

# INDUSTRIAL SPACE FOR LEASE IN HILDEBRAN

236 39<sup>TH</sup> STREET SW HICKORY, NC 28602



COMMERCIAL FIRST





# EXTERIOR





# DETAILS

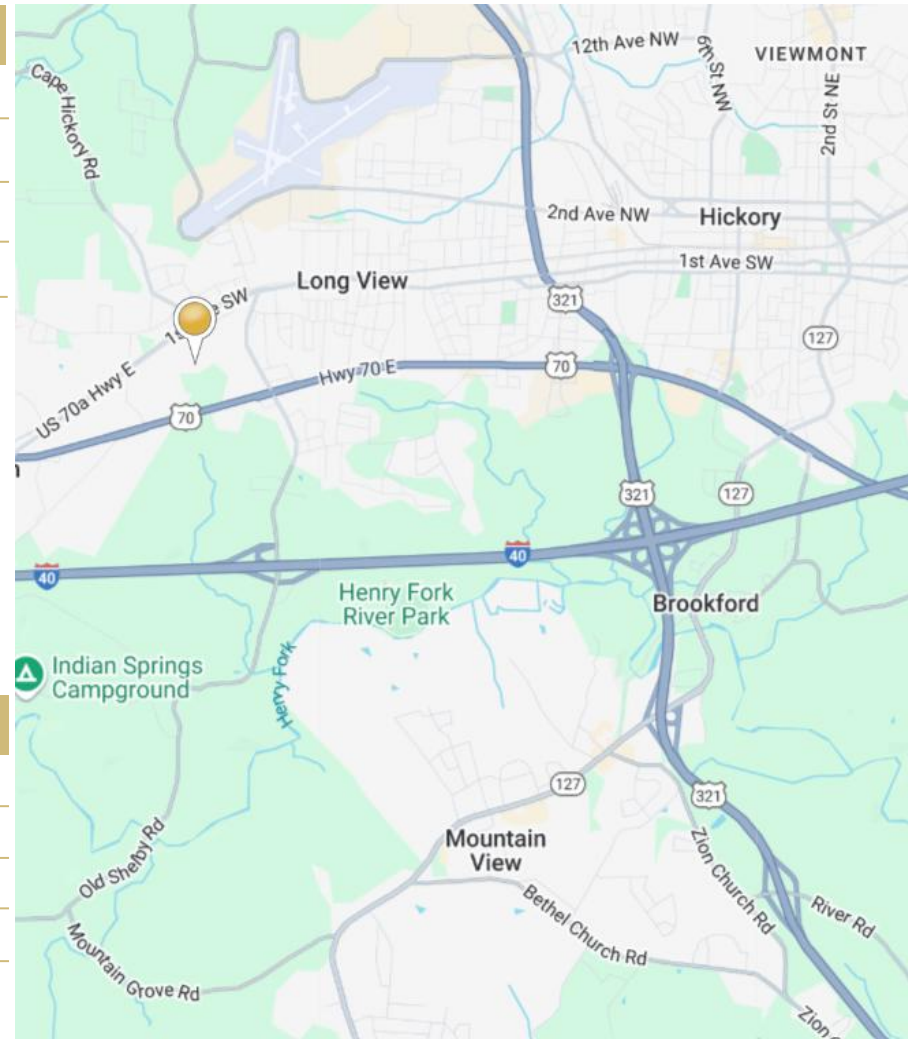
## SPECIFICATIONS

Price:	\$3,500/month NNN
SF:	8,340 +/-
Acres:	.92 +/-
Zoning:	C-5

This building provides 8,340 sq ft of industrial/warehouse space. The location offers easy access to both Highway 70 and Interstate 40. This site has ample parking, office space, 14'-18' feet ceiling heights and 14' roll up drive in doors. Exterior up-fit available under certain lease terms.

## DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
Total Population	4,938	20,072	41,103
Total Household	1,954	8,116	16,379
Median Household Income	\$58,375	\$62,629	\$62,220
Total Employees	3,170	13,796	29,253

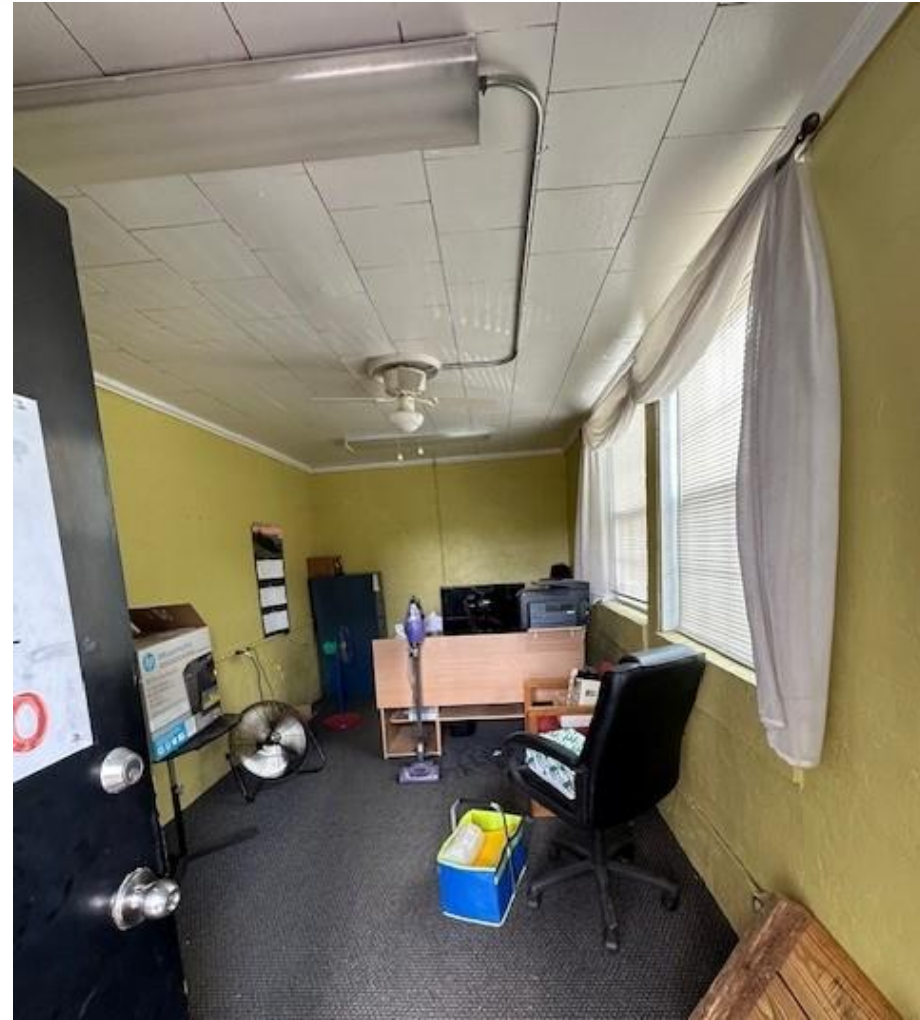
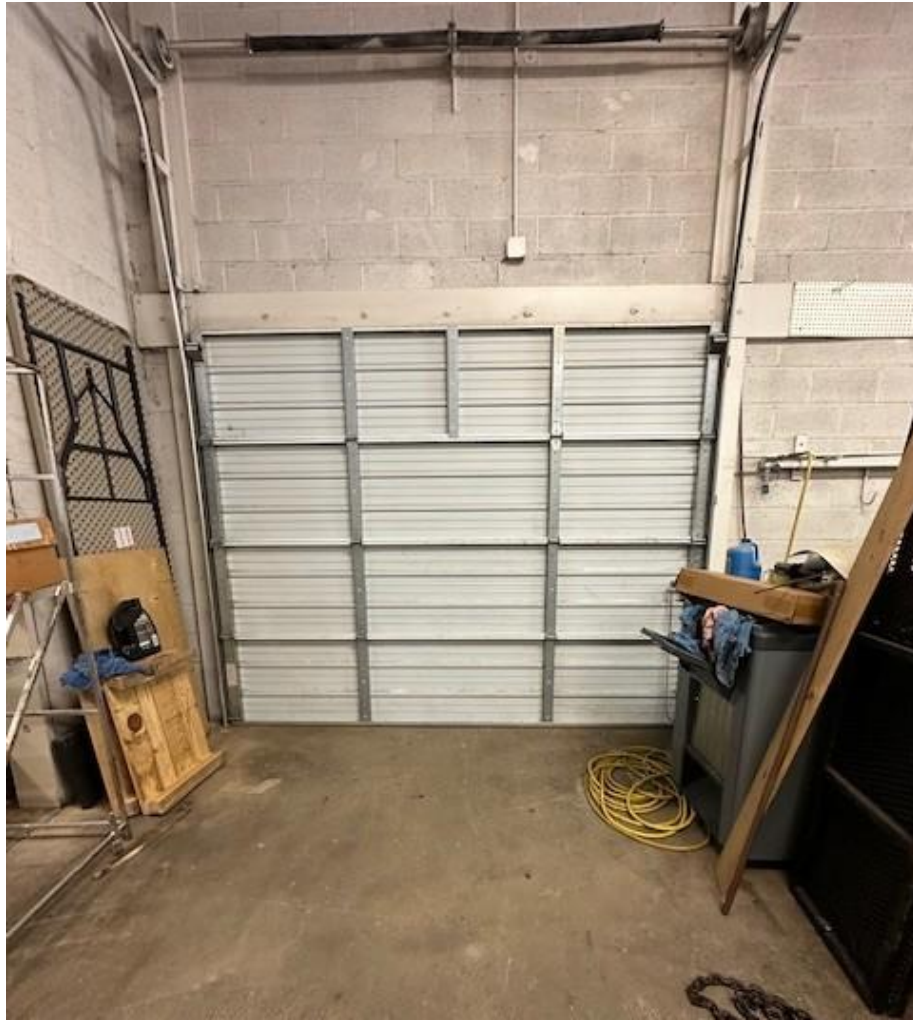


# INTERIOR





# INTERIOR







## FOR MORE INFORMATION:

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