

INDUSTRIAL/WAREHOUSE SPACE FOR LEASE

718 12TH STREET SW HICKORY, NC 28602



AERIAL



DETAILS

SPECIFICATIONS

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

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

Zoning: C-2

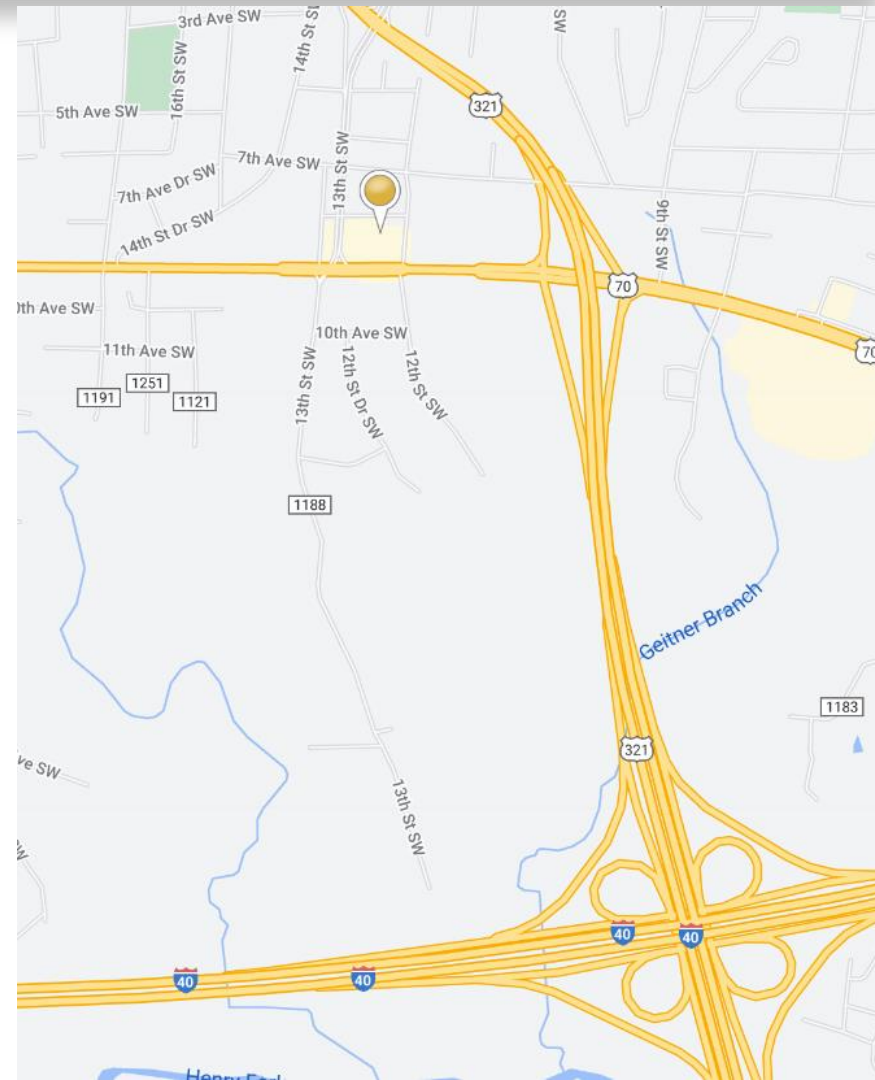
Year Built: 1950

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.

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



INTERIOR PICTURES



The floor plan shows two main warehouse areas and several smaller buildings. Warehouse A is a large rectangular building with a height of 41.85' and a width of 94.40'. It has a 9'9" max clearance, 8'10" clearance below beams, and 8' clearance below duct work. Warehouse B is a long rectangular building with a height of 26.3' and a width of 93.25'. It has a 7'10" max clearance and 6'8" clearance below beams. A detached building is located between Warehouse B and the main complex, with a width of 32.06' and a height of 13'. The main complex includes a reception area, three offices, two restrooms, and a storage area. The reception area has a width of 26.69' and a height of 14'. The storage area has a width of 14.75' and a height of 15.81'. The offices have widths of 12.18', 12.18', and 12.18'. The restrooms have widths of 5.97' and 5.97'. The storage area has a low clearance of 6'10". A ramp is located near Warehouse A, and a dock is located near Warehouse B. A red line highlights the perimeter of Warehouse A, Warehouse B, and the main complex.

Warehouse A
 9'9" Max Clearance
 8'10" Clearance Below Beams
 8' Clearance Below Duct Work

Warehouse B
 7'10" Max Clearance
 6'8" Below Beams

Detached Building

Main Complex:
 Reception
 Office
 Office
 Office
 Restroom
 Restroom
 Storage
 Low Clearance 6'10" Clearance

Other Labels:
 Dock
 Ramp
 COV DOCK
 14'11"



FOR MORE INFORMATION:

Jenny Eckard
828.320.8989
jenny@commercialfirst.net

3031 N Center St.
Hickory, NC 28601

www.commercialfirst.net