

70K +/- SF INDUSTRIAL BUILDING I HICKORY, NC

585 11TH STREET NW HICKORY, NC 28601



SPECIFICATIONS

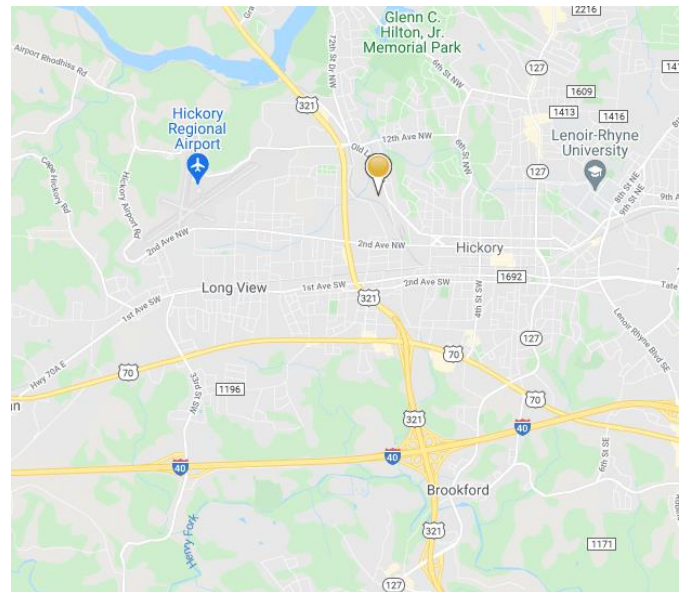
Price: \$875,000

SF: 70,000 +/-

Zoning: Industrial

Acres: 4.71 +/-

Industrial Building with character in the heart of Old Lenoir Rd!
Located on 4.7 Acres with 5 Dock doors and Ceiling Heights ranging from 9' – 12' clear. Concrete floors in majority of areas. Possible Redevelopment of property is worth pursuing due to the proximity of the City and River Walk. Rail access has been used in the past. Must see inside!



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Commercial Real Estate | Site Selection

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SITE

585 11TH STREET NW HICKORY, NC 28601



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Total Population	6,737	36,129	69,415
Total Households	2,790	15,763	29,034
Median Household Income	\$44,335	\$48,197	\$52,174
Total Employees	10,931	45,921	59,811

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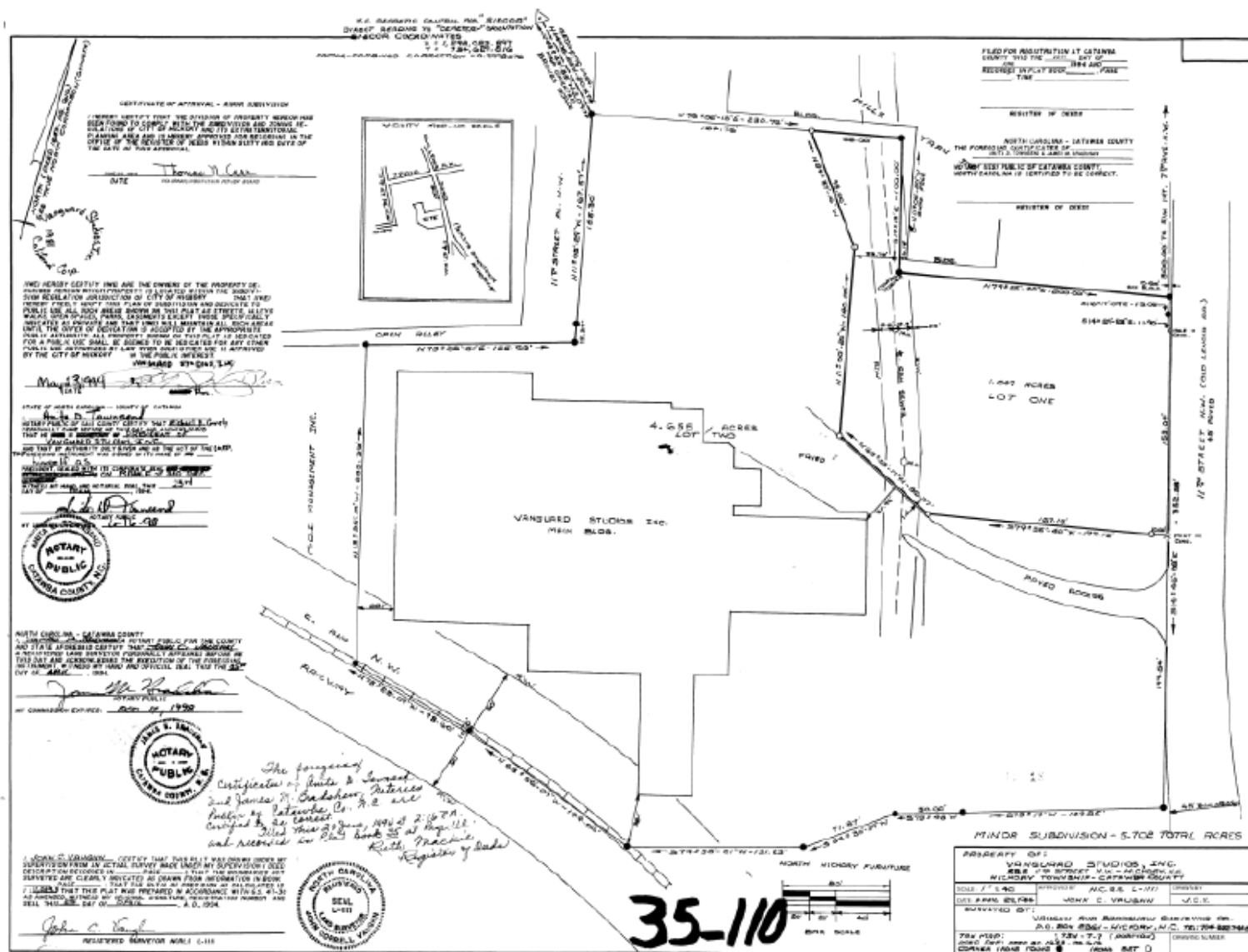
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PICTURES

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