

FOR LEASE

314 *Mandustry Street*

29K SF Functional Industrial Space & IOS in Strategically Located Triad Logistics Corridor

INDUSTRIAL SPACE & OUTDOOR STORAGE

Independent by Design.
Institutional in Execution.

BRYANT
CAPITAL ADVISORS

Property *Summary*

314 Mandustry Street offers 28,955 SF of highly functional industrial space available for lease, complemented by a ±1.35-acre fenced outdoor storage/laydown yard. Strategically located in the heart of High Point, the property provides immediate access to I-85, I-74, and Piedmont Triad International Airport, offering exceptional connectivity throughout the Triad and the broader Southeast.

The available space (7 suites) is well suited for warehousing, manufacturing, distribution, and contractor operations, featuring a versatile loading configuration with both drive-in and dock-high doors.

Combined with Heavy Industrial (HI) zoning and ample outdoor storage, the property offers a rare opportunity for users seeking flexible industrial space with significant IOS in one of the Triad's most established industrial corridors.

28,955
SF Available
(7 suites)

$6.50
Rent PSF

1.35
IOS Acres Available

NNN
Lease Structure

HI
Zoning

31K
VPD (US 29)

Guilford
County

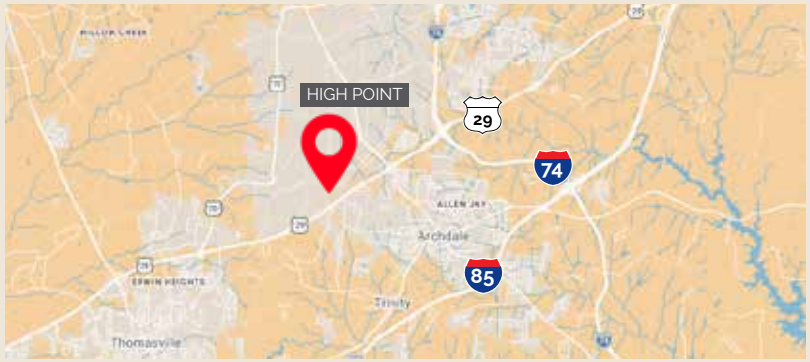
ADVISORY TEAM

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Key *Deal Points*

- **28,955 SF** industrial space available across 7 suites
- **±1.35-acre** fenced **IOS/laydown yard**
- **Immediate access to I-85, I-74** & Piedmont Triad International Airport
- Versatile loading with **6 drive-in doors & 4 dock-high doors**
- **Heavy Industrial (HI) zoning** ideal for manufacturing, warehouse & contractor users



OFFERING SNAPSHOT

Address	314 Mandustry Street
County	Guilford
Lease Rent	$6.50 PSF (NNN)
Available SF	28,955 (7 suites)
Available IOS	1.35 acres
Ceiling Height	10.5 - 14 ft
Drive-in / Dock Doors	6 / 4
Zoning	Heavy Industrial

Suite *Availability*



SUITE AVAILABILITY

TENANT	UNIT #	SF
Available	Suite 1	6,460
Leased	Suite 2	6,482
Available	Suite 3	2,477
Available	Suite 4	2,750
Available	Suite 5	4,910
Leased	Suite 6	5,749
Leased	Suite 7	7,637
Available	Suite 8	3,424
Available	Suite 9	4,217
Available	Suite 10	4,717
Leased	Suite 11	5,930
TOTAL	**11**	**54,753**
AVAILABLE	**7**	**28,955**

Industrial *Amenities*

PROPERTY FEATURES

Available SF	28,955
Available IOS	1.35 acre laydown yard
Ceiling Height	10.5 - 14 ft
Drive-in / Dock Doors	6 / 4



Functional *Interiors*







High Point *Market Overview*



HIGH POINT MARKET HIGHLIGHTS

6,500
Students at HPU

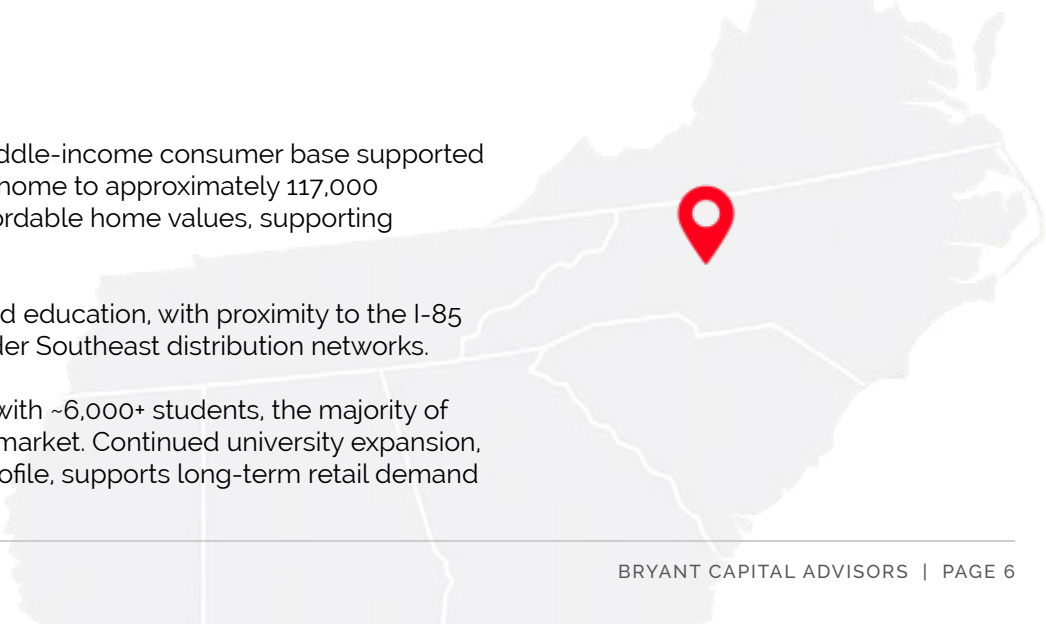
$235K+
Median Home Value

STRONG HIGHER EDUCATION BASE FUELS WORKFORCE

High Point is a core market within the Piedmont Triad, offering a stable, middle-income consumer base supported by a diverse employment mix and strong regional connectivity. The city is home to approximately 117,000 residents, with a median household income of ~$62,000 and relatively affordable home values, supporting consistent demand for neighborhood retail.

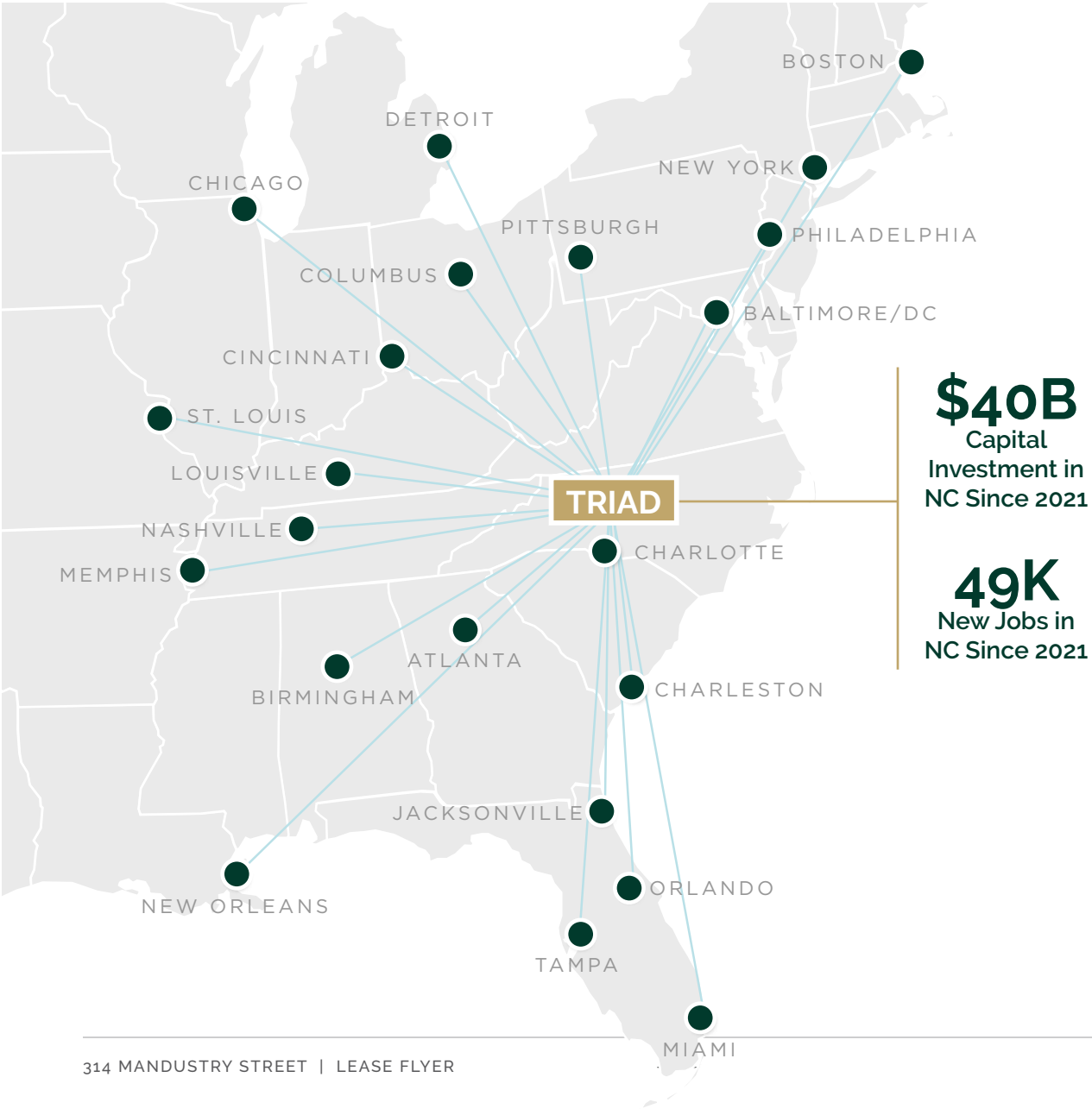
The local economy is anchored by manufacturing, logistics, healthcare, and education, with proximity to the I-85 corridor providing direct access to Greensboro, Winston-Salem, and broader Southeast distribution networks.

A key demand driver is High Point University, a growing private institution with ~6,000+ students, the majority of whom are from out-of-state, bringing incremental spending power to the market. Continued university expansion, combined with steady population growth and a balanced demographic profile, supports long-term retail demand and tenant stability.



Transportation & *Infrastructure*

50% of U.S. is within a 1-day Drive or 2-hour Flight



$40B
Capital Investment in NC Since 2021

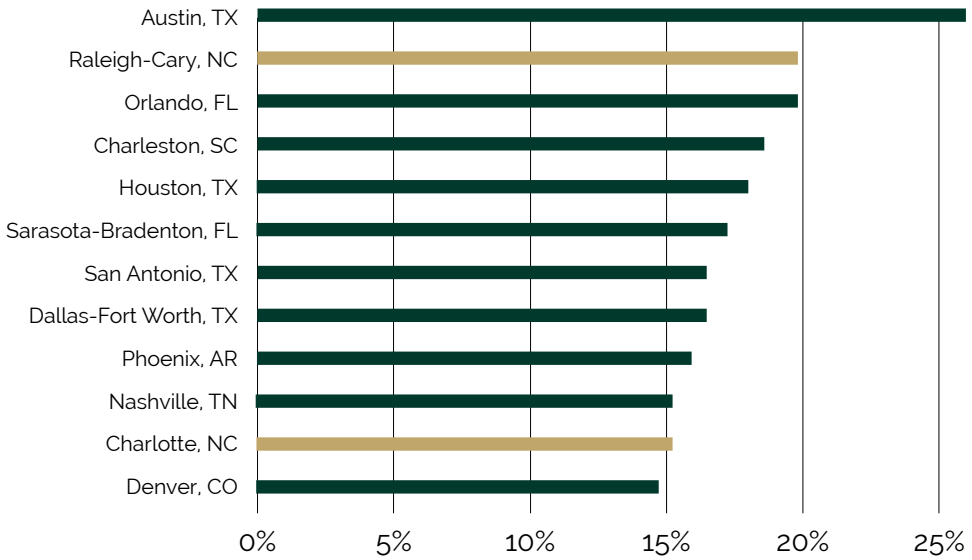
49K
New Jobs in NC Since 2021

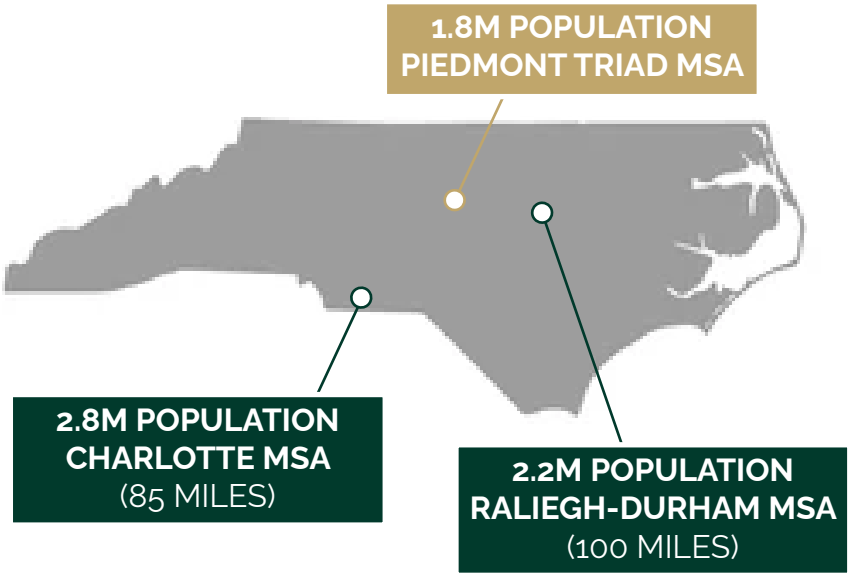
TRIAD ECONOMIC GROWTH

- **Project Titan Burlington Distribution Facility**
  $860M Investment | 500+ jobs
- **Blackstone Logistics Facility**
  $475M investment | 1M+ SF
- **Puroast Coffee Company Expansion**
  $1.5M investment | 44 new jobs
- **Hot Shots Distributing Relocation**
  $565,000 investment | 21 new jobs
- **AkzoNobel Wood Coatings Investment**
  $55M expansion
- **Ethnicraft North American Headquarters**
  New headquarters
- **Metal Works of High Point Expansion**
  20 new jobs
- **Volvo Group Investment**
  $41M investment in new HQ
- **Fitesa Business Expansion**
  $18M investment | 22 new jobs
- **Cambrex Manufacturing Facility Expansion** $30M investment | 78 jobs

High Growth *Sunbelt Market*

FASTEST GROWING US METRO AREAS (2010-2025)





2024 U-HAUL TOP STATES	
1	South Carolina
2	Texas
3	North Carolina
4	Florida

NORTH CAROLINA ACCOLADES

#1 Workforce In The Nation
CNBC (2023)

#1 Award For Investment And Job Creation
2022 & 2023 Platinum Shovel Award

#2 Best Business Climate
Site Selection Group 2023

#2 America's Top State For Business
CNBC (2024)

#3 Fastest Growing State
Us Census (2023)

TOYOTA

"We chose North Carolina for several reasons, including its extensive and well-maintained infrastructure, four international airports and two seaports, its consistent ranking as one of the top states to do business, its world-class education system, and importantly, its outstanding and diverse workforce."

Christopher Reynolds | VP of Corporate Resources, Toyota

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