

# 72K SF INDUSTRIAL BUILDING FOR SALE/LEASE

1100 11<sup>TH</sup> AVENUE BLVD. SE HICKORY, NC 28602



# AERIAL



CommScope Place SE

11TH Avenue Blvd. SE

Hwy 70 SE



SOMA

# DETAILS

## SPECIFICATIONS

Sales Price: \$3,650,000 Lease Price: \$4.75/SF NNN

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

Acres: 7.228 +/-

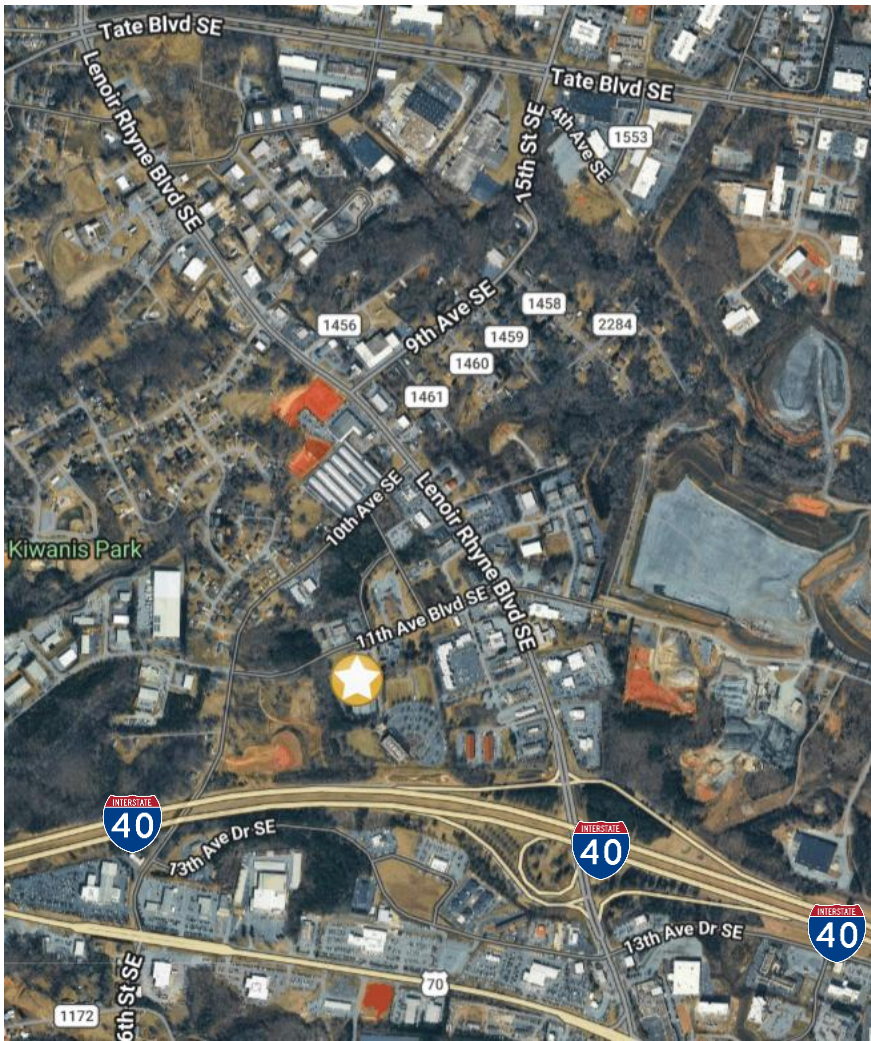
Zoning: C-3

- Ceiling Height: 17' - 37'
- Sprinkler System: Yes
- Power: 3-phase, 3,000 amps, 480V service
- Fully Heated
- 2 dock doors & 2 drive-in doors (additional doors can be added)

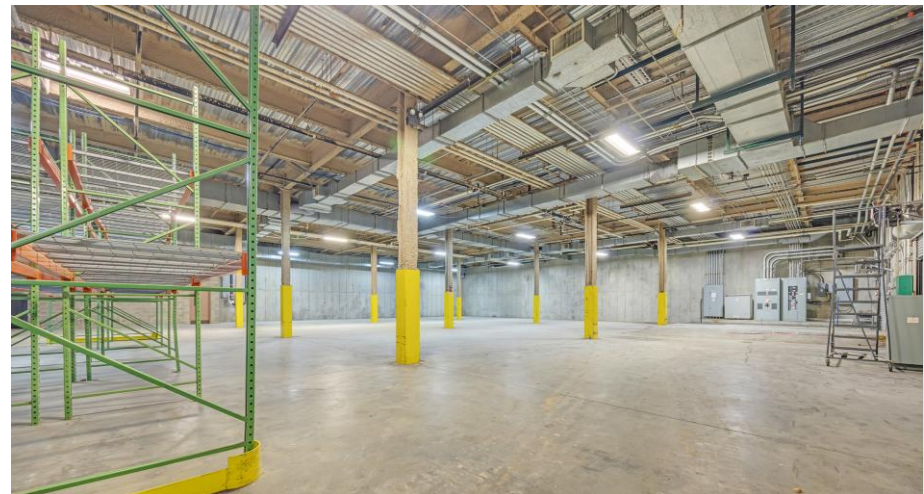
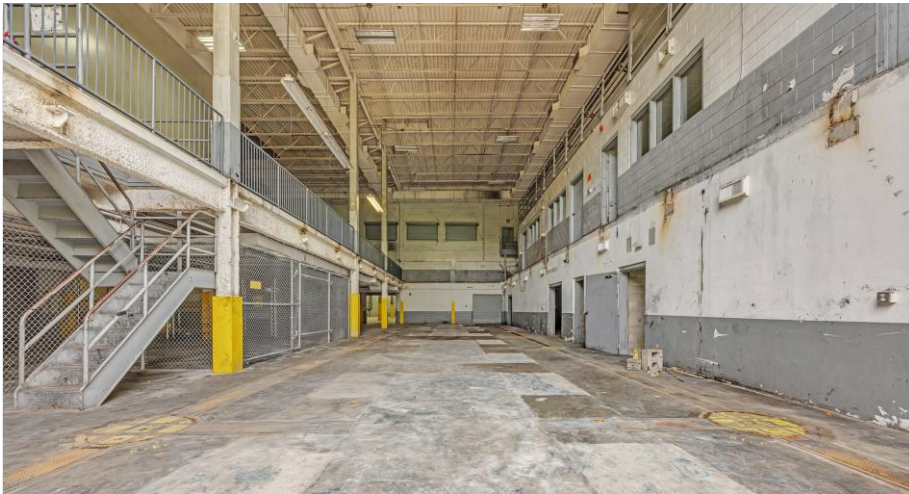
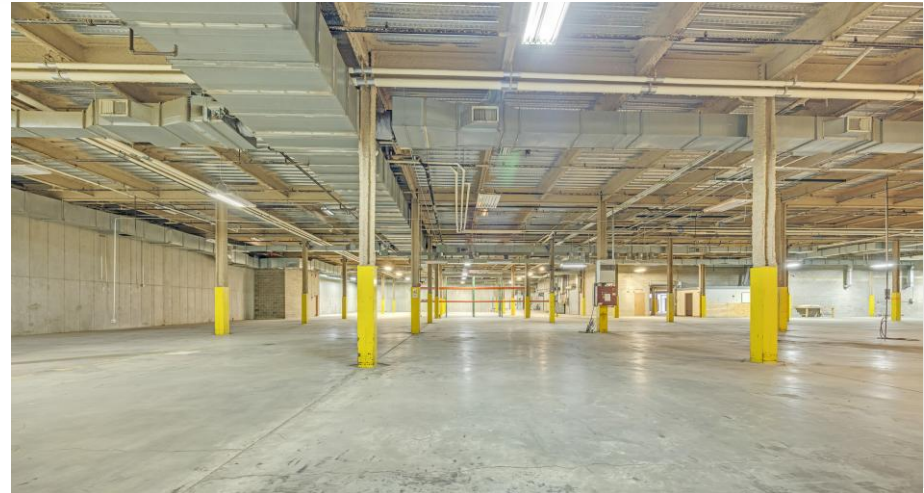
Exceptional 72,000 SF two-story industrial facility on almost 7 acres in Hickory, NC, just off I-40 and Hwy. 321. Only 45 minutes to Charlotte and one hour to Asheville. Built in 1988 with a roof in good condition, recent survey, and a clean Phase I environmental on file, this property is ideal for manufacturing, 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



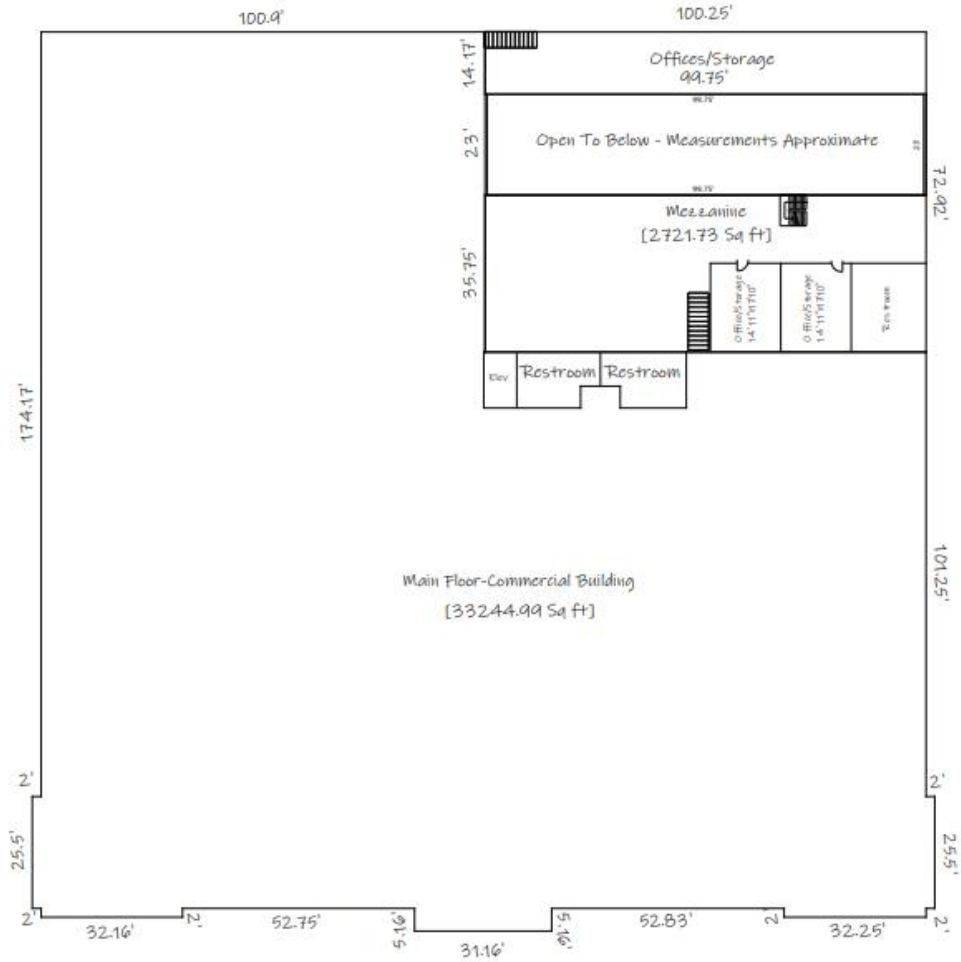


# MAIN LEVEL FLOORPLAN

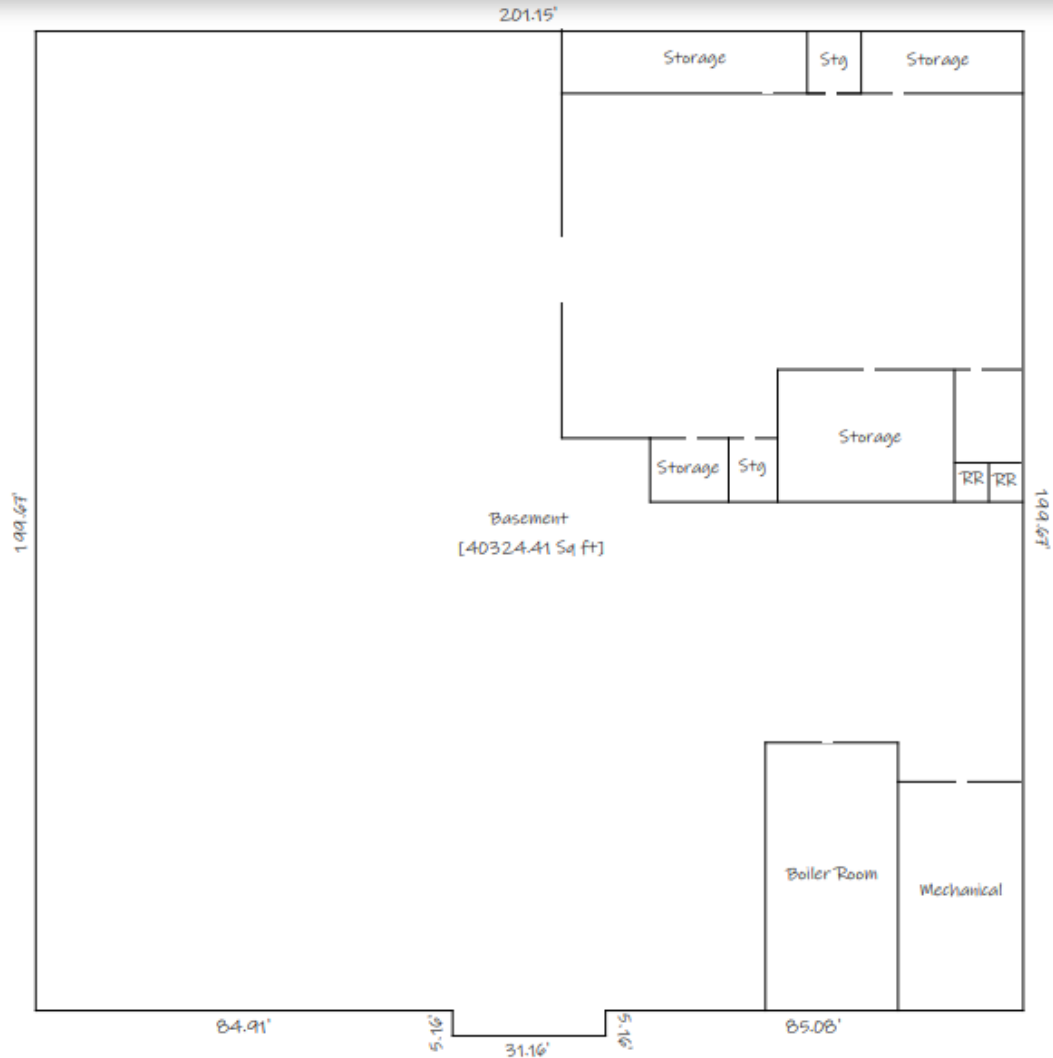
Ceiling Heights:

10'10" to Sprinkler  
 15'1" to Beam  
 17'2" to Ceiling

Main Floor - 33,245 SF  
 Mezzanine - 2,722 SF



# LOWER-LEVEL FLOORPLAN





**FOR MORE  
INFORMATION:**

Jenny Eckard  
828.320.8989  
[jenny@commercialfirst.net](mailto:jenny@commercialfirst.net)

3031 N Center St.  
Hickory, NC 28601

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