

129K +/- SF WAREHOUSE FOR SALE

1530 16TH STREET NE HICKORY, NC 28601



AERIAL



16th Street NE (7,436 +/- CPD)

15th Avenue NE

16th Avenue NE

**Property lines not to scale

DETAILS



SPECIFICATIONS

Price: \$3,200,000

SF: 129,000 +/-

Zoning: IND

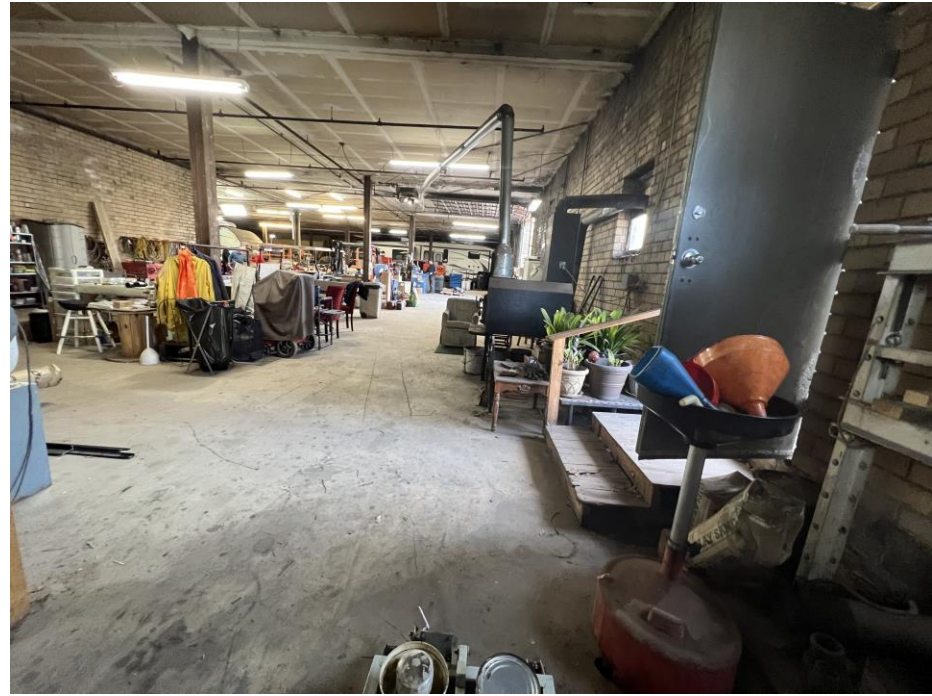
Acres: 4.64 +/-

Warehouse for sale in Hickory! Approximately 129,000+ SF of warehouse space on multiple levels with ground level access on each. Loading docks, ground level doors, sprinkled, and various ceiling heights throughout. There are month to month tenants in place including furniture warehousing, RV repair, motorcycle repair, and automobile repair. Portion of the property is gated. Tenants pay monthly rent plus electric. A portion of the roof was replaced approximately 7 years ago, and some repairs are needed on the remaining portion. City water and sewer. Please note that square footage is approximate.

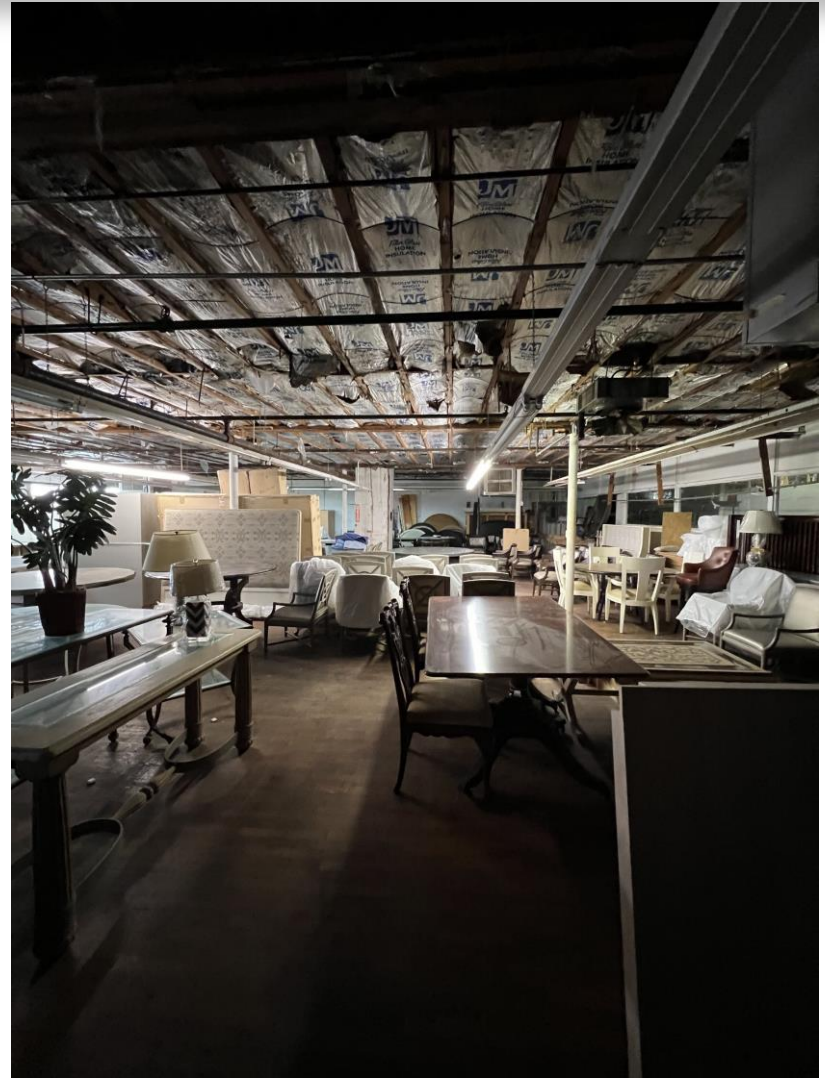
DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	7,796	41,656	72,741
Total Households	3,560	17,286	30,053
Median Household Income	\$44,747	\$55,144	\$59,774
Total Employees	3,116	35,525	57,358

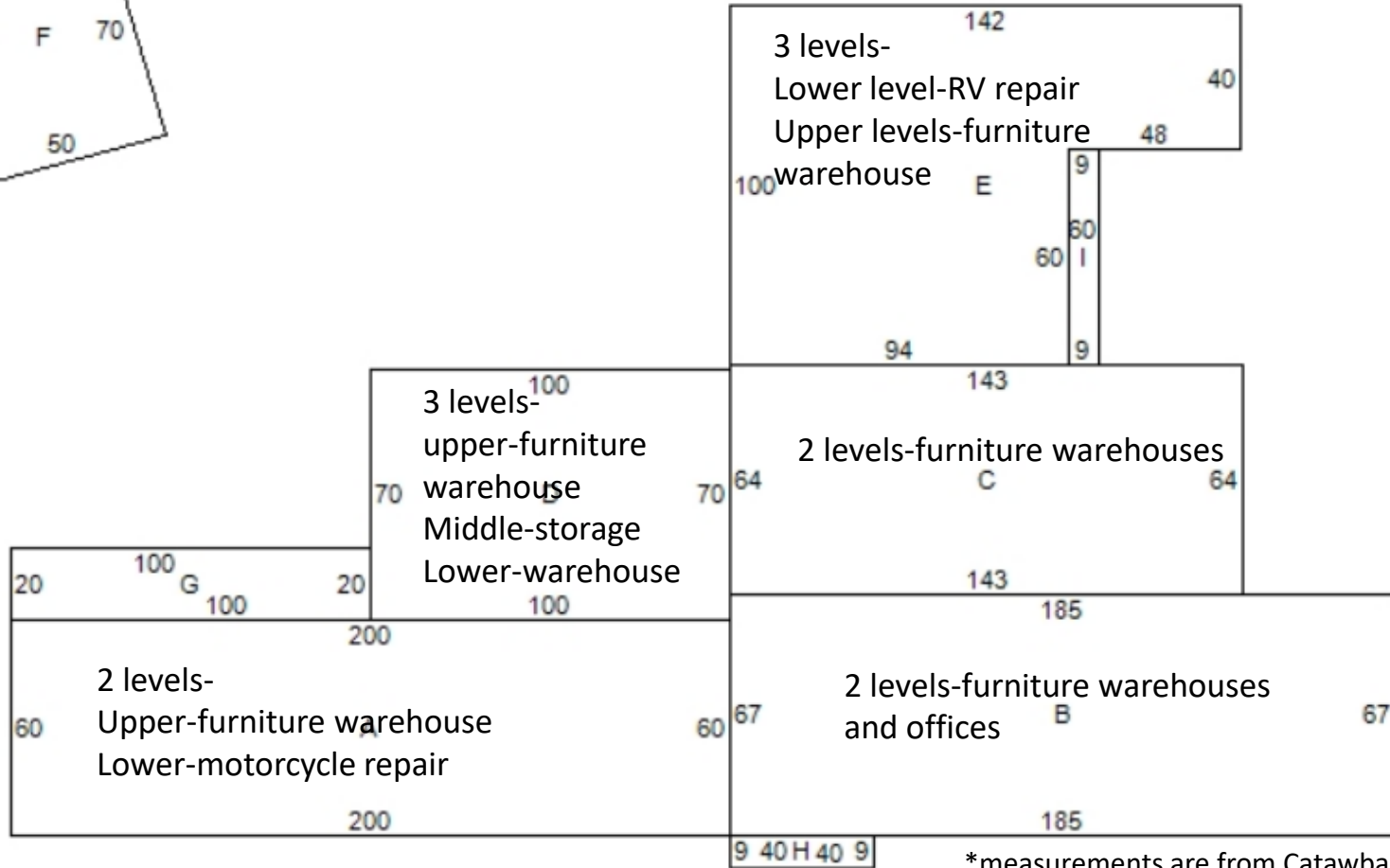
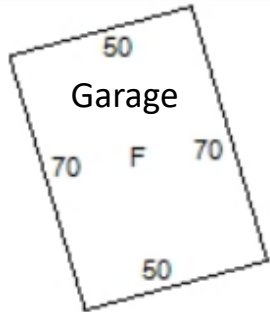
INTERIOR PICTURES



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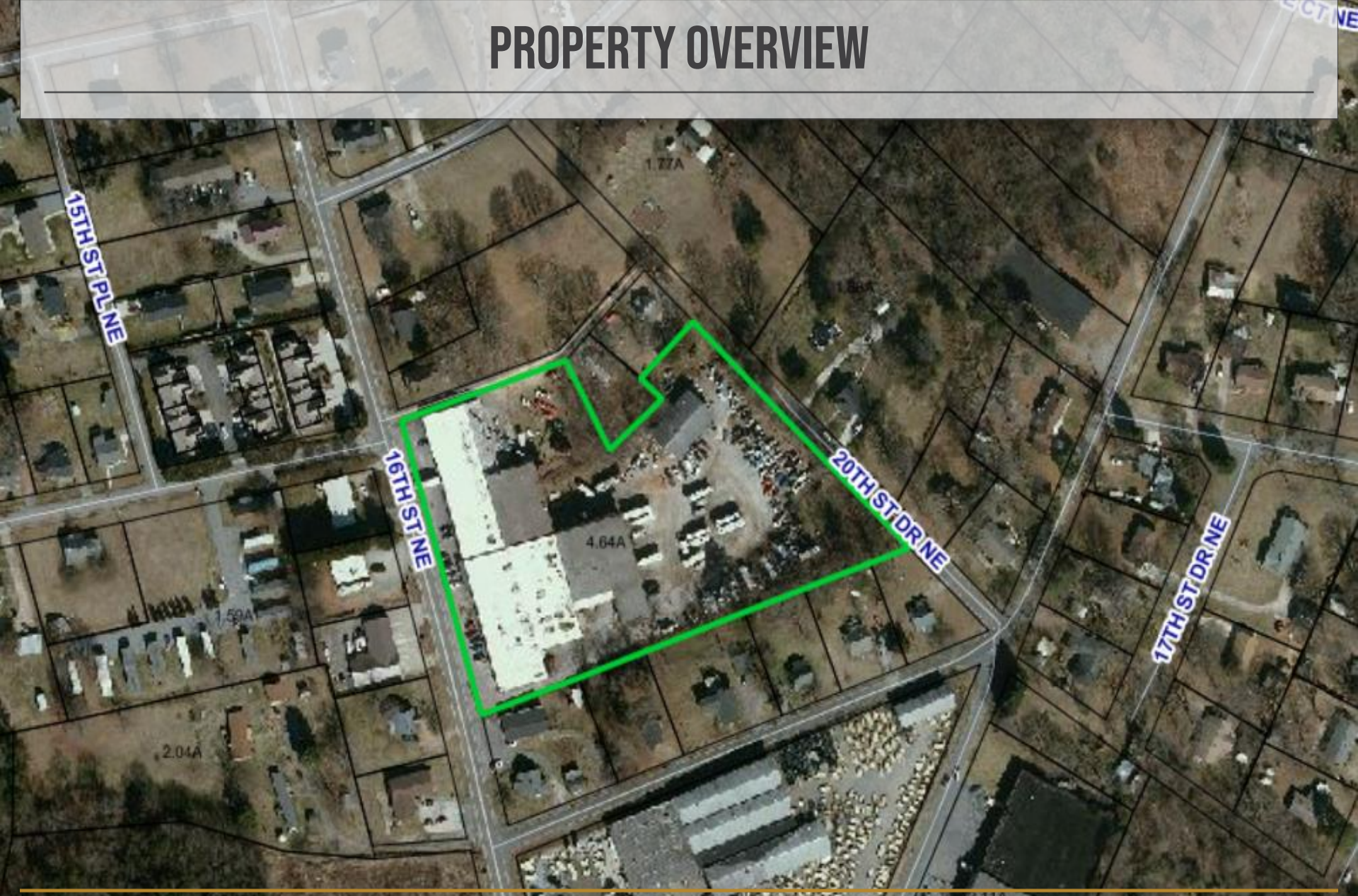


FLOORPLAN



*measurements are from Catawba County GIS

PROPERTY OVERVIEW



FOR MORE INFORMATION:

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COMMERCIAL FIRST



Commercial Real Estate

Site Selection

