



# 4165 Mendenhall Oaks

4165 Mendenhall Oaks Pkwy, High Point, NC 27265

## Industrial Building with Expansion Possibility

### BUILDING DETAILS

#### Property Overview

<b>Total GLA</b>	92,130 sq. ft. (Expandable by +/- 80,000 sq. ft.)
<b>Year Built</b>	2016
<b>Office Space</b>	9,940 sq. ft.
<b>Site Area</b>	10.35 acres
<b>Parking</b>	+/- 1.5/1,000 SF
<b>Loading Docks</b>	8 Dock High Doors & 1 Drive-In Door

#### Space Available

100% Fully Leased

#### Key Features

- Class A facility conveniently located in the very strong Airport submarket of the Piedmont Triad (Greensboro/High Point/Winston-Salem, NC).
- Strategically situated in the Airport Submarket, historically the strongest performing and most active submarket in the Piedmont Triad, currently with 5% vacancy rates.
- This facility is an incredibly clean and fully conditioned food production and warehouse building with a 7,488 square foot refrigerated and freezer storage area.
- Expansion possibility of up to approximately 80,000 SF additional space.



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