

72K SF INDUSTRIAL BUILDING FOR SALE/LEASE

1100 11TH AVENUE BLVD. SE HICKORY, NC 28602



COMMERCIAL FIRST

AERIAL



DETAILS

SPECIFICATIONS

Sales Price: \$3,850,000 **Lease Price:** \$14.75/SF NNN

SF: 72,000 +/- (can be subdivided)

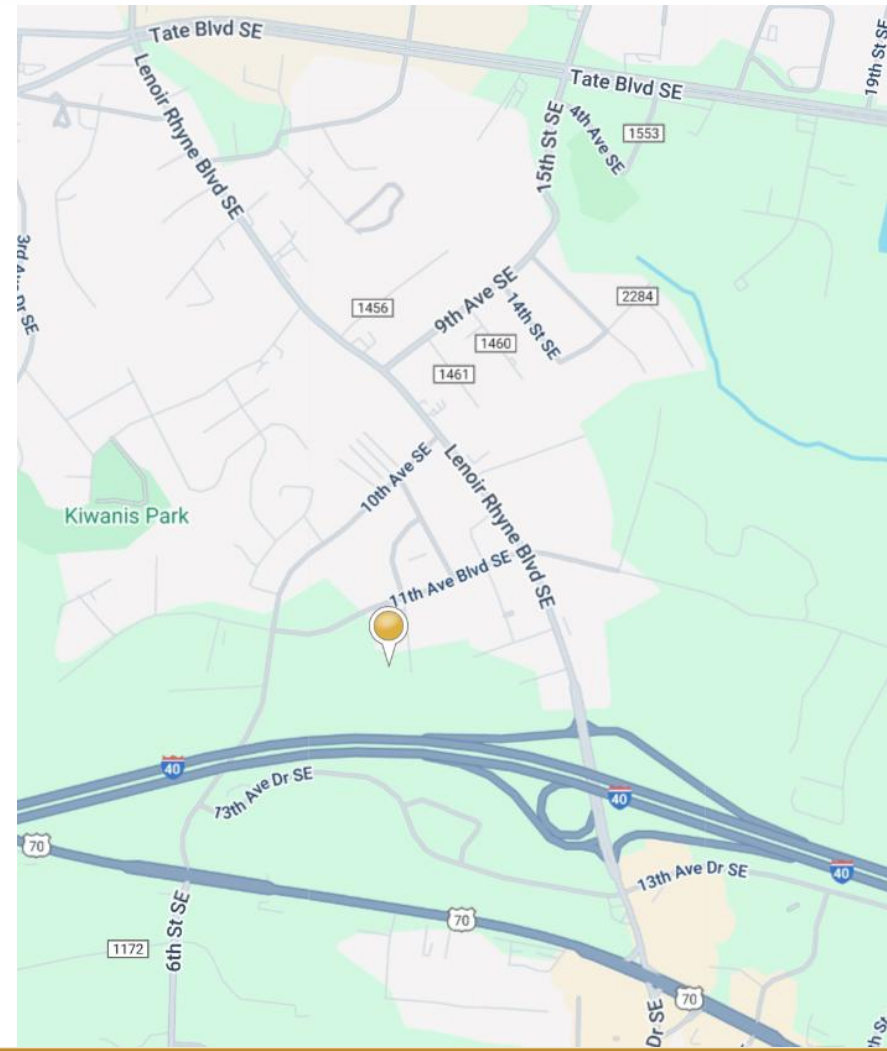
Acres: 6.87 +/-

Zoning: C-3

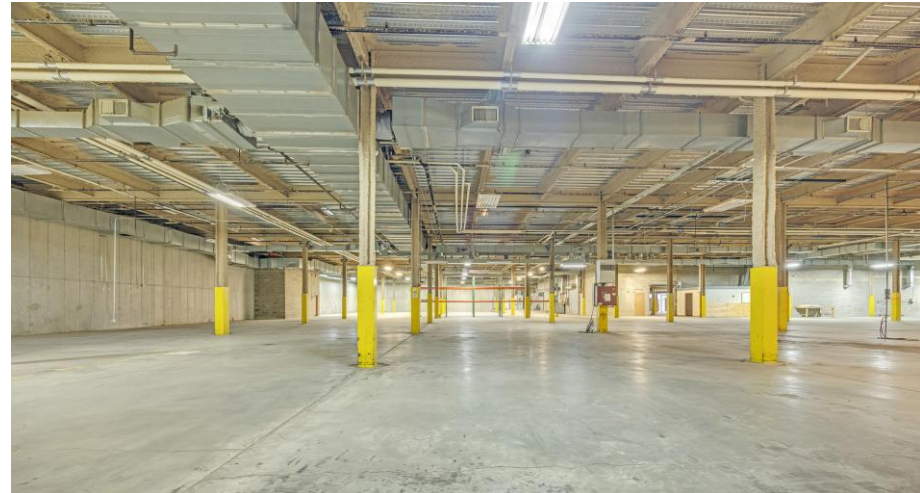
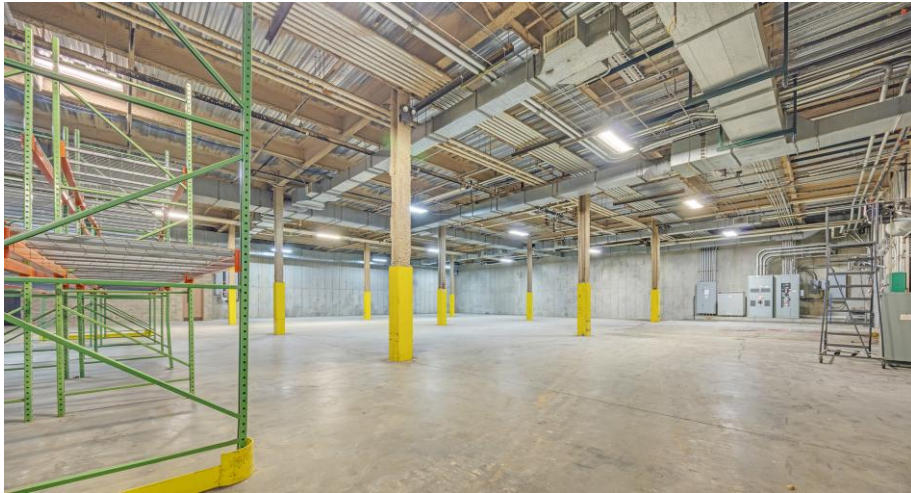
Exceptional 72,000 SF two-story industrial facility on almost 7 acres in Hickory, NC, just off I-40 and Hwy. 321. Only 45 minutes to Charlotte and one hour to Asheville. The building offers 17'-37' ceiling heights, dock-high and drive-in doors, is fully heated and fully sprinklered, and is powered by an impressive 3,000 amps of three-phase, 480V service. Built in 1988 with a roof in good condition, recent survey, and a clean Phase I environmental on file, this property is ideal for manufacturing, warehousing, or distribution users seeking a large, well-equipped facility in the Catawba Valley.

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
Total Population	5,141	32,440	68,404
Total Household	2,182	13,822	28,682
Median Household Income	\$45,149	\$58,938	\$65,240
Total Employees	9,284	36,467	51,107

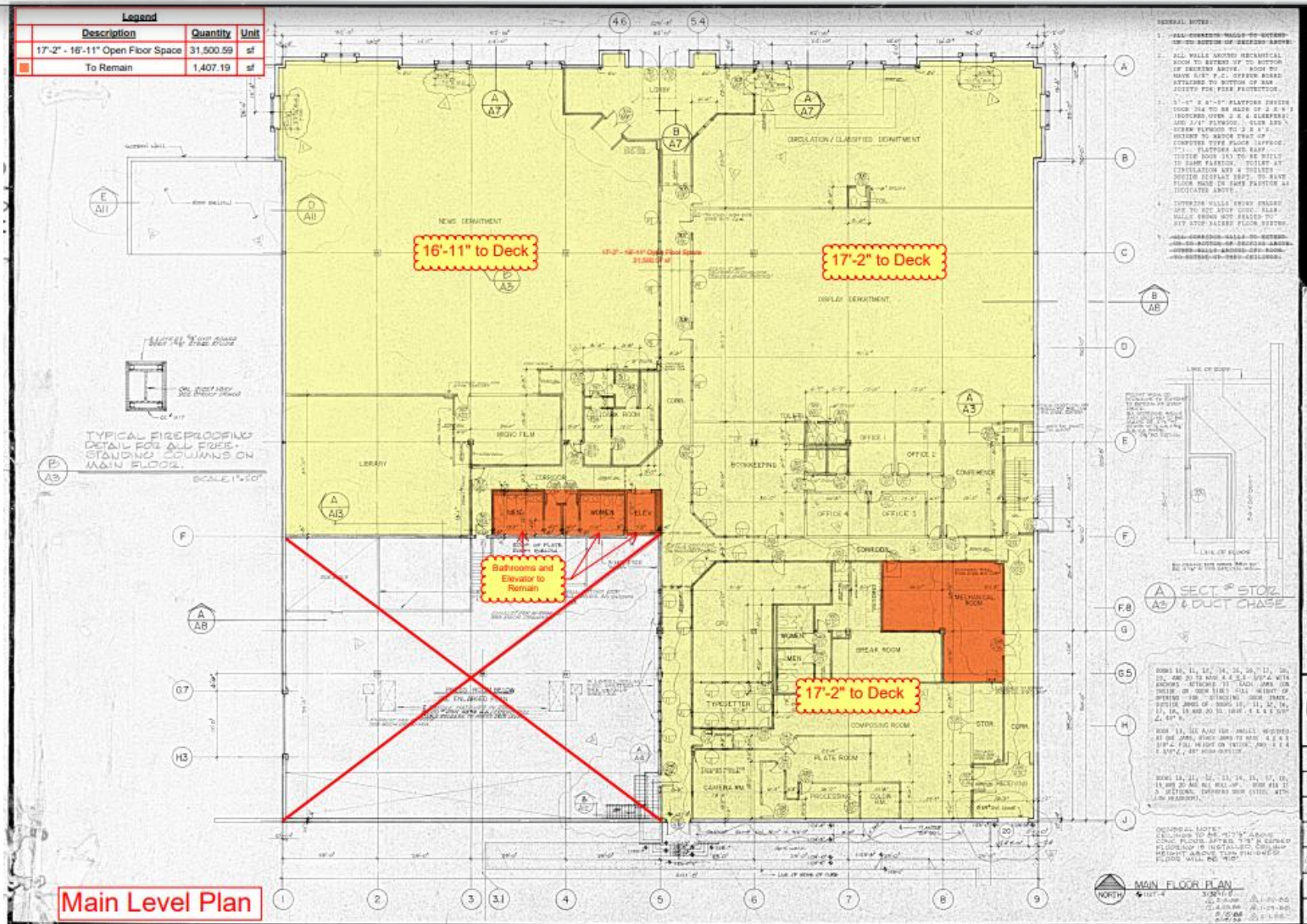


PICTURES

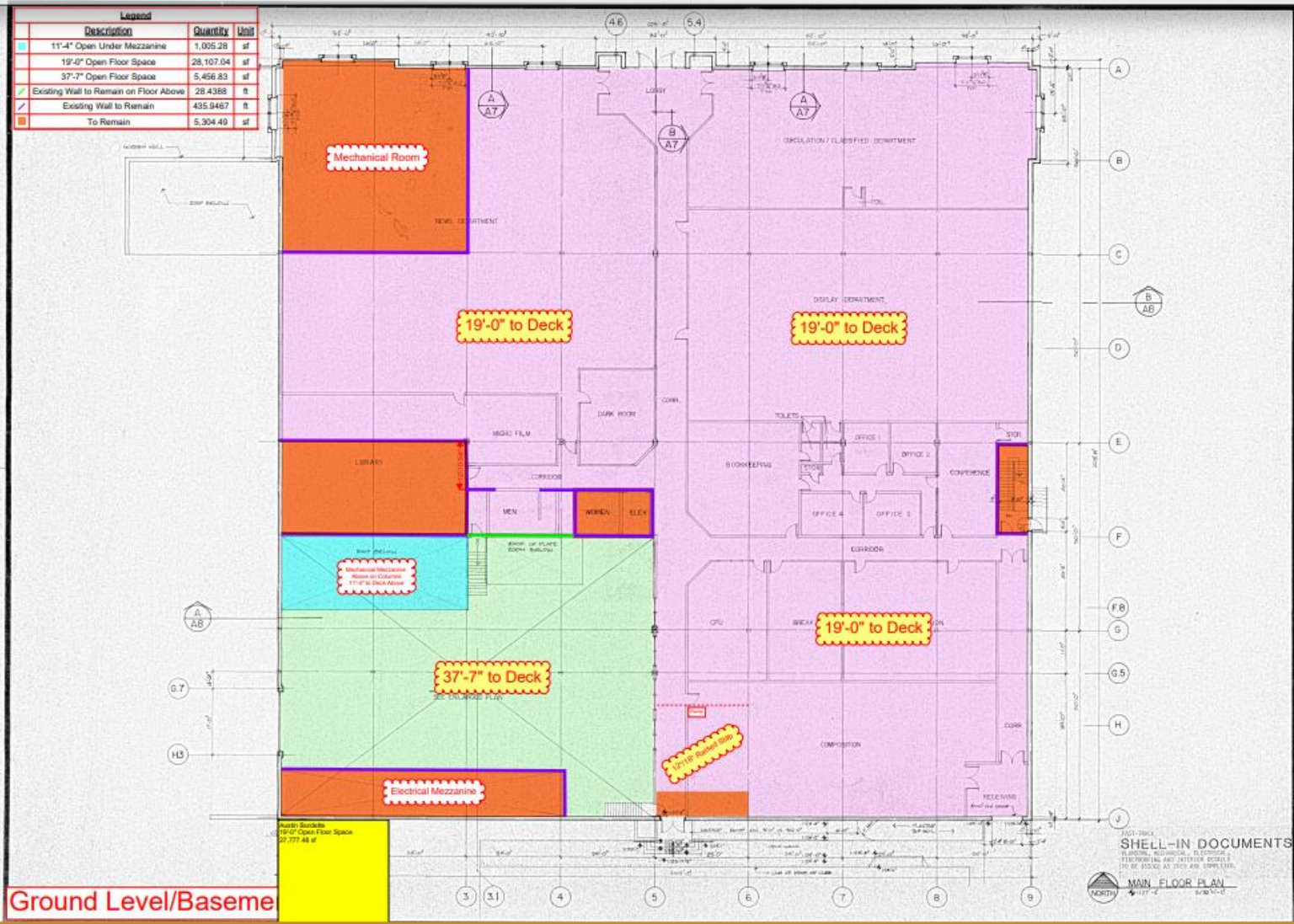




MAIN LEVEL FLOORPLAN



GROUND/BASEMENT LEVEL FLOORPLAN





FOR MORE INFORMATION:

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