

AVAILABLE
FOR SALE OR LEASE

210 Swathmore Ave.

HIGH POINT, NC
27263

38,936 SF ON 5.64 ACRES



For Marketing Information, Contact:

Breck Dorton, 336-668-9999, Ext. 143 | Email Breck@TriadCommercial.com

Richard Montana, 336-668-9999, Ext. 140, Email Richard@TriadCommercial.com

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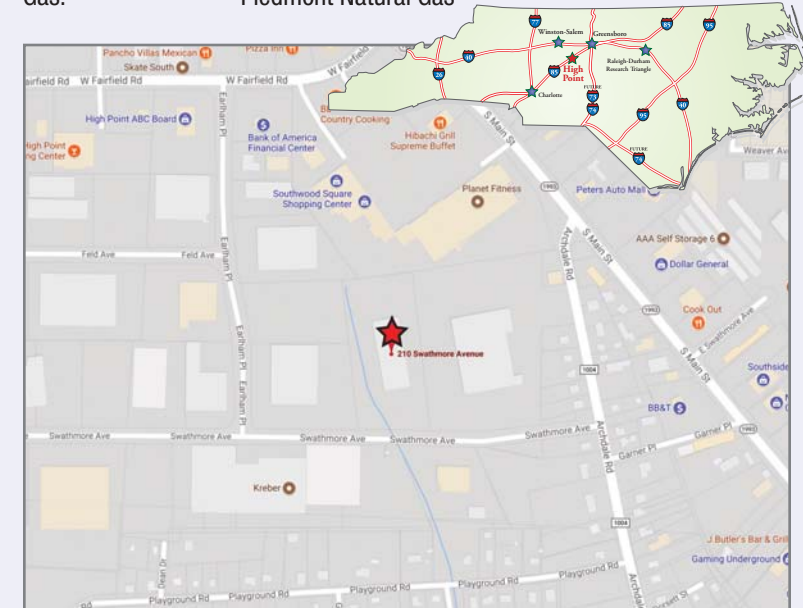
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Property Information / Highlights

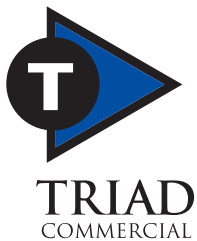
Total SF:	38,936 SF (5,336 SF Office & 33,000 SF Warehouse)
Site Area:	5.64 acres with fenced & secured truck court
Year Built:	1996 (renovated in 2005)
Column Spacing:	20'x58'
Clear Height:	14'-17'
Floor Depth:	6" reinforced concrete
Sprinkler:	Ordinary Hazard System
Dock Doors:	Two (2) 10'x12' dock doors with mechanical levelers
Grade Level Doors:	Two (2) 10'x12' One (1) 12'x14' Two (2) 14'x16' Four (4) 14'x18'
Warehouse Lighting:	T5
Zoning:	CU-LI
HVAC:	Office: Package Units Warehouse: Sterling Gas Packs
Water/Sewer:	High Point
Electric:	High Point
Gas:	Piedmont Natural Gas



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