

# 100K + SF INDUSTRIAL BUILDING

3211 FALLING CREEK RD HICKORY, NC 28601



# AERIAL

29th Avenue (10,368 +/- CPD)



Falling Creek Rd  
(3,476 +/- CPD)

# DETAILS

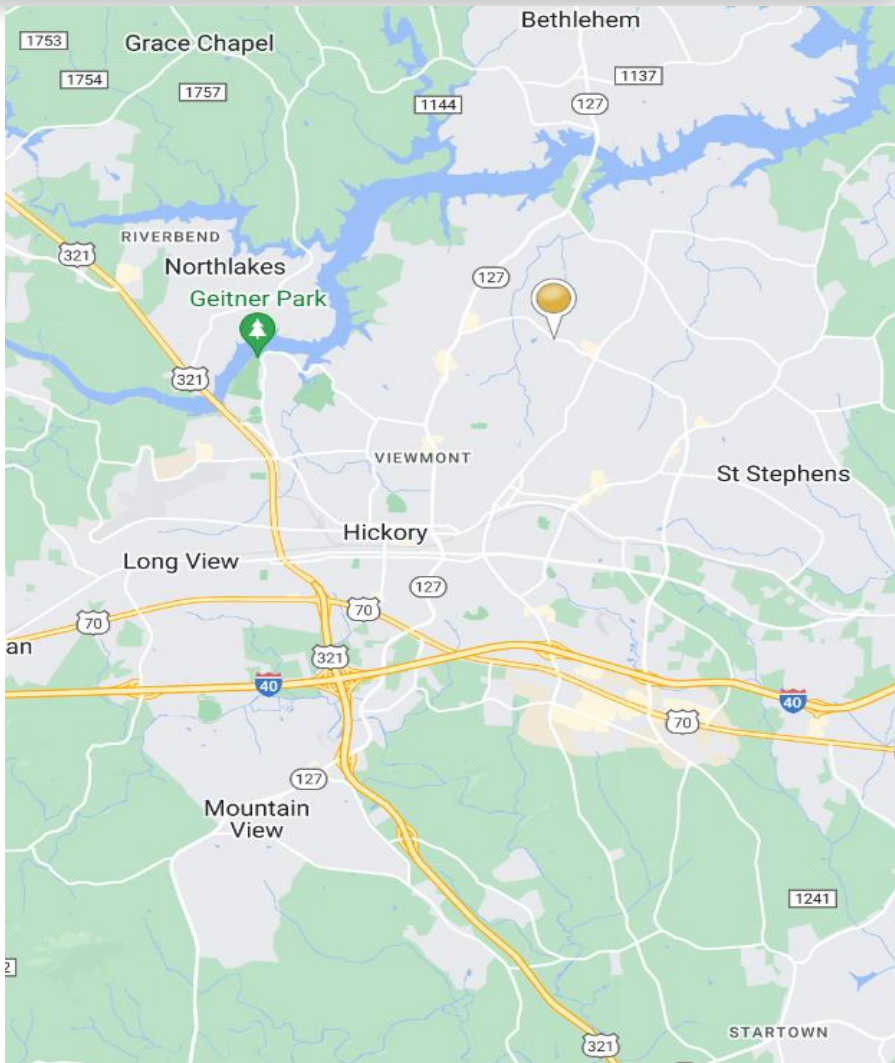
## SPECIFICATIONS

Lease Price:	\$4.25/SF NNN
SF:	32,000 +/- - 105,850 +/-
Acres:	5.26 +/-
Zoning:	IND
Year Built:	1963; Total Renovation in 2023
Ceiling Heights:	Upper: 10'5 Clear 9'4; Lower: 11'5 Clear 10'4

Completely renovated Warehouse space! This property sits in the heart of NE Hickory but is only two turns and 10 minutes away from I-40. Brand new roof, new electrical, gas fired unit heaters, new windows and doors, wet sprinkler system, and concrete floors on both levels. Parking Lot will be black topped with parking striped, landscaping, and an inviting front entrance. Dock doors are on all four sides. Will not last long!

## DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
Total Population	5,358	37,410	69,611
Total Household	2,404	15,886	28,835
Median Household Income	\$76,414	\$71,748	\$67,651
Total Employees	1,081	16,112	45,910



# EXTERIOR

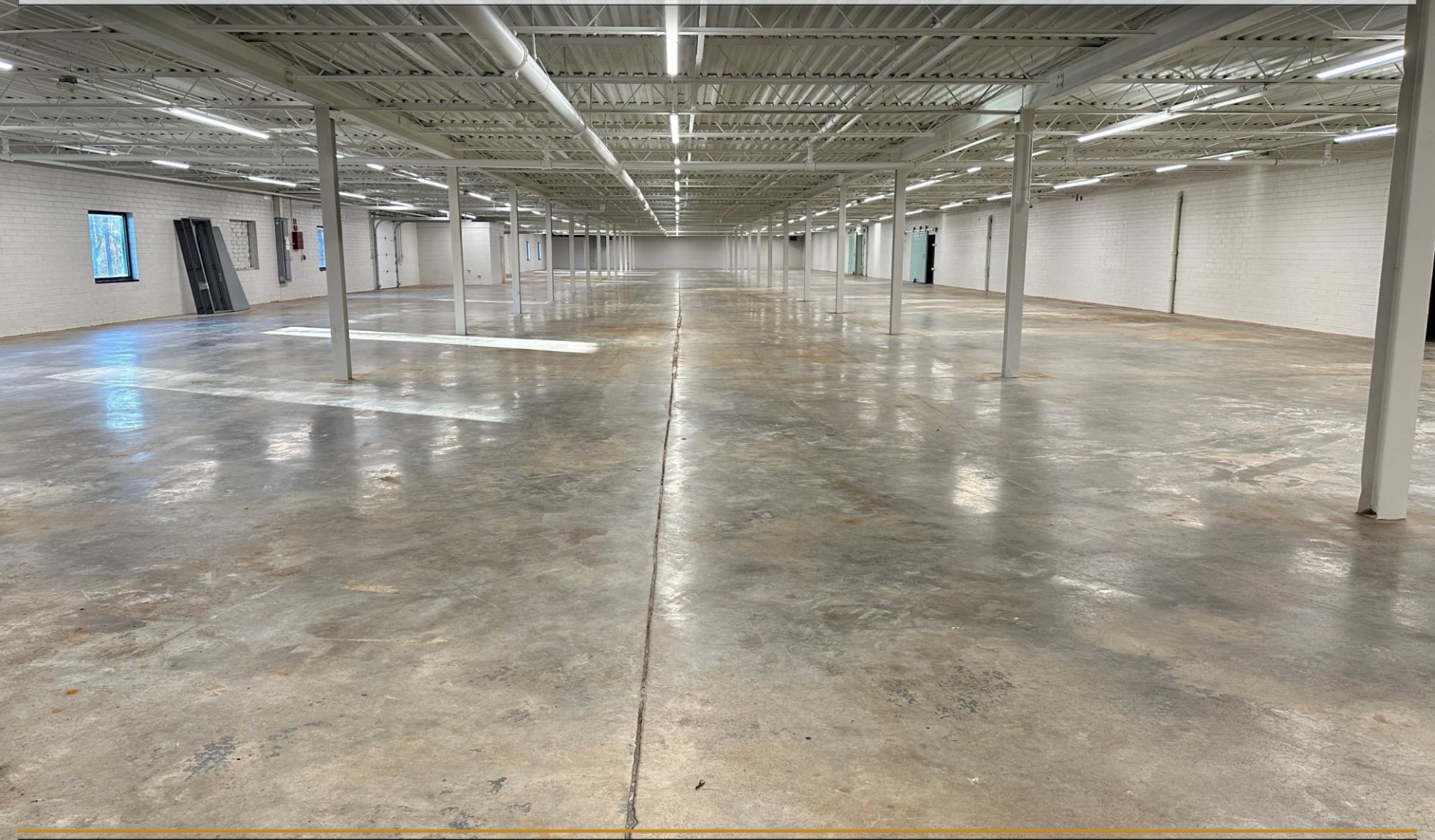
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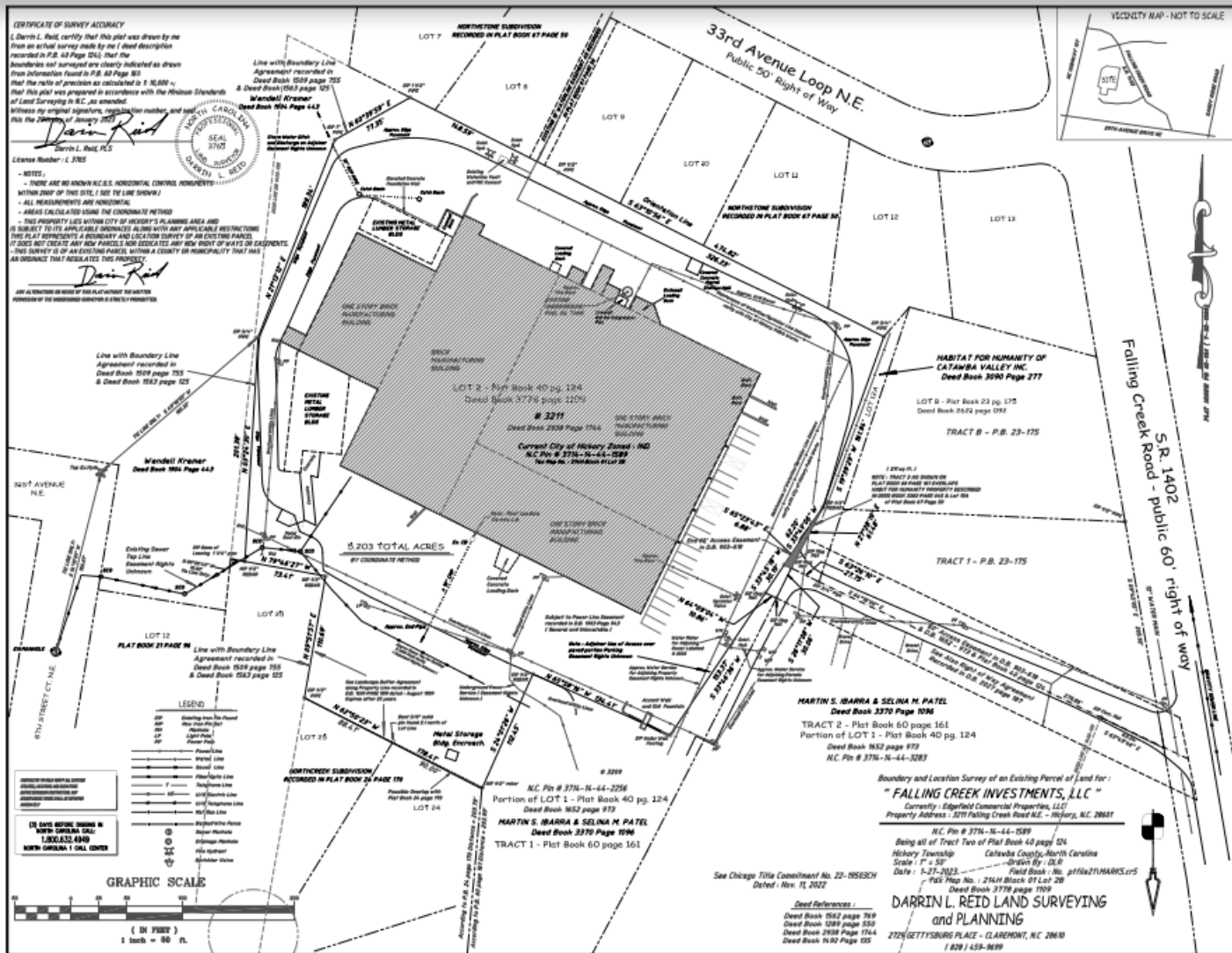
# INTERIOR



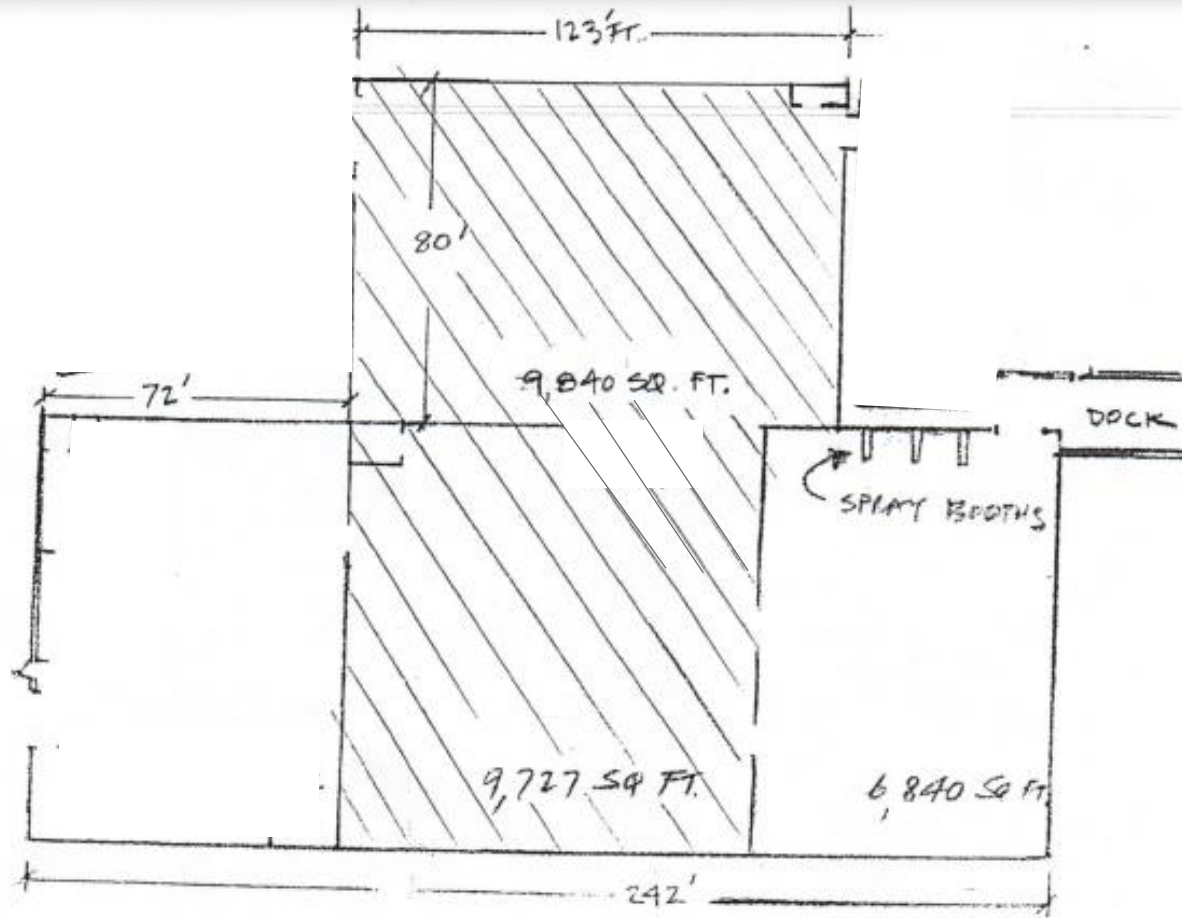
# INTERIOR



# SURVEY



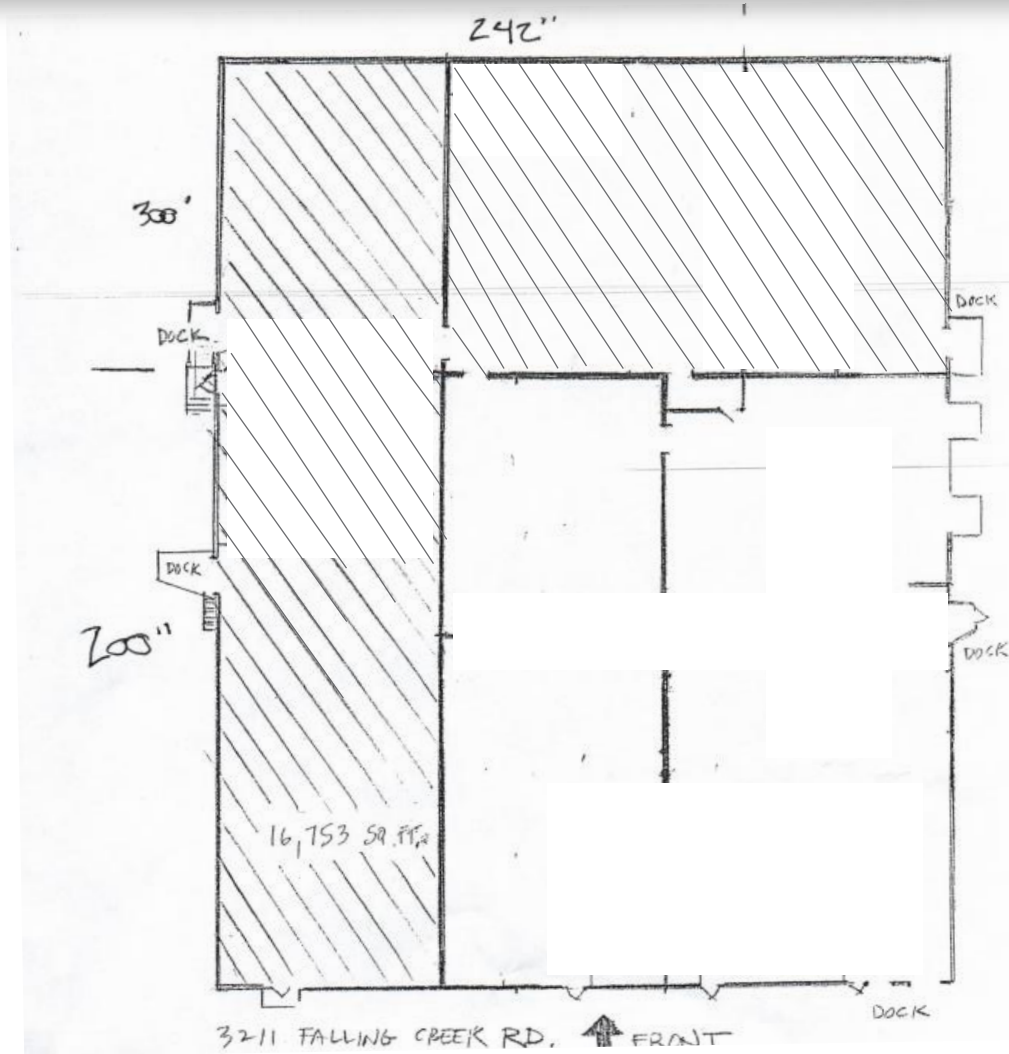
# LOWER-LEVEL FLOORPLAN




SCALE:  $\frac{1}{4}'' = 10'0''$



# UPPER-LEVEL FLOORPLAN



 35,353 +/- SF

 37,247 +/- SF

# MARKET OVERVIEW

## HICKORY, NC

Hickory is for doers and makers seeking a well-rounded community. Our city is a three-time All-American City and the regional hub of a metropolitan area of 365,376 people. Hickory and the metro area have strong transportation, utility, higher education, cultural, and workforce development networks that have produced a robust manufacturing base and extensive medical, retail, service, and residential development.





**FOR MORE  
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