



**FOR LEASE**

**315 - 325 KETTERING RD**

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**141,722 SF**

**HIGH POINT, NC**



**PHOENIX**

**LOGISTICS**

*Strategic Real Estate. Applied Technology. Tailored Service.*

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# PROPERTY HIGHLIGHTS



**4,200-SF OUTSIDE/  
COVERED STORAGE**



**FULLY AIR  
CONDITIONED**



**15 DOCK-HIGH DOORS  
AVAILABLE**



**2 CRANES AVAILABLE  
FOR IMMEDIATE USE**



**AMPLE TRAILER PARKING  
AVAILABLE ON SITE**



# PROPERTY DETAILS

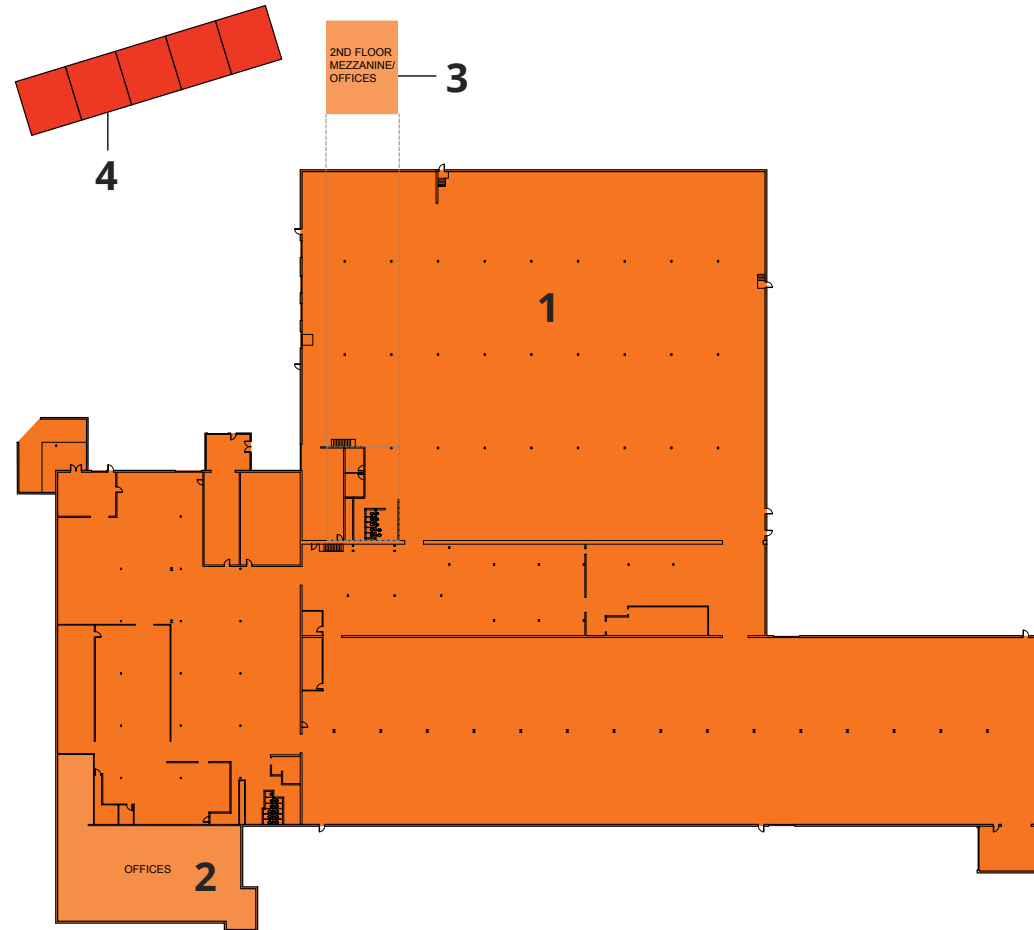
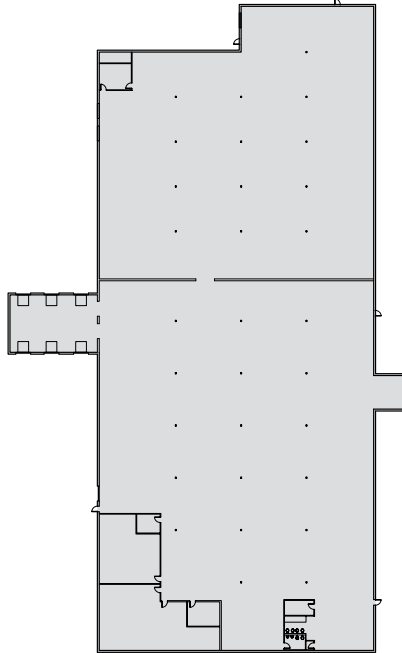
315 - 325 KETTERING RD | HIGH POINT, NC

AVAILABLE SPACE	141,722 SF
WAREHOUSE SPACE	129,318 SF
OFFICE SPACE	8,654 SF
OUTDOOR STORAGE	4,200 SF
DOCKS/LEVELERS	1
DOCK-HIGH DOORS	15
OH GRADE-LEVEL DOORS	10
CRANES	(2) 10-Ton
CLEAR HEIGHT	13' - 30'
ROOF	BUR/Metal/Membrane
FLOORS	6" - 8"
YEAR BUILT	1967
YEAR RENOVATED	1986
FIRE SUPPRESSION	Wet
AIR COMPRESSORS	(2) 300 HP
POWER	2,000 Amps, 480 V, 3-Phase
PARKING	40 Standard   37 Trailer
LAND AREA	11.3 Acres
ZONING	LI - Light Industrial Zone

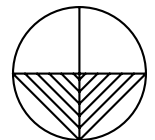


# FLOOR PLAN

315 - 325 KETTERING RD | HIGH POINT, NC

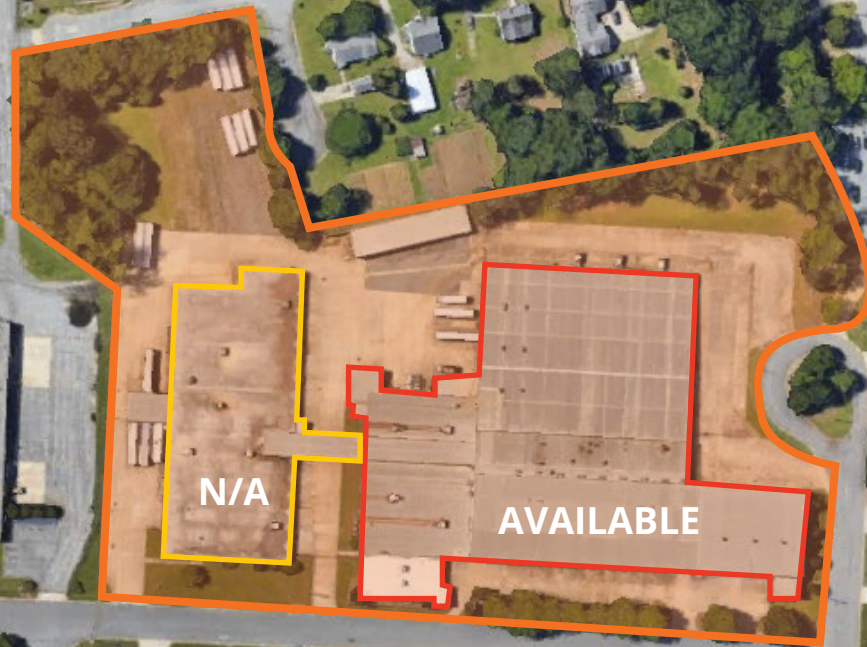


NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	RESTROOMS	OVERHEAD DOORS	SQUARE FEET
1	AVAILABLE WAREHOUSE	13' - 30'	15	10 OH 1 LEVELING DOCK	129,318 SF
2	AVAILABLE OFFICES	DROP CEILING	N/A	N/A	6,271 SF
3	SECOND STORY OFFICE MEZZANINE	10'	N/A	N/A	1,933 SF
<b>TOTAL</b>			<b>15</b>	<b>10 OH 1 LEVELING DOCKS</b>	<b>137,522 SF</b>
4	OUTSIDE/COVERED STORAGE	13' - 16'	N/A	N/A	4,200 SF



# SITE PLAN

315 - 325 KETTERING RD | HIGH POINT, NC



# LOCATION MAP

315 - 325 KETTERING RD | HIGH POINT, NC

I-74	3 MILES
GREENSBORO, NC	17 MILES
WINSTON-SALEM, NC	26 MILES
DURHAM, NC	70 MILES
CHARLOTTE, NC	76 MILES

