

INDUSTRIAL BUILDING FOR SALE/LEASE

107 7TH STREET NE HILDEBRAN, NC 28637



COMMERCIAL FIRST



AERIAL



DETAILS

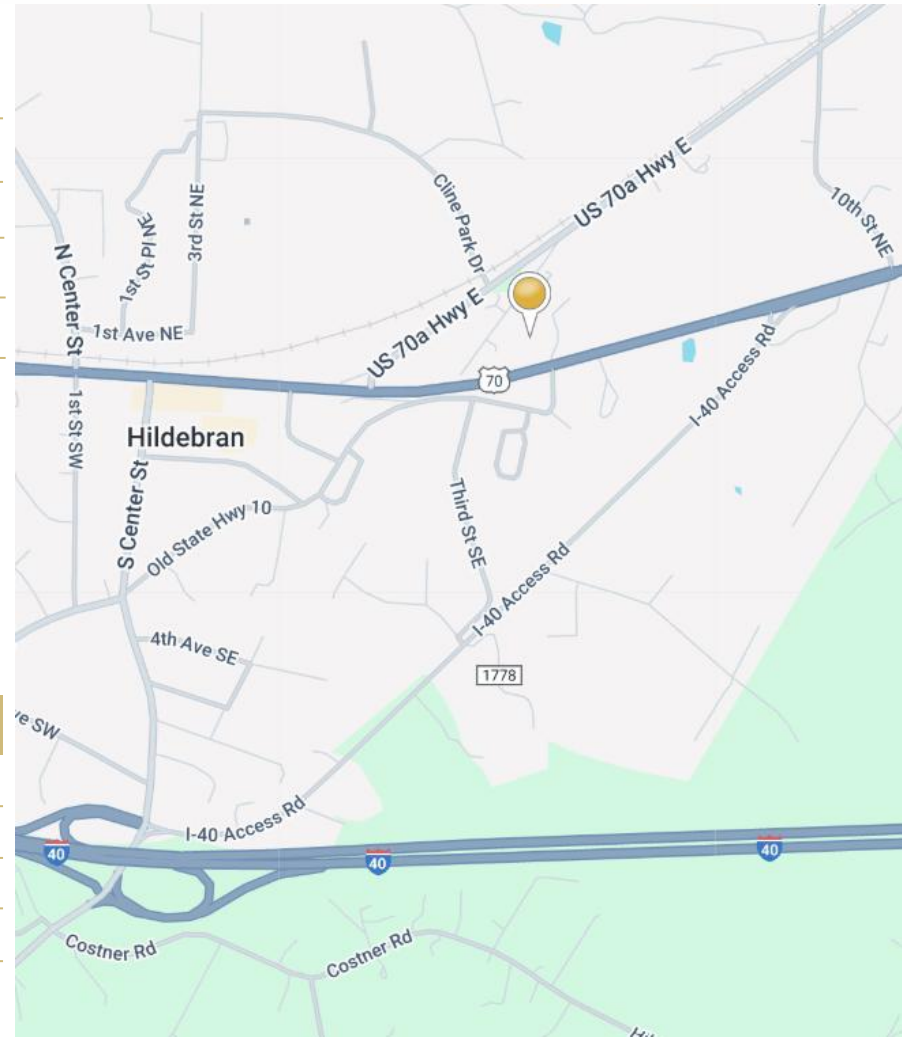
SPECIFICATIONS

Sales Price:	\$1,548,000
Lease Price:	\$4.50/SF NNN
SF:	22,788 +/-
Zoning:	H-B
Acres:	2.32 +/- (Building only: 1.79 +/- Acres)

Now available for sale or lease, this versatile building sits on 2 fully fenced acres and offers high ceilings, drive in and dock high doors and dedicated office space.

DEMOGRAPHICS

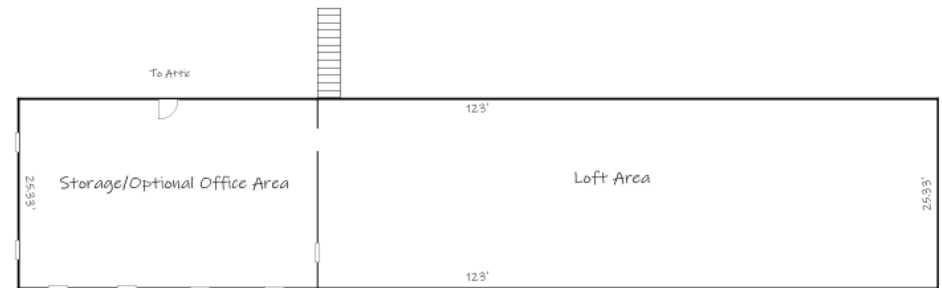
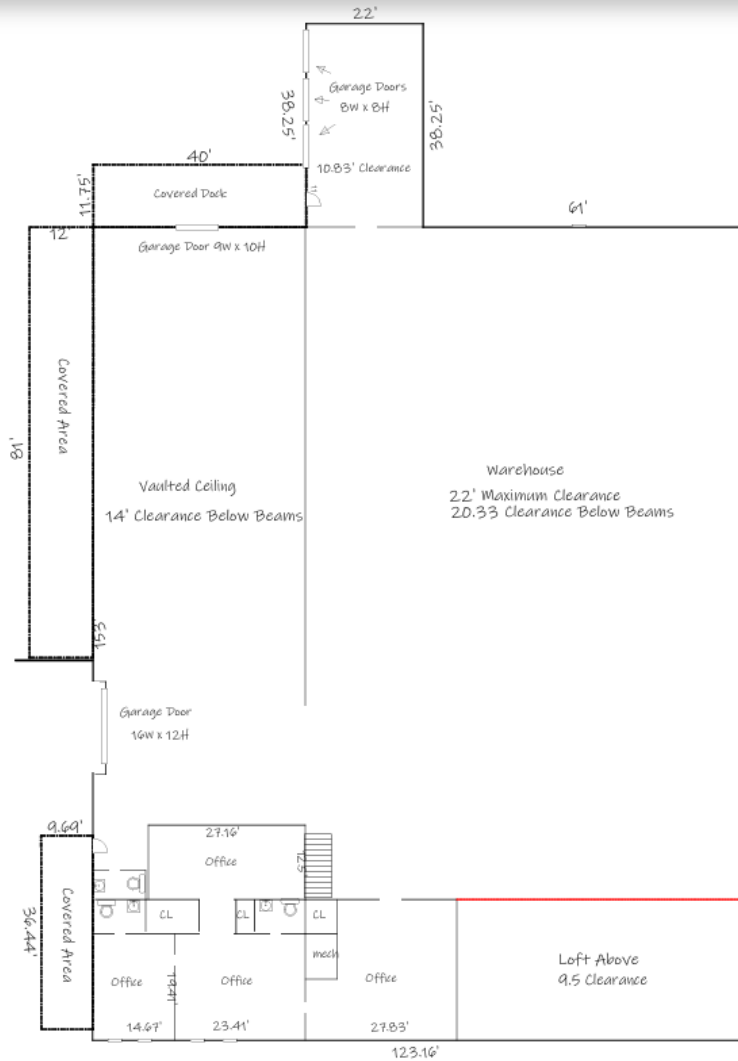
RADIUS	1 MILE	3 MILE	5 MILE
Total Population	7,281	36,777	72,484
Total Household	2,878	15,948	30,186
Median Household Income	\$47,164	\$57,096	\$65,226
Total Employees	11,305	39,206	52,803



INTERIOR PICTURES



FLOORPLAN





FOR MORE INFORMATION:

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