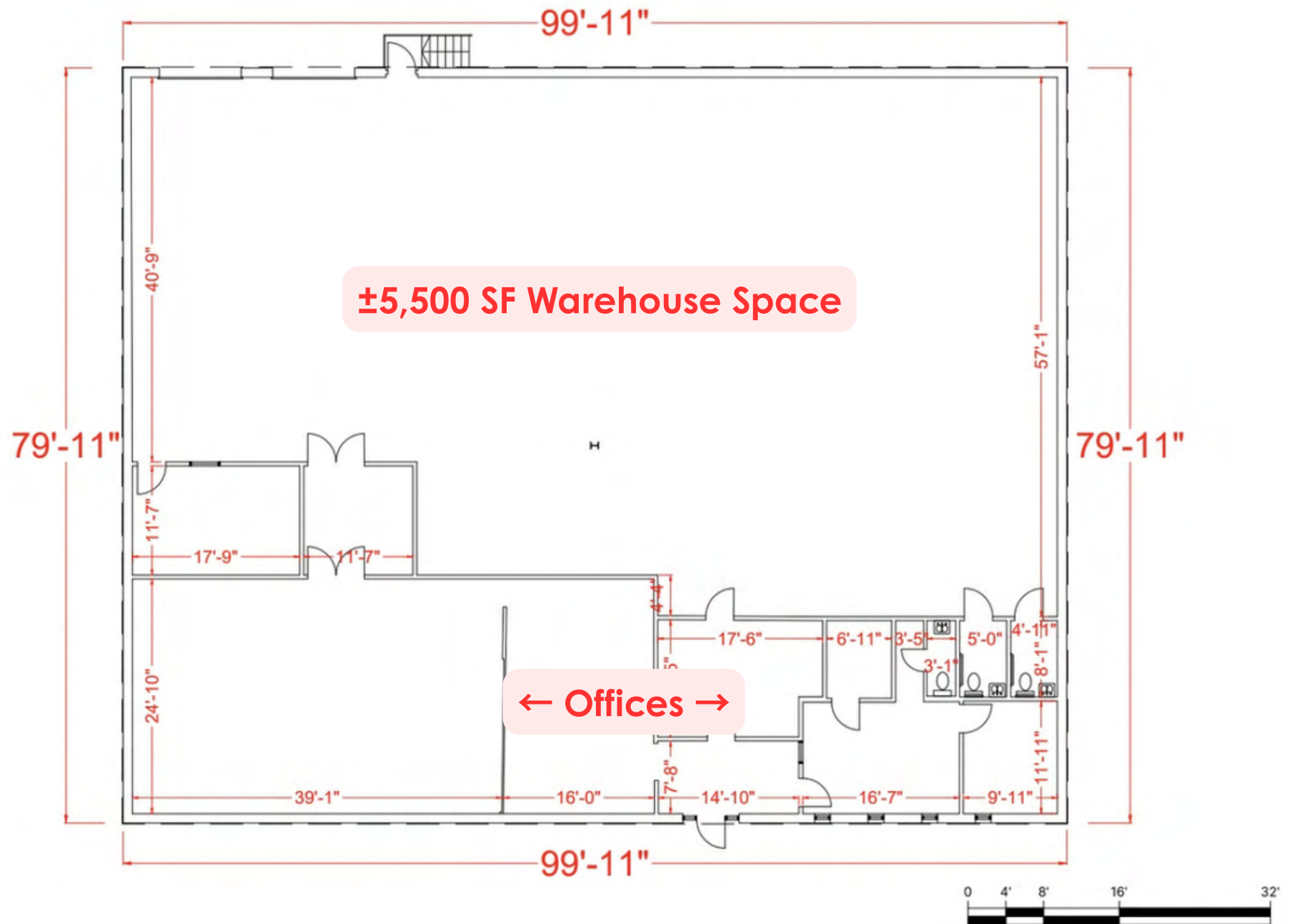
LOCATED IN HIGH POINT, NC — THE “HOME FURNISHINGS CAPITAL OF THE WORLD” AND HOME TO THE INTERNATIONALLY RENOWNED HIGH POINT MARKET. THE CITY ATTRACTS THOUSANDS OF INDUSTRY PROFESSIONALS AND VISITORS EACH YEAR, MAKING IT A MAJOR HUB FOR FURNITURE, DESIGN, AND COMMERCE.



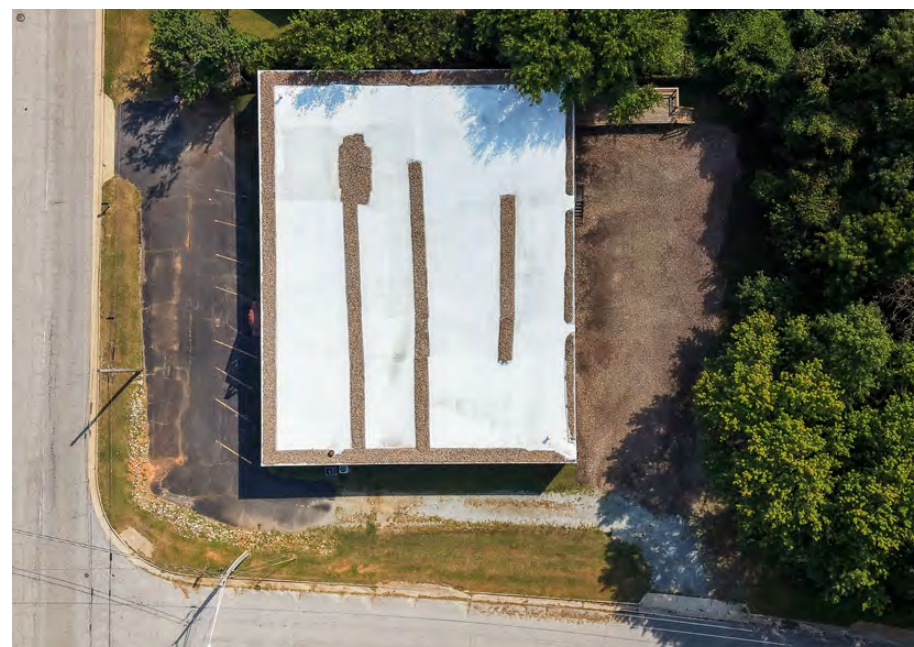
Approximately $\pm 8,000$ SF of office, showroom, and warehouse space is available for lease at 1225 W Market Center Drive in High Point, NC. The space includes approximately $\pm 5,500$ SF of open warehouse space with dock-high loading, complemented by showroom space, private offices, restrooms, and additional support areas. The flexible layout is well suited for showroom, office, warehousing, storage, distribution, and other commercial or light industrial uses. Conveniently located near Downtown High Point and the High Point Market district, the property offers excellent access to the surrounding Triad market.

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- **$\pm 8,000$ SF Total | Includes $\pm 5,500$ SF Warehouse + front offices & showroom**
 - **\$7.50/SF/YR NNN (NNN expenses include proportionate share of TICAM and utilities)**
 - **Dock-high loading**
 - **LI zoning**
 - **Concrete warehouse floor**
 - **Predominantly open warehouse configuration**
 - **Convenient access for shipping and receiving**
 - **Established High Point industrial location**

FLOOR PLAN | $\pm 8,000$ SF TOTAL SF (INCLUDING $\pm 5,500$ SF WAREHOUSE)



AERIAL VIEW



1225 W MARKET CENTER DRIVE | HIGH POINT, NC

INDUSTRIAL FLEX FOR LEASE

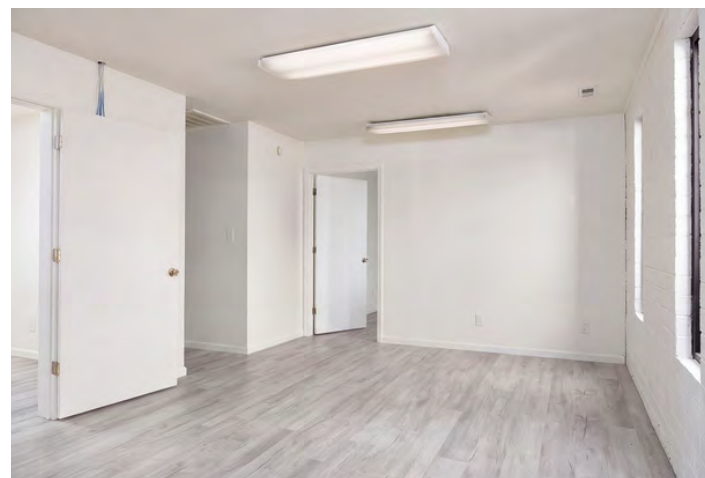
BUILDING EXTERIOR



1225 W MARKET CENTER DRIVE | HIGH POINT, NC

INDUSTRIAL FLEX FOR LEASE

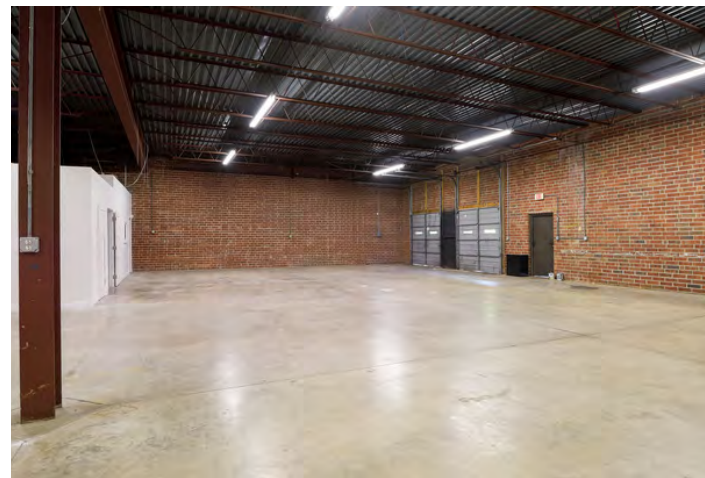
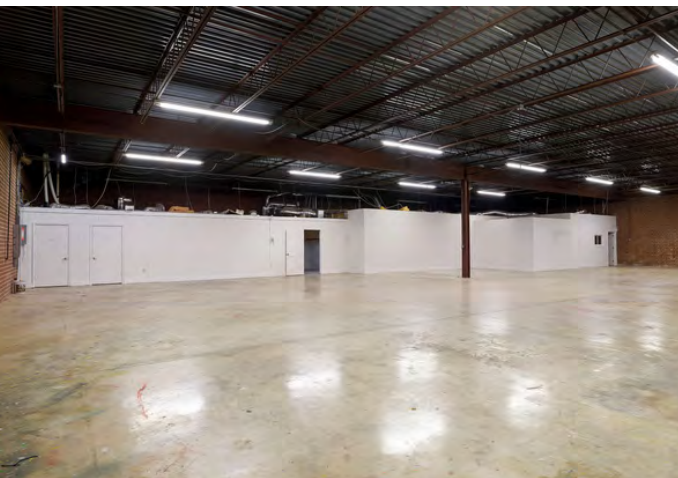
FRONT OFFICES & SHOWROOM



1225 W MARKET CENTER DRIVE | HIGH POINT, NC

INDUSTRIAL FLEX FOR LEASE

WAREHOUSE SPACE



1225 W MARKET CENTER DRIVE | HIGH POINT, NC

INDUSTRIAL FLEX FOR LEASE

LOCATION OVERVIEW

HIGH POINT, NC

Located in the heart of North Carolina's Piedmont Triad, High Point offers a strategic location for warehousing, distribution and light industrial operations. The area provides convenient access to I-40, I-85, I-73 and I-74, connecting businesses to major markets throughout the Southeast and East Coast. High Point also benefits from proximity to Piedmont Triad International Airport, regional rail and freight infrastructure, and the established manufacturing and logistics base of the greater Greensboro-High Point-Winston-Salem region.



QUICK FACTS

- **119,170** Estimated High Point population (2026)
- **Ninth-largest city** in North Carolina
- **4 Counties** — High Point spans Guilford, Forsyth, Davidson & Randolph counties
- **4 Interstates** | I-40, I-73, I-74 & I-85 run through High Point
- **78 Miles** to Charlotte
- **95 Miles** to Raleigh



LOCATION OVERVIEW HIGH POINT, NC



Truist Point Stadium

Truist Point Stadium is a vibrant downtown destination and home to the High Point Rockers, offering professional baseball, community events, and year-round entertainment.



High Point Station

High Point Station is a historic downtown transportation hub offering convenient Amtrak rail service and connections to destinations throughout the region.



Market Square

Market Square is a premier High Point destination, featuring distinctive architecture and serving as a major hub for the city's world-renowned home furnishings industry.



Showplace

Showplace is a premier High Point Market showroom destination, featuring hundreds of home furnishings and décor exhibitors in the heart of downtown High Point.



1225 W Market Center Drive

1225 W Market Center Drive is conveniently located just minutes from Downtown High Point, providing easy access to the city's business, dining, and entertainment amenities. Its proximity to the High Point Market district places the property near the center of the city's renowned home furnishings industry.



Downtown High Point & High Point Market

Downtown High Point is a vibrant hub for dining, entertainment, business, and the city's world-renowned home furnishings industry. Twice a year, High Point Market draws thousands of industry professionals from around the world to the heart of the city.

LOCATION OVERVIEW

NEARBY BUSINESSES

AKZOL NOBEL
COATINGS INC.

TN FURNITURE
UPHOLSTRY INC.

FUTURE
FOAM INC.

LEGGETT &
PLATT INC.

LEGGETT & PLATT
FURNITURE &
TECHNOLOGY CENTER

HIGH POINT
QUILTING
QUILT SHOP

LATIMER B
ALEXANDER
FABRIC STORE



MARKET CENTER DRIVE



1225 W MARKET CENTER DRIVE | HIGH POINT, NC

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