

INDUSTRIAL BUILDING FOR SALE

1711 11TH AVENUE SW HICKORY, NC 28602



AERIAL



REGGER
COMPANY INC

UNIGEL

PREFERRED
MOWING CO.

3rd ROCK
PLUMBING
Make Life Better

11th Avenue SW

10th Avenue SW

16th Street SW

17th Street SW

Hwy 70

FILEWART
PRODUCTS

yandle-witherspoon
SUPPLY, INC.
Proudly Serving The Carolinas' HVAC Industry

Fister Fence
Fence & Masonry Etc.

D&L
PARTS COMPANY
Appliance



DETAILS

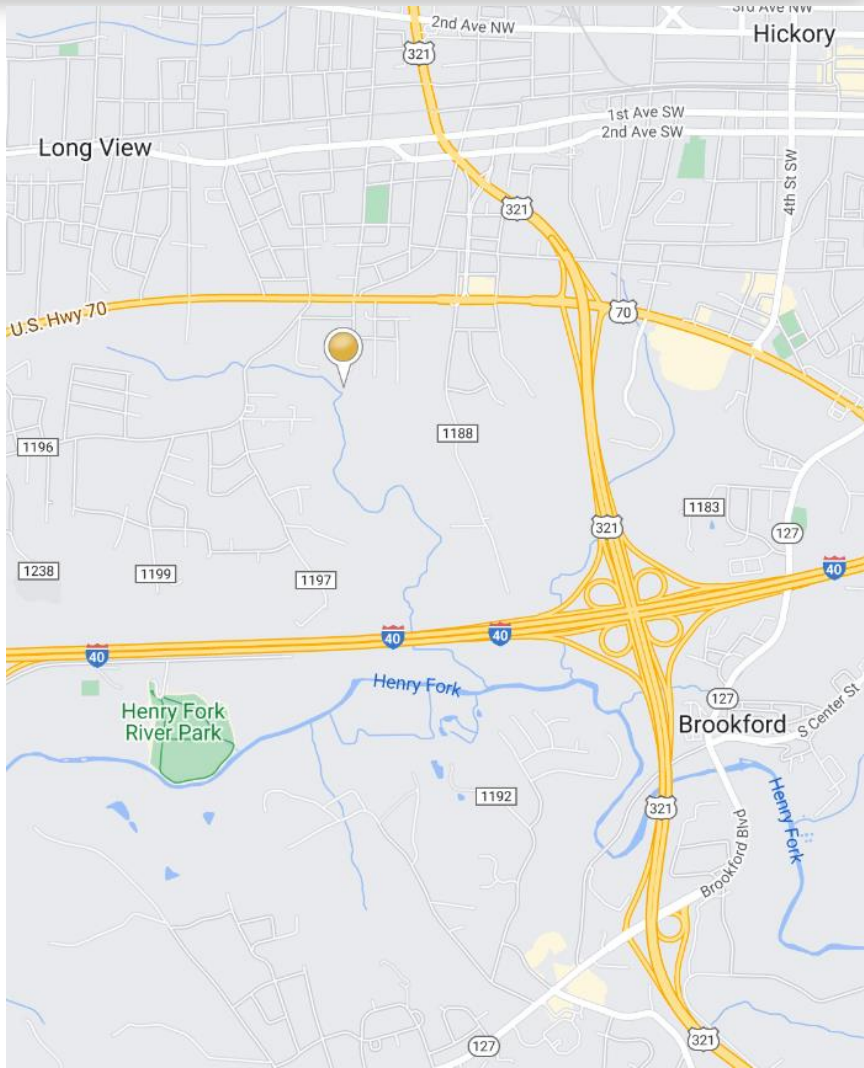
SPECIFICATIONS

Price:	\$1,900,000
SF:	61,600 +/-
Acres:	7.87 +/-
Zoning:	IND
Year Built:	1966

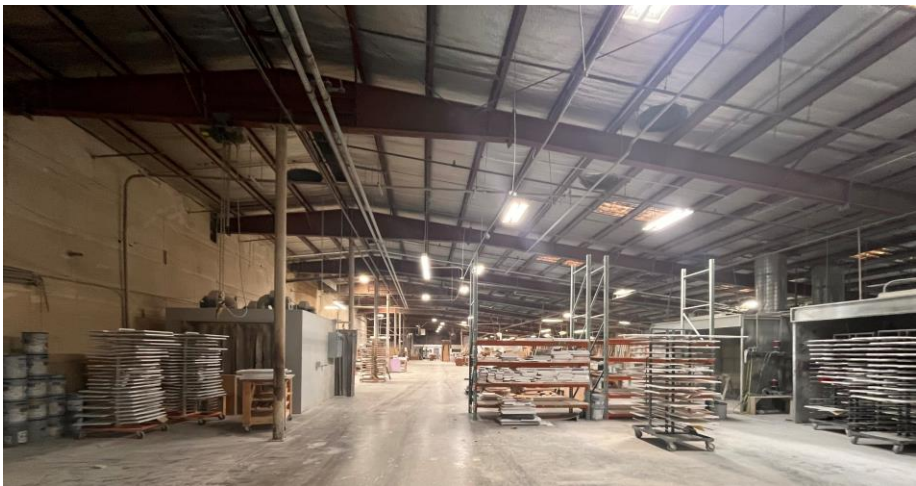
Manufacturing facility available in SW Hickory! Located just off Hwy. 70, convenient to Hwy. 321 and I-40. Building has 5 loading docks (1 ground level), new offices, and breakroom. Has phase 1, 2, and 3 environmental studies completed. Compressor lines in place and fully sprinkled. 20' gable roof in center.

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
Total Population	5,141	32,440	68,404
Total Household	2,182	13,822	28,682
Median Household Income	\$45,149	\$58,938	\$65,240
Total Employees	9,284	36,467	51,107



PICTURES





**FOR MORE
INFORMATION:**

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