

# INDUSTRIAL BUILDING FOR LEASE

2010 SOUTHEASTERN INDUSTRIAL DRIVE NEWTON, NC 28658





# AERIAL

1 mile to I-40  
26 miles to I-77  
42 miles to I-85





# DETAILS

## SPECIFICATIONS

Price:	\$9.75/SF NNN
SF:	40,000 +/- (Expandable up to 100,000 +/- SF)
Ceiling Height:	28'
Year Built:	2024

Located in Fairgrove Business Park just off Hwy 70, this new construction Industrial facility built with concrete pre-cast panel walls is ideal for light manufacturing, packaging, or distribution. Roof is a mechanically attached TPO Roof with R-15 Insulation. Floor is 6" steel-reinforced slab with 35 pounds per cubic yard of 4D 65/60BG steel fibers. 1 hour to Charlotte Douglas International Airport.

### Utilities:

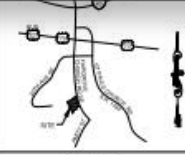
- City of Hickory – 4" Water line stubbed into building
- City of Hickory – 4" Wastewater line stubbed into building
- Duke Energy Service – Tenant to work with Duke Energy for their specific needs
- Piedmont Natural Gas – 4" Gas line adjacent to site



# CONCEPTUAL SITE PLAN

## SITE NOTES

1. SITE: 3721-154-1582 P/L 1582  
TOTAL SITE AREA: 35.43 ACRES  
2. SITE ADDRESS: FAIRGROVE CHURCH ROAD SE  
NEWTON, NC 28558  
3. PROPERTY ZONING: IND  
PROPOSED USE: INDUSTRIAL WAREHOUSE  
BUILDING USE: VACANT  
MAX. BUILDING: 80'  
4. AREA OF IMPROVEMENT: 45,000 S.F., DEPENDABLE TO 10,000 S.F.  
5. SETBACKS: FRONT BUILDING SETBACK = 30' FROM ROW  
SIDE BUILDING SETBACK = 15' FROM MONUMENTAL USE  
REAR BUILDING SETBACK = 30' FROM PL.  
SIDE STREET BUILDING SETBACK = 15' FROM ROW  
6. FLOOD FLOOD ZONE: 100-YEAR FLOOD DATE OBSOLETE  
THE PROPERTY IS NOT LOCATED IN A FLOOD FLOOD ZONE



VICINITY MAP

**LWE**

LATHAM-WALTERS  
ENGINEERING, INC.  
1000 N. W. 11th St.  
NORTHVILLE, NC 28558  
PHONE: 704-275-4343  
FAX: 704-275-4343



SOUTHEASTERN  
INDUSTRIAL  
SOLUTIONS, LLC  
200 WEST 1ST STREET  
WINTERMADE, NC 27151  
PHONE: 704-548-0812  
WWW.SI-SOLUTIONS.COM

FAIRGROVE INDUSTRIAL PARK  
40,000 S.F. BUILDING  
FAIRGROVE CHURCH ROAD SE NEWTON, NC 28558  
CONCEPTUAL SITE PLAN

## REVISIONS

PROJECT NO. 2020  
SCALE: 1"=40'  
DRAWN BY:  
CHECKED BY: A.B.  
DATE: 10/15/2020

SHEET NO.:

**C1.0**

PARCEL ID: 3721-154-1582  
CITY OF HICKORY  
CUL 2387 PG 1585  
PLAT BOOK 55 PAGE 158  
EX. ZONING: IND

PARCEL ID: 3721-154-1582  
CITY OF HICKORY  
CUL 2384 PG 1534  
LOT 10 - PLAT BOOK 55 PAGE 158  
EX. ZONING: IND

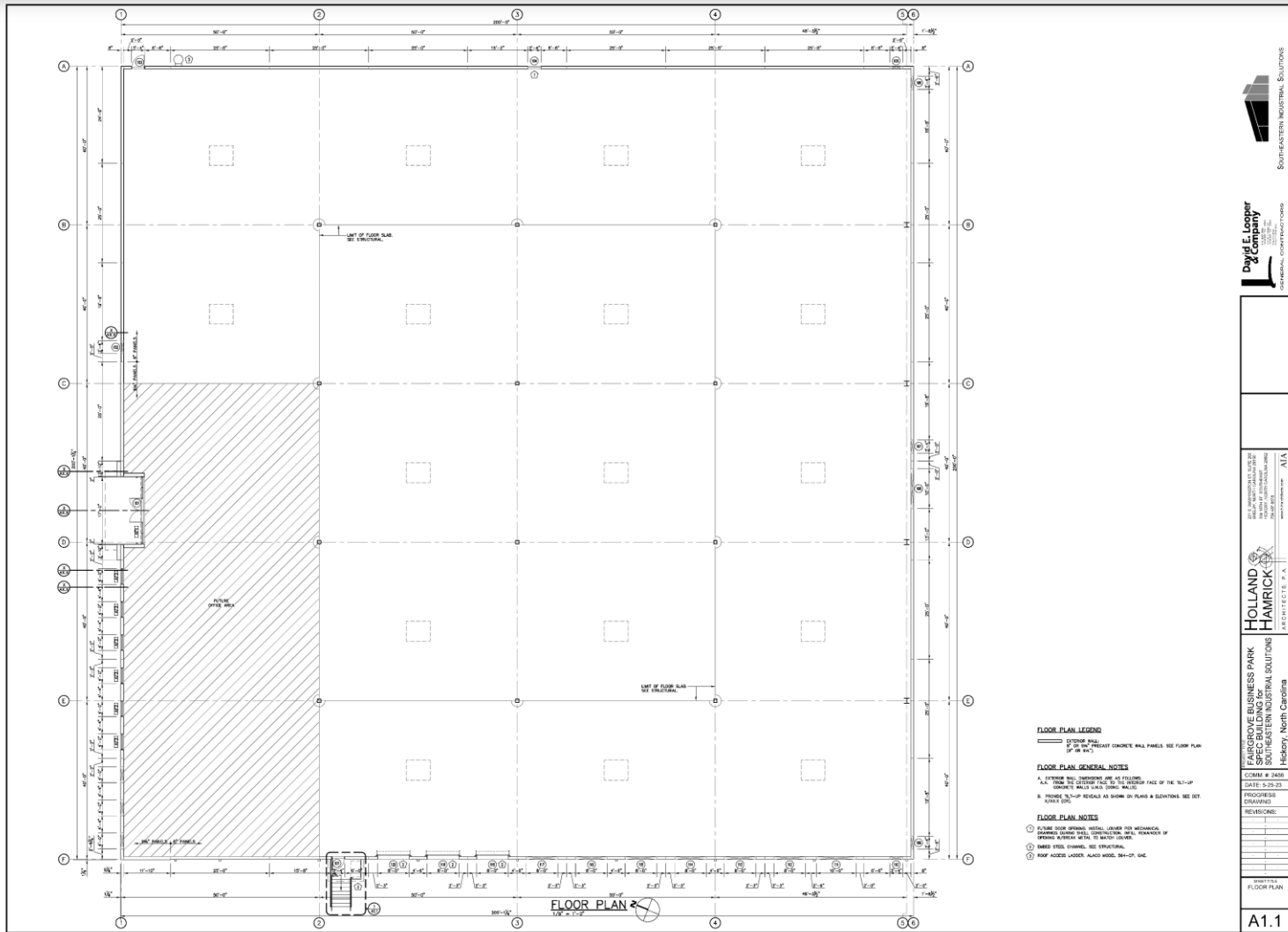
PARCEL ID: 3721-154-1585  
CITY OF HICKORY  
(SEWAGE COMPOST FACILITY)  
CUL 2387 PG 1585  
LOT 7 - PLAT BOOK 62 PAGE 148  
EX. ZONING: IND

## GRAPHIC SCALE



Know what's below.  
Call before you dig.

# FLOORPLAN

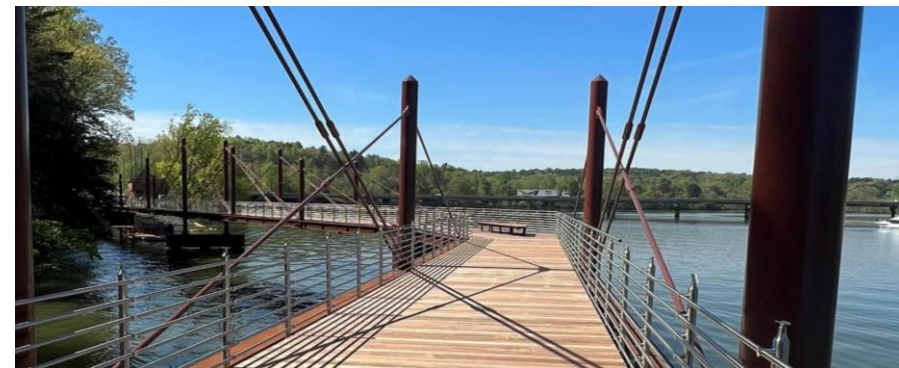




# MARKET OVERVIEW

## 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 INFORMATION:**

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[www.commercialfirst.net](http://www.commercialfirst.net)