

INDUSTRIAL/WAREHOUSE SPACE FOR LEASE

718 12TH STREET SW HICKORY, NC 28602



COMMERCIAL FIRST



AERIAL



DOLLAR TREE
BIG LOTS

HICKORY
BIBLE CHURCH

GRANITE
COUNTERTOPS

LONGVIEW
ELEMENTARY SCHOOL

ROSES

Wendy's

Hwy 321

Hwy 321

Hwy 70 SW

12th Street SW

DETAILS

SPECIFICATIONS

Price: \$3,500/month – Upper Level with offices

SF: 5,000 +/- (warehouse) 2,240 +/- (office)

Zoning: C-2

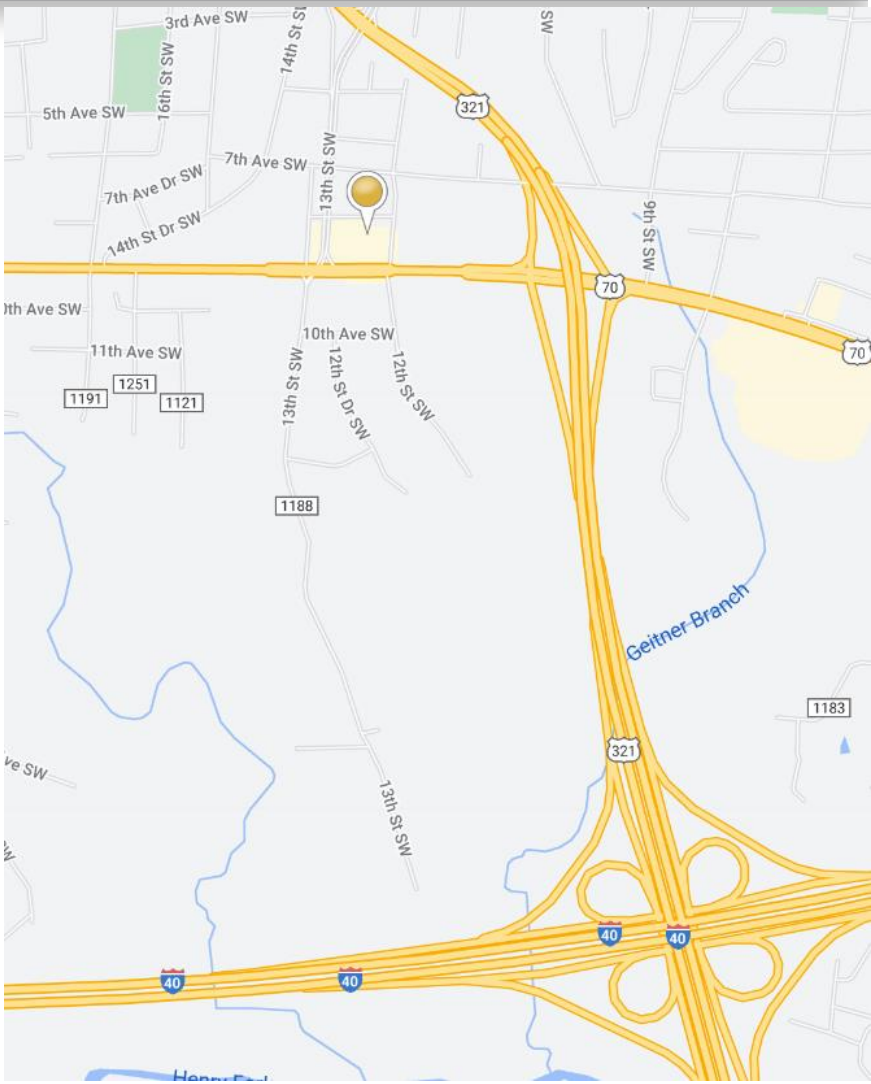
Year Built: 1950

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

Upper Level : 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.

DEMOGRAPHICS

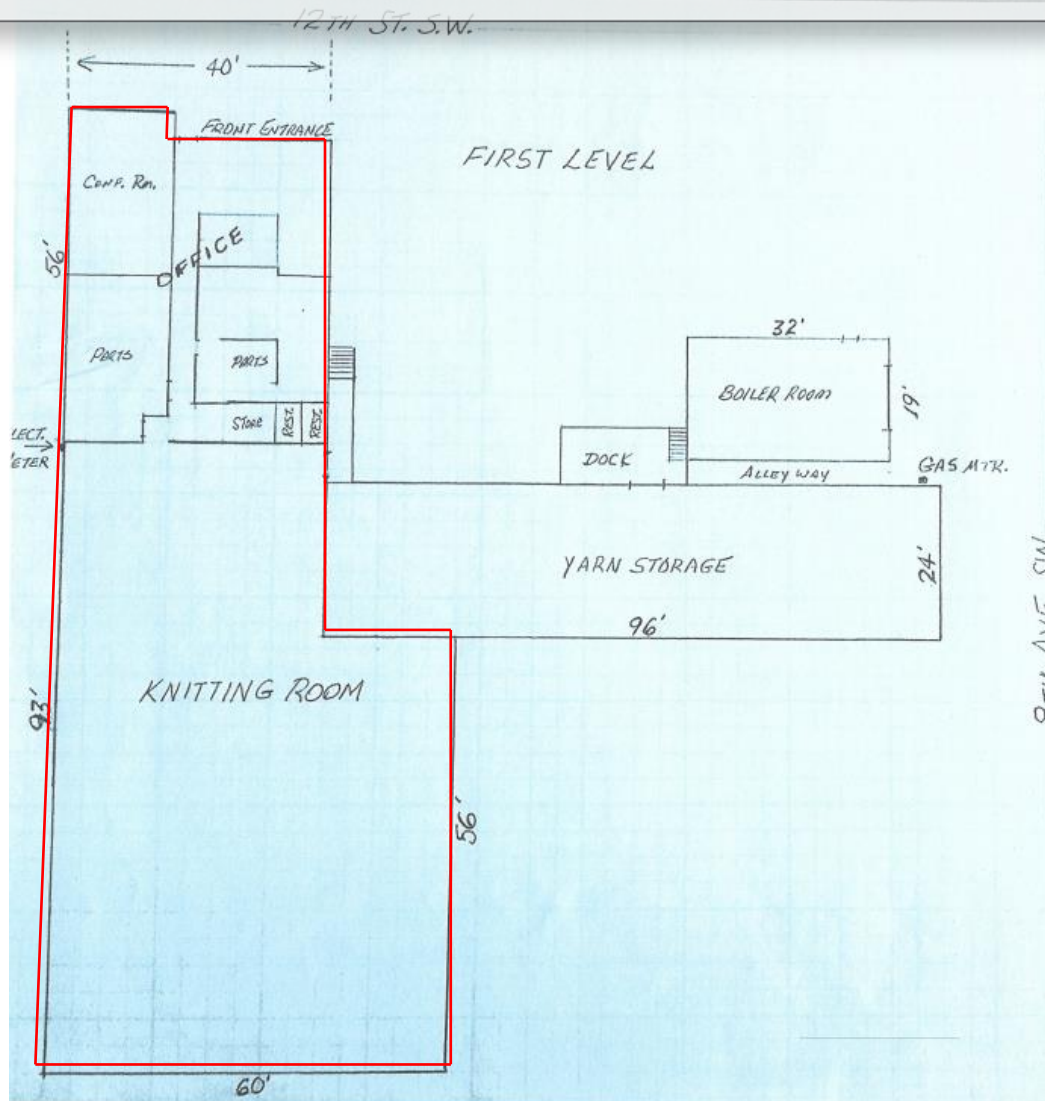
RADIUS	1 MILE	3 MILE	5 MILE
Total Population	7,281	36,777	72,484
Total Household	2,878	15,948	30,186
Median Household Income	\$47,164	\$57,096	\$65,226
Total Employees	11,305	39,206	52,803



INTERIOR PICTURES



FIRST LEVEL FLOORPLAN



NC QUALITY SALES
(NOT TO SCALE)



**FOR MORE
INFORMATION:**

Jenny Eckard
828.320.8989
jenny@commercialfirst.net

3031 N Center St.
Hickory, NC 28601

www.commercialfirst.net