



FOR LEASE

315 - 325 KETTERING RD

141,722 SF

HIGH POINT, NC

ROBERT KRIEWALDT 920-915-9746 | ROBERT@PHOENIX3PL.COM



PHOENIX
LOGISTICS

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PROPERTY HIGHLIGHTS



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



**FULLY AIR
CONDITIONED**



**6 DOCK-HIGH DOORS
AVAILABLE**



**2 CRANES AVAILABLE
FOR IMMEDIATE USE**



**AMPLE TRAILER PARKING
AVAILABLE ON SITE**



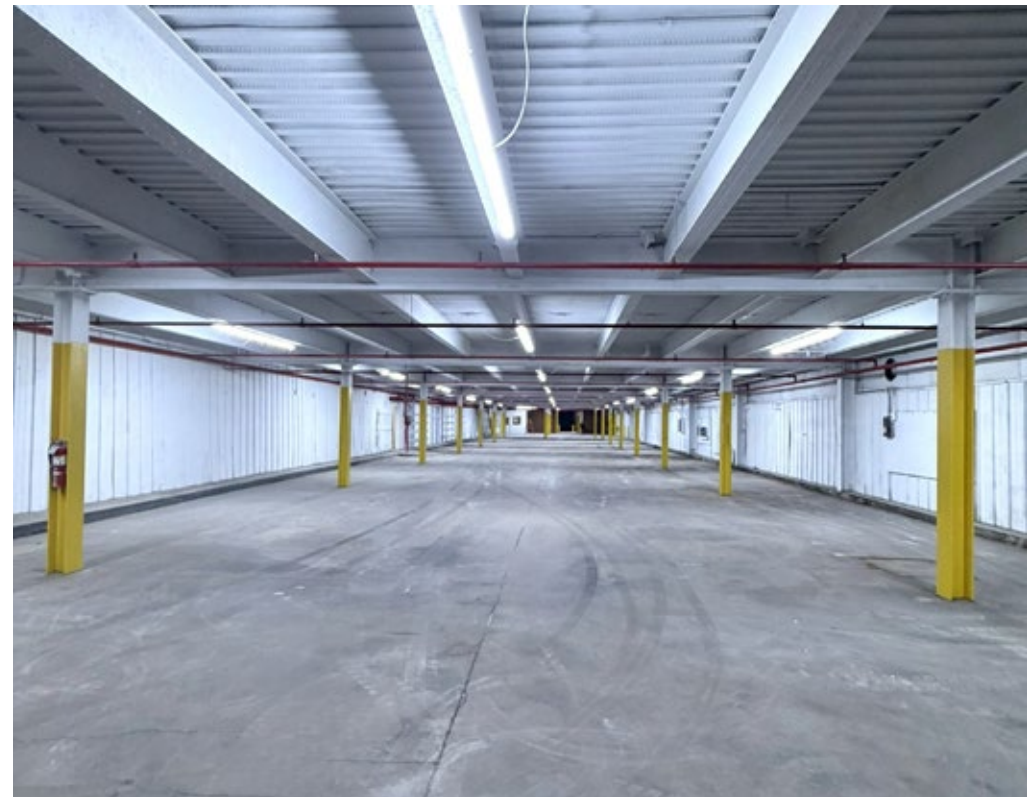
RENOVATED 2026



PROPERTY DETAILS

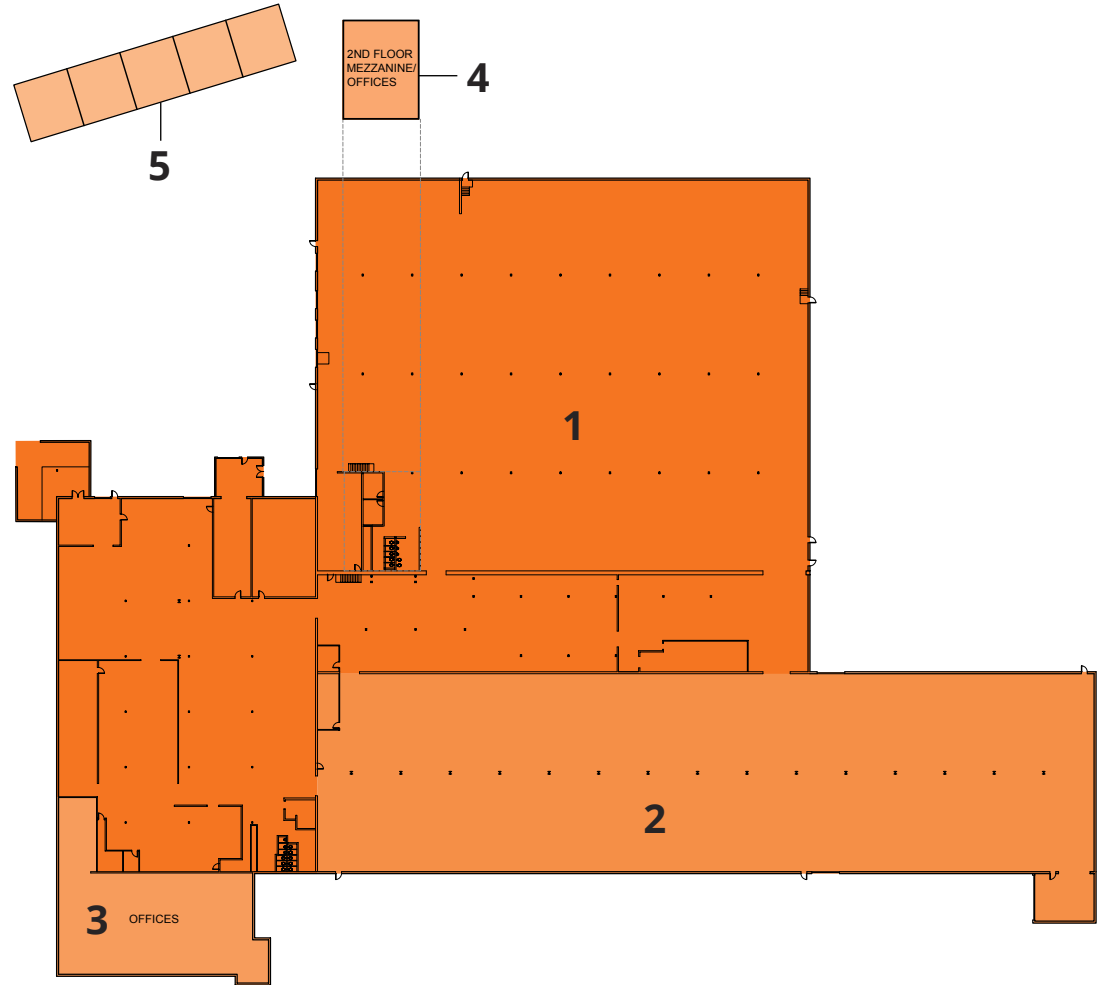
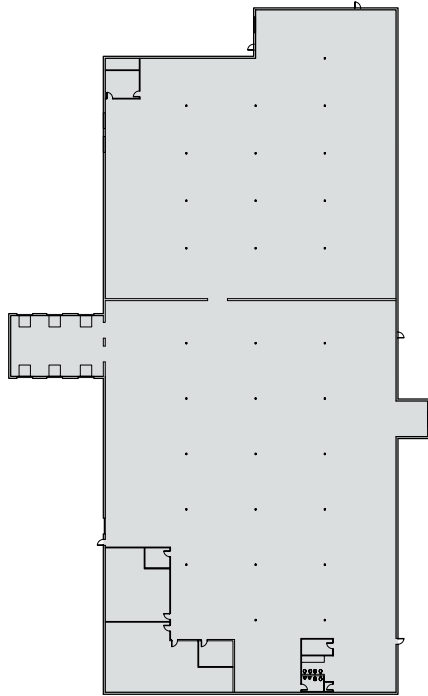
315 - 325 KETTERING RD | HIGH POINT, NC

AVAILABLE SPACE	141,722 SF
WAREHOUSE SPACE	129,318 SF
OFFICE SPACE	8,654 SF
OUTDOOR STORAGE	4,200 SF
DOCK-HIGH DOORS	6
DRIVE-IN DOORS	4
CRANES	(2) 10-Ton
CLEAR HEIGHT	13' - 30'
ROOF	BUR/Metal/Membrane
FLOORS	6" - 8"
YEAR BUILT	1967
YEAR RENOVATED	2026
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

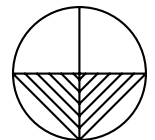


FLOOR PLAN

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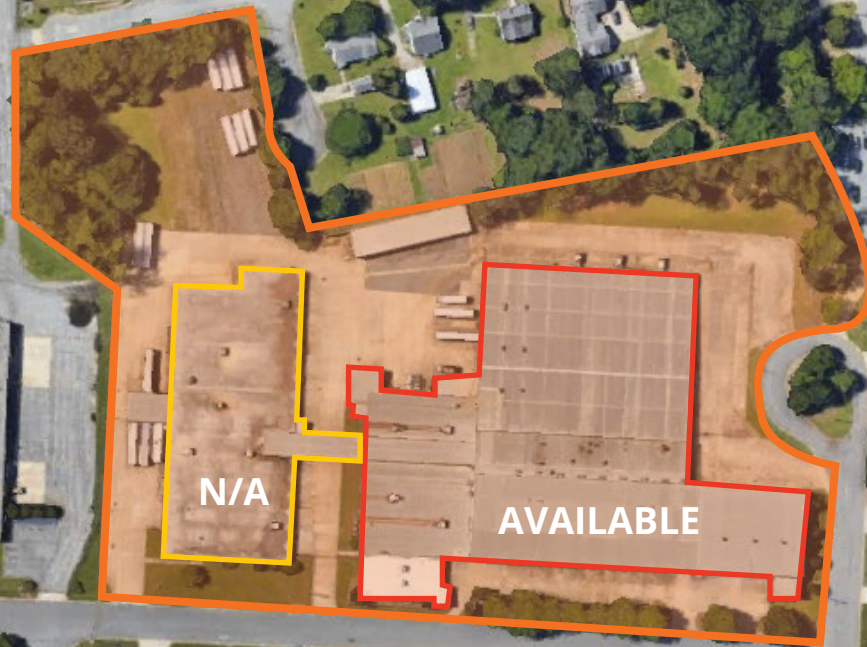


NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	DOCK DOORS	DRIVE-INS	SQUARE FEET
1	WAREHOUSE	13' - 21'	6	1	88,417 SF
2	WAREHOUSE	30'	N/A	3	40,901 SF
3	OFFICE	DROP CEILING	N/A	N/A	6,271 SF
4	MEZZANINE	10'	N/A	N/A	1,933 SF
5	OUTDOOR COVERED STORAGE	13' - 16'	N/A	N/A	4,200 SF
TOTAL					141,722 SF



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

