

## **AERIAL**



### **DETAILS**

#### **SPECIFICATIONS**

**Price:** \$2.00/SF for lease OR \$895,000

**SF:** 34,500 +/-

Acres: 4.27 +/-

Zoning: IND

Ceiling Height: 12'5"

34,500 +/- sf building in Valdese for sale or lease on over 4 acres. Building is fully sprinkled, gated, has new lighting and a new roof installed in the summer of 2023. Ceiling height is 12'5".

#### **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

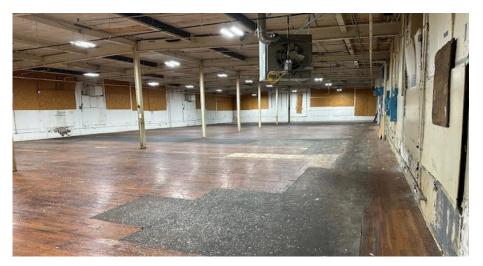


# **INTERIOR PICTURES**













# FOR MORE INFORMATION:

Shana White 828.446.3404 shana@commercialfirst net

3031 N Center St. Hickory, NC 28601

www.commercialfirst.net