

INDUSTRIAL/WAREHOUSE SPACES FOR LEASE

718 12TH STREET SW HICKORY, NC 28602



AERIAL



DETAILS

SPECIFICATIONS

Space A:	\$3,500/month – Upper Level with offices
Space B:	\$2,500/month – A portion of lower level (warehouse)
Acres:	1.02 +/-
Zoning:	C-2
Year Built:	1950

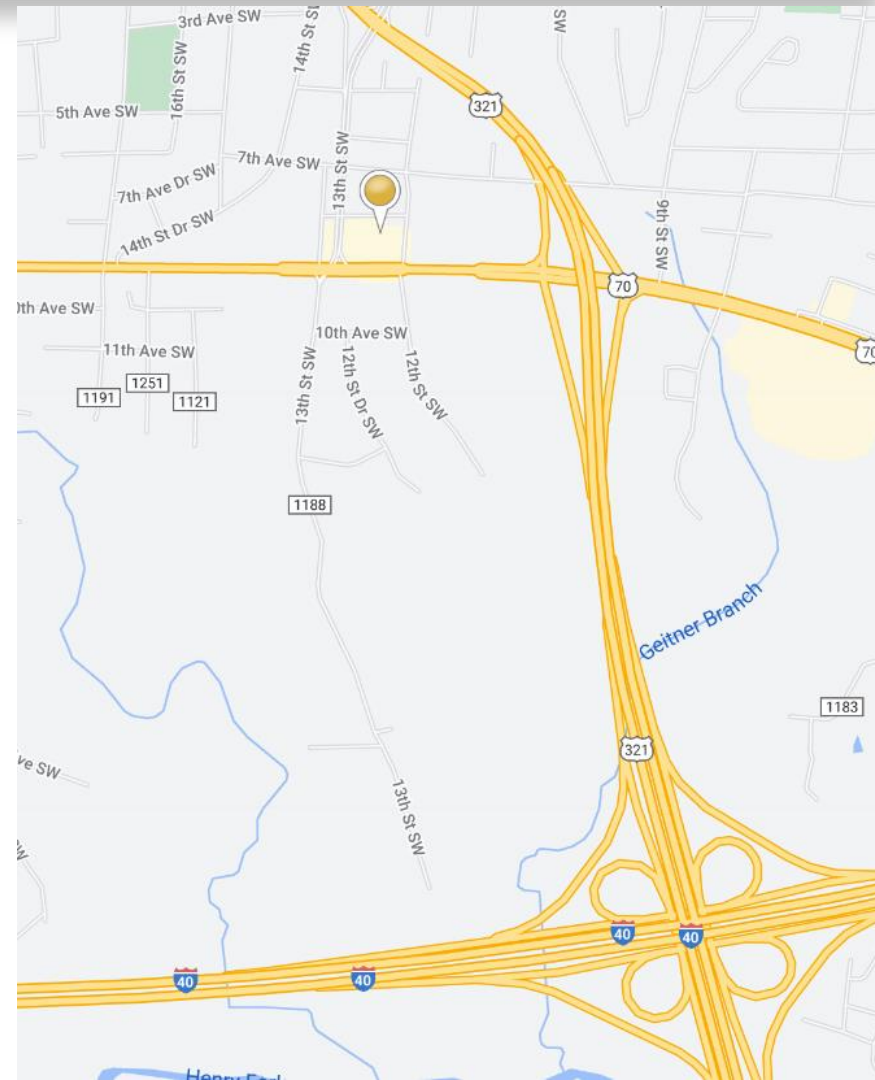
Recently renovated warehouse/industrial spaces available! Convenient to Hwy. 70, Hwy. 321, and I-40.

Suite 1: Offices and reception with beautiful windows fronting the space. The back area was a former hosiery mill with tons of character and wood floors, ceiling height is 9'. Space has 3-phase power and a dock for loading through double doors. Space has sprinkler system in place. Floors will be installed in the offices at lease signing based on tenant preferences.

Suite 2: Large open warehouse space with 12.5' ceilings at peak and 10x10 drive in door. Space has a storage area and 3 phase power.

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
Total Population	7,281	36,777	72,484
Total Household	2,878	15,948	30,186
Median Household Income	\$47,164	\$57,096	\$65,226
Total Employees	11,305	39,206	52,803



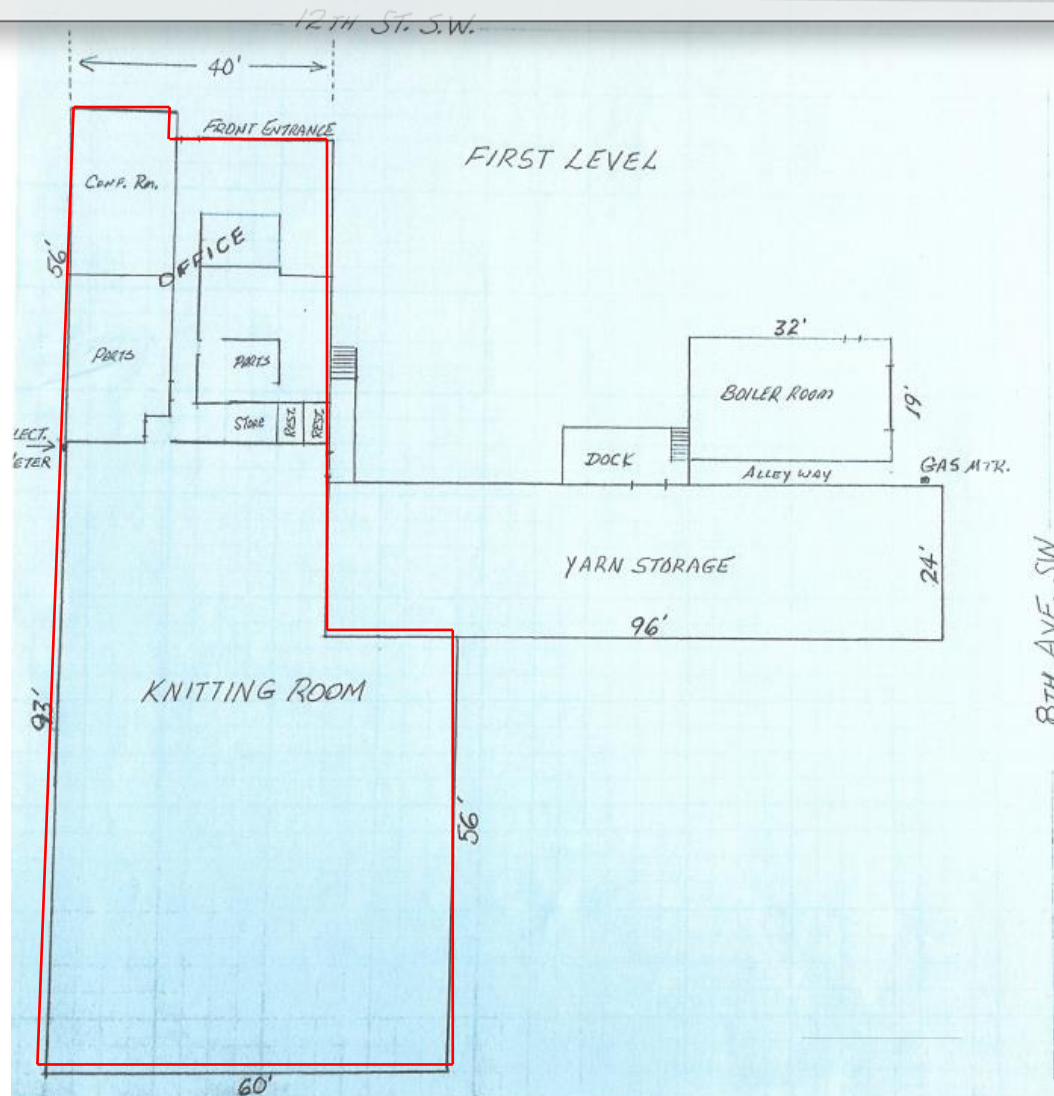
SUITE 1



SUITE 2

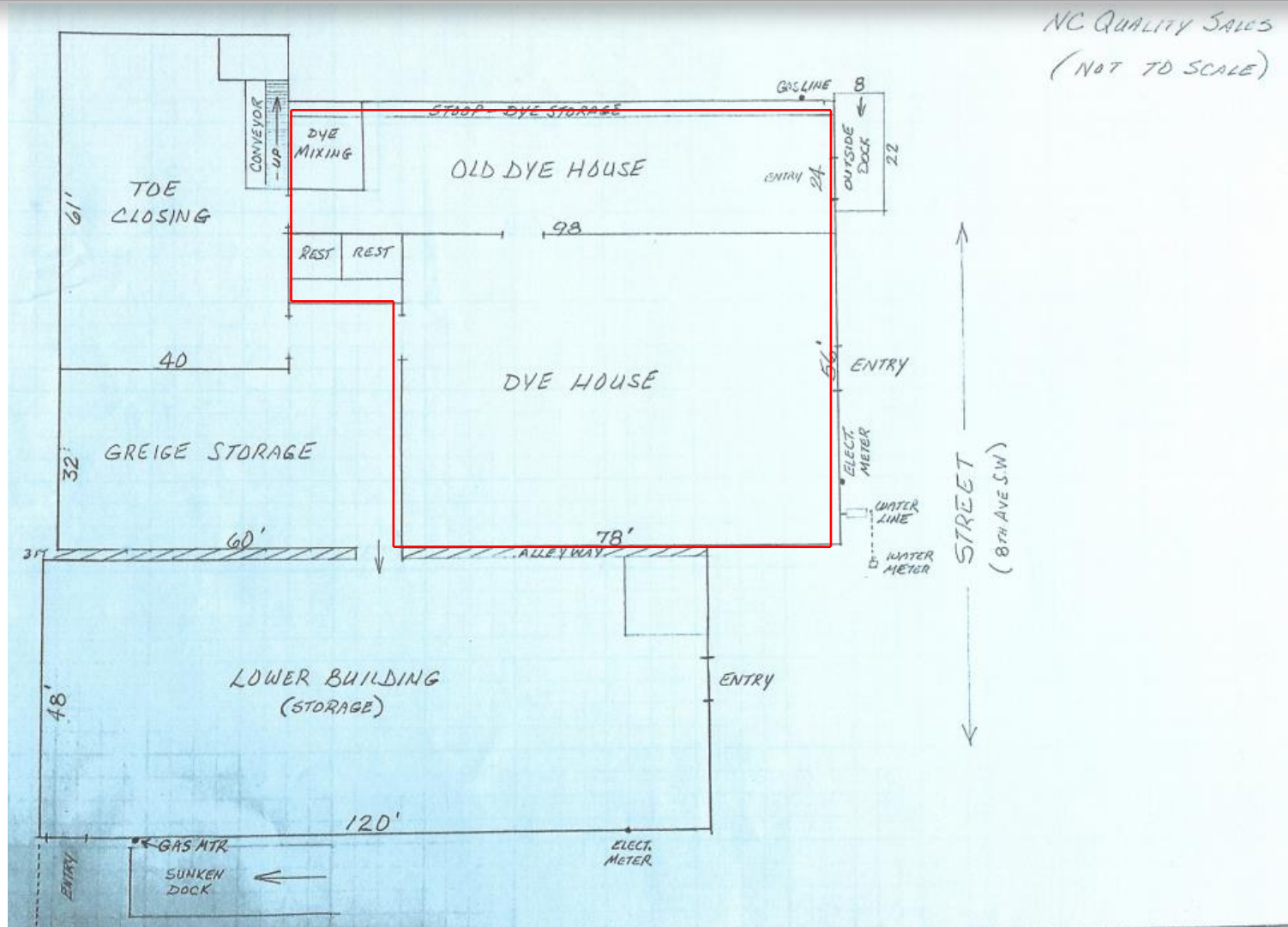


FIRST LEVEL FLOORPLAN



NC QUALITY SALES
(NOT TO SCALE)

LOWER-LEVEL FLOORPLAN





FOR MORE INFORMATION:

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