

INDUSTRIAL BUILDING FOR LEASE

3280 20TH AVENUE SE NEWTON, NC 28658



AERIAL



Hwy 70 (18,800 +/- CPD)

TSC TRACTOR
SUPPLY CO

SUNBELT
plus

Fairgrove Church Rd

SHEETZ

Industrial Rubber
Specialties

WALLACE
PRINTING

COMMERCIAL



FIRST

DETAILS

SPECIFICATIONS

Price:	\$9,500/month NNN
SF:	20,000 +/- (*Catawba County GIS)
Zoning:	IND
Year Built:	1997

20,000 SF industrial building for lease in industrial park off Fairgrove Church Rd. Convenient to Hickory, Newton, and Conover and easily accessible from I-40. The building has 20' ceilings, is fully sprinkled, has 3-phase power, halogen lights, and newly built offices. It has 2 drive in doors and 2 dock doors. 5-year minimum lease term preferred.

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



FOR MORE INFORMATION:

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