

# 720 PEGG ROAD

±73,024 SF AVAILABLE

720 PEGG ROAD | HIGH POINT, NC

## BUILDING FEATURES



- ±234,224 SF industrial warehouse facility with up to ±73,024 SF available
- 32' minimum clear height
- ESFR sprinkler system
- Ample auto and trailer parking available
- Excellent location in the Airport submarket, in close proximity to Hwy 68, I-40, I-73, and 4 miles from Piedmont Triad International Airport



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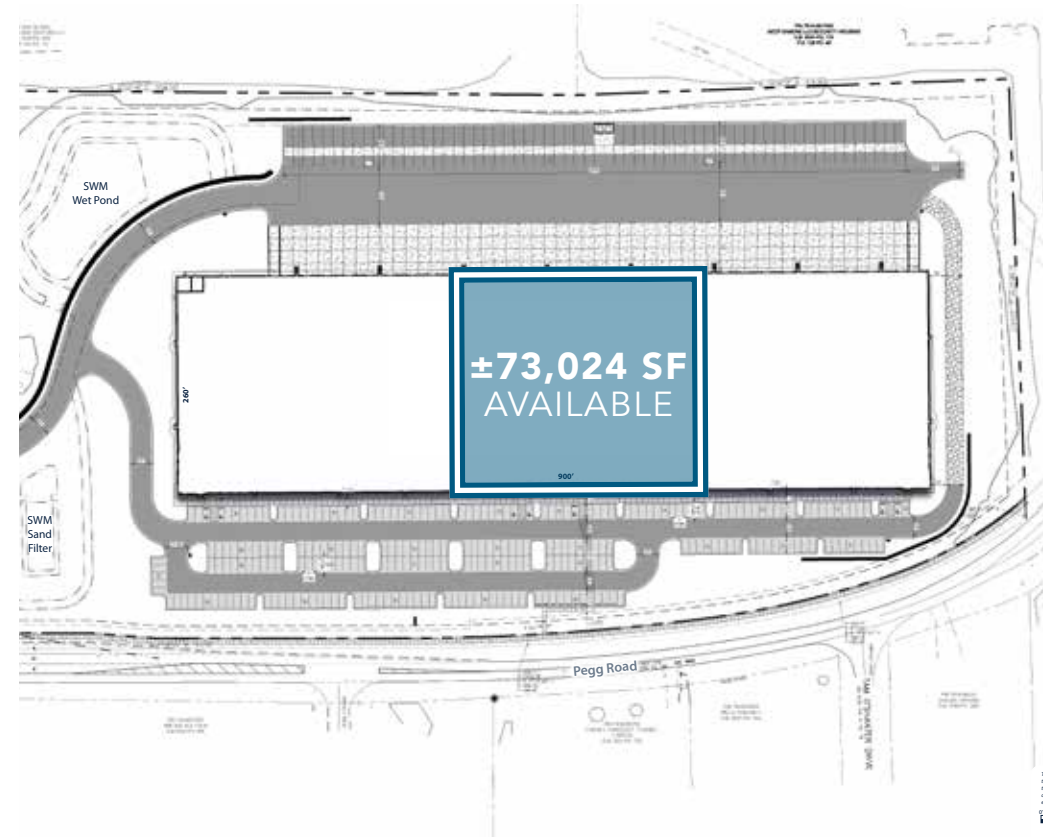
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## BUILDING SPECS & SITE PLAN

ADDRESS	720 Pegg Road High Point, NC
BUILDING SIZE	±234,224 SF
AVAILABLE SF	±73,024 SF
OFFICE SF	Per Tenant's Specification
BUILDING DIMENSIONS	900' X 260'
COLUMN SPACING	50' x 56' typical; 60' speed bay
CLEAR HEIGHT	32'
DOCK-HIGH DOORS	Eleven (11), 9'x10'
	Eight (8) 9'x10' Knock-Out Panels
PARKING	258 auto spaces
TRAILER PARKING	52 trailer spaces
TRUCK COURT	180' Concrete Truck Court
SPRINKLER SYSTEM	ESFR
LIGHTING & POWER	LED
EXTERIOR CONSTRUCTION	Concrete tilt-wall
CONCRETE SLAB	6" unreinforced, 4,000 PSI concrete on aggregate base
VENTILATION	One (1) air change per hour via exhaust fans and louvers
TYPE OF HEATERS	Gas fired unit heaters
LEASE RATE	Call for Pricing



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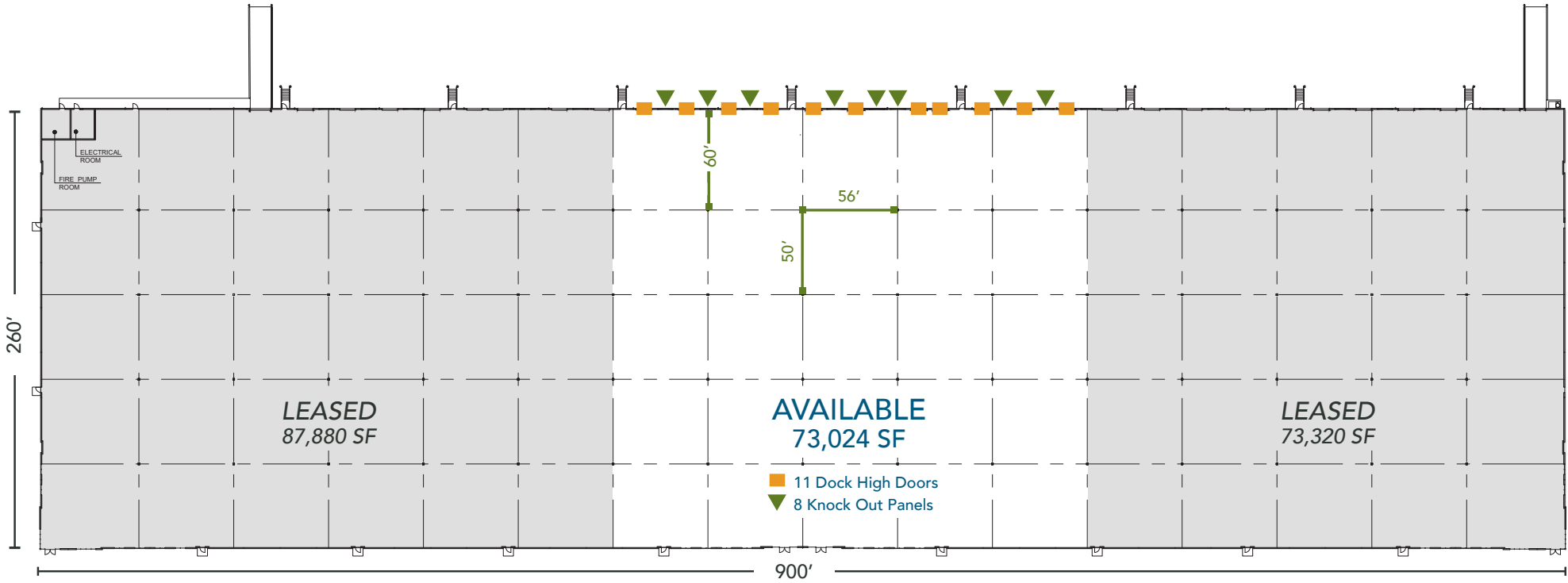
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## FLOOR PLAN | ±73,024 SF AVAILABLE



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## BUILDING PHOTOS



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## LOCATION & ACCESS



### INTERSTATES & MAJOR HIGHWAYS

	Highway 68	0.8 Miles
	Interstate 40	1.3 Miles
	Greensboro Urban Loop	3.7 Miles
	Interstate 85	10 Miles

### AIRPORTS

Piedmont Triad International Airport	4 Miles
Raleigh Durham International Airport	70 Miles
Charlotte Douglas International Airport	96 Miles
Richmond International Airport	195 Miles

### SEAPORTS

Wilmington, NC	194 Miles
Morehead City, NC	238 Miles
Norfolk, VA	251 Miles
Charleston, SC	283 Miles



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