

# INDUSTRIAL BUILDING FOR SALE

6429 HILDEBRAN SHELBY ROAD HICKORY, NC 28602



# AERIAL



# DETAILS

## SPECIFICATIONS

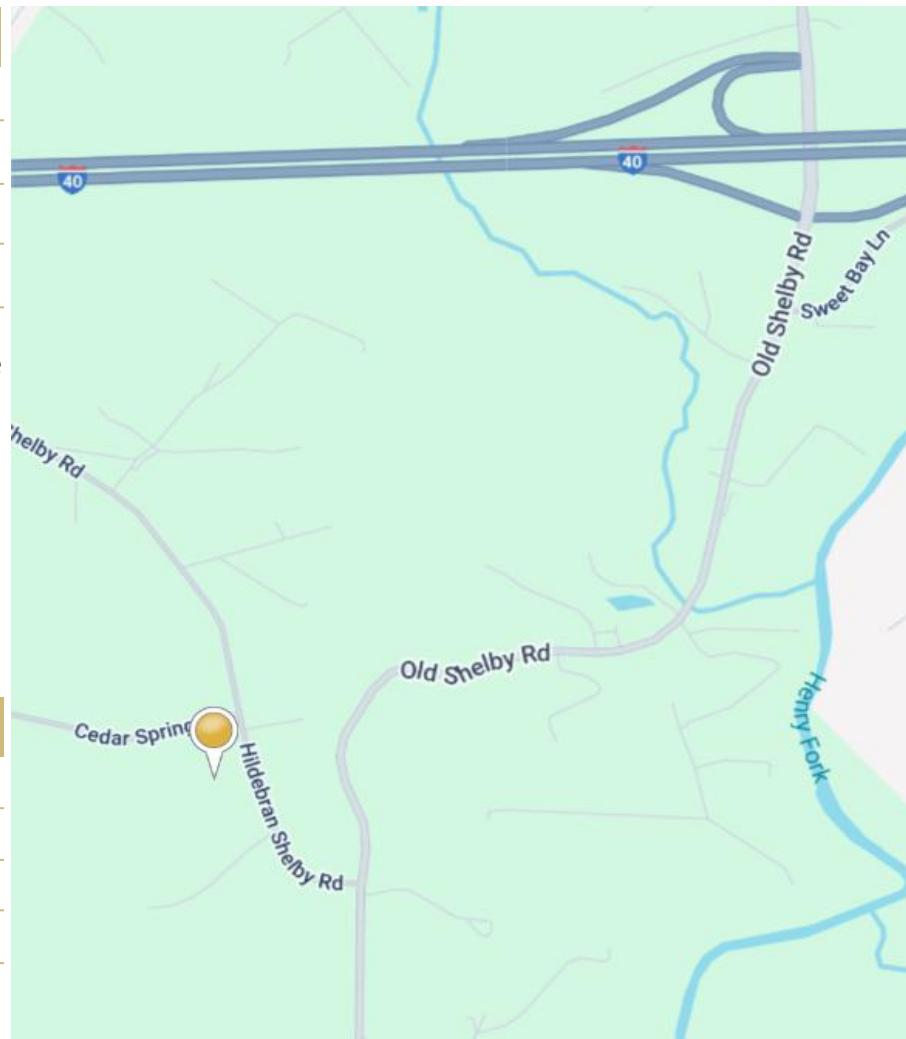
Price:	\$2,500,000
SF:	38,144 +/- (main level) 37,486 +/- (basement)
Acres:	3.27 +/-
Zoning:	Industrial

Now offered for sale, this clean and well-maintained industrial facility. The building offers heated and cooled space throughout, including a dedicated office area, making it ideal for a variety of industrial, warehouse, or light manufacturing uses.

The property features multiple dock-high doors, allowing for efficient loading and unloading operations, and ample parking, storage, or potential expansion.

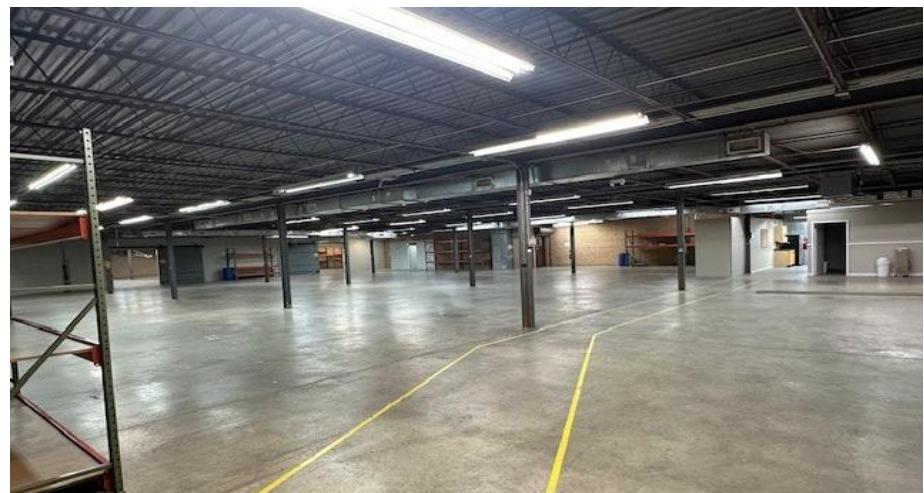
## DEMOGRAPHICS

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

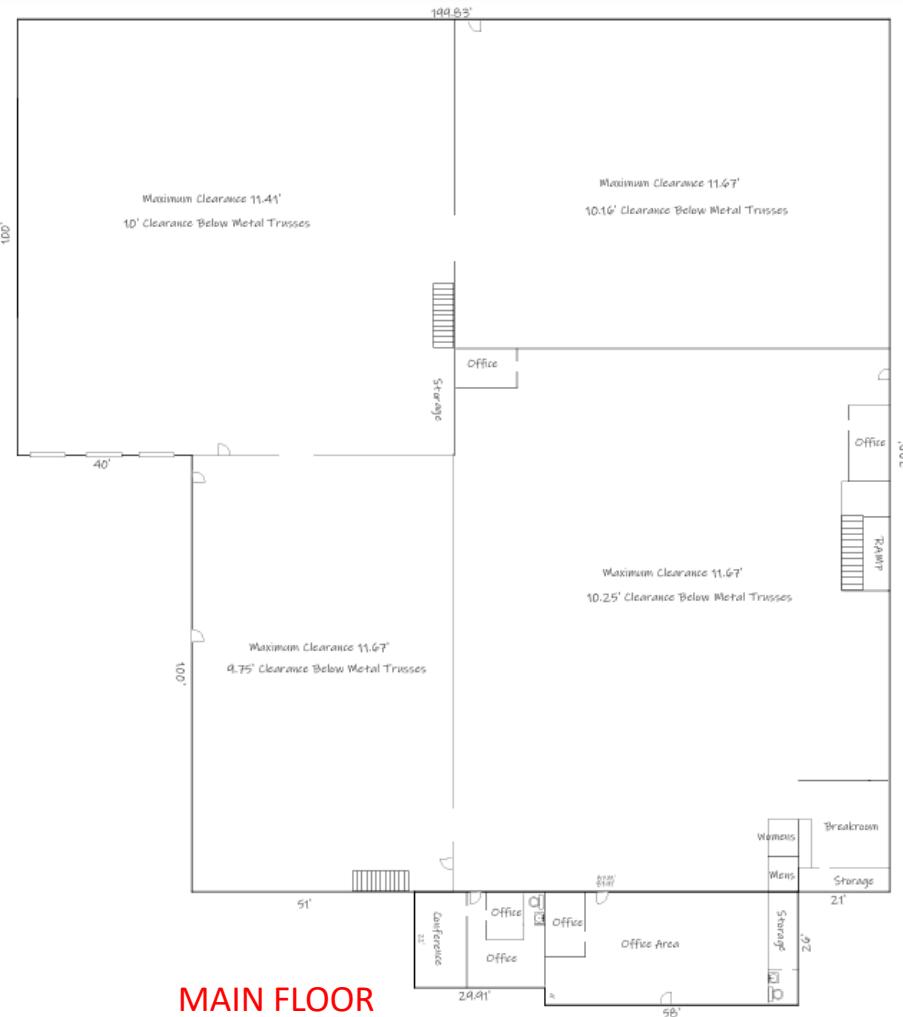


# INTERIOR

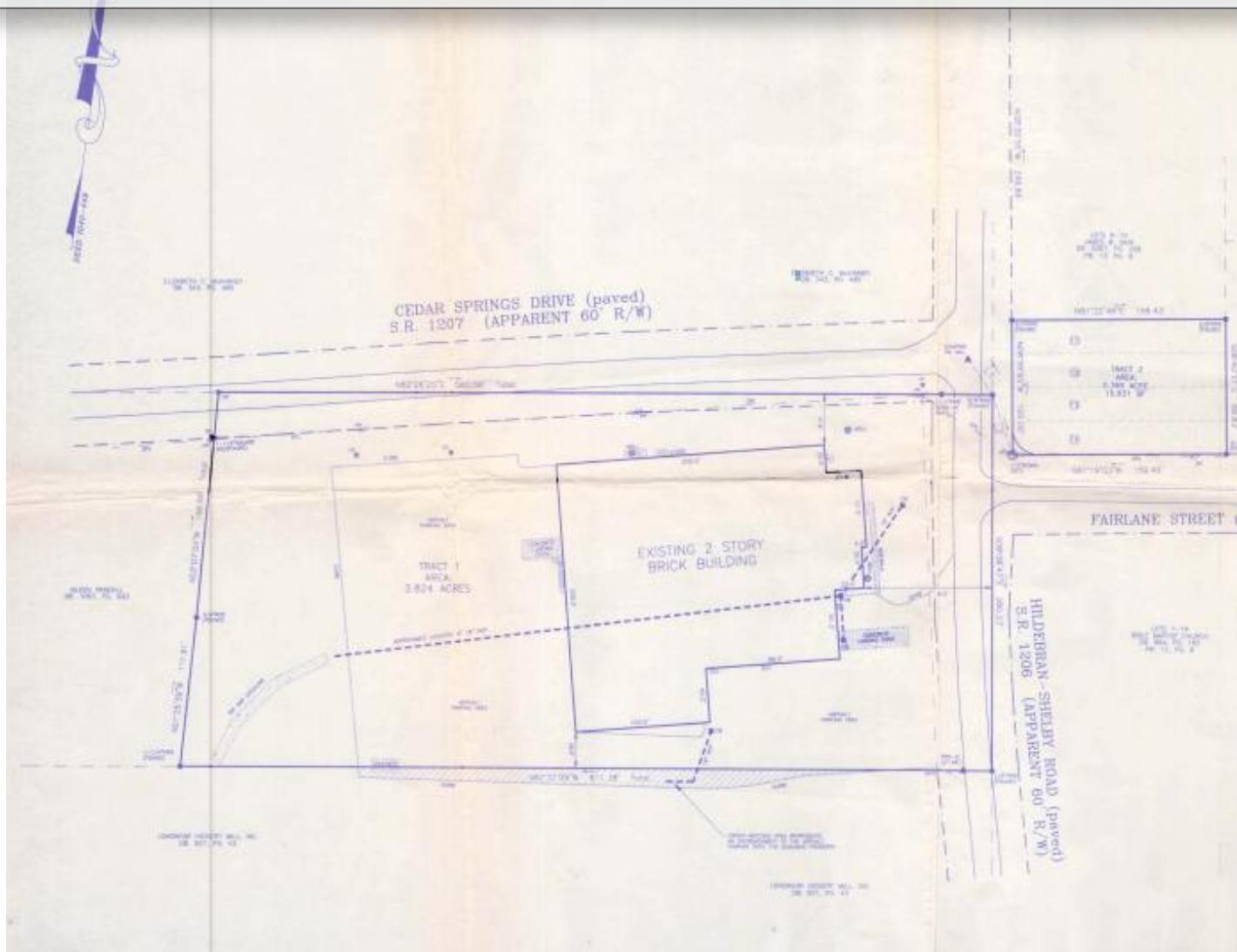
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# FLOORPLANS



# **SURVEY**





## FOR MORE INFORMATION:

Shana White  
828.446.3404  
[shana@commercialfirst.net](mailto:shana@commercialfirst.net)

3031 N Center St.  
Hickory, NC 28601

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