

INDUSTRIAL BUILDING FOR SALE/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

Sales Price:	\$6,900,000
Lease 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:

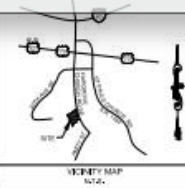
- City of Hickory – 4" Water line stubbed into building
- City of Hickory – 4" Wastewater line stubbed into building
- Duke Energy Service – Tenant to work with Duke Energy for their specific needs
- Piedmont Natural Gas – 4" Gas line adjacent to site



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: WITH NEIGHBORLY DATE OBSOLETE
THE PROPERTY IS NOT LOCATED IN A FLOOD FLOOD ZONE



LWE

LATHAM-WALTERS
ENGINEERING, INC.
201 W. 10TH ST., SUITE 100
NORTHVILLE, NC 28558
PHONE: 706.459.8144
FAX: 706.275.4312



SOUTHEASTERN
INDUSTRIAL
SOLUTIONS, LLC
201 WEST 10TH STREET
NORTHVILLE, NC 28558
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FAIRGROVE INDUSTRIAL PARK
40,000 S.F. BUILDING
FAIRGROVE CHURCH ROAD SE NEWTON, NC 28558
CONCEPTUAL SITE PLAN

REVISIONS

PROJECT NO. 2024
SCALE: 1"=40'
DRAWN BY:
CHECKED BY: A.B.
DATE: 10/15/2024

SHEET NO.:

C1.0

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

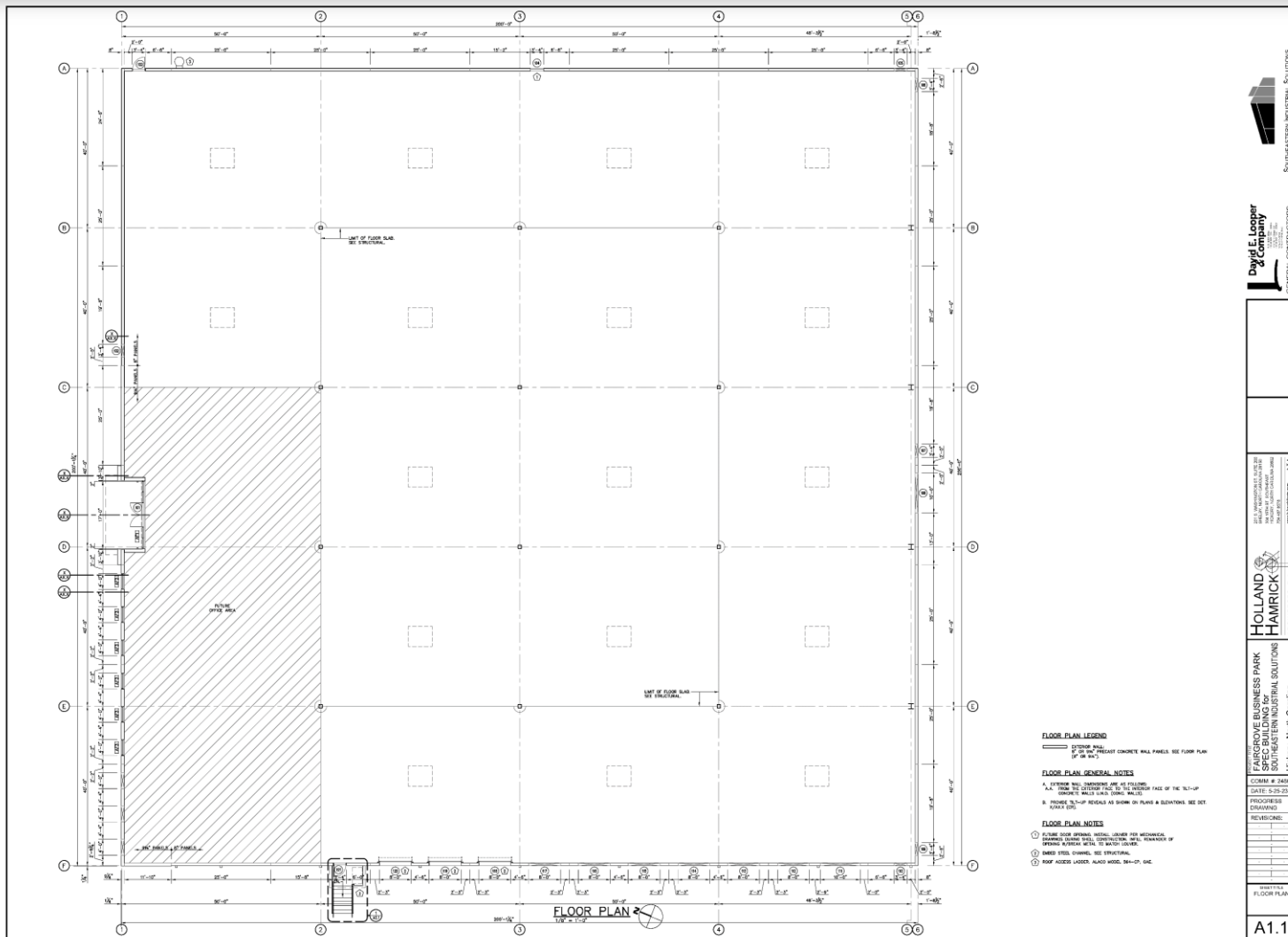
PARCEL ID: 3721-154-1582
CITY OF HICKORY
CUL 2384 PG 1534
LOT 10 - PLAT BOOK 55 PAGE 158
EX. ZONING: IND

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



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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