

41K + SF INDUSTRIAL BUILDING FOR SALE/LEASE

980 3RD AVENUE SE HICKORY, NC 28602



AERIAL



Hiller

Tate Blvd

TAILORED
ADHESIVES

MAXPAX LLC

Regal Manufacturing Co.

3rd Avenue SE

Bigham

Cable Construction



DETAILS

SPECIFICATIONS

Sales Price: \$1,650,000 (REDUCED!)

Lease Price: \$3.75/SF + TICAM

SF: 41,541 +/- SF

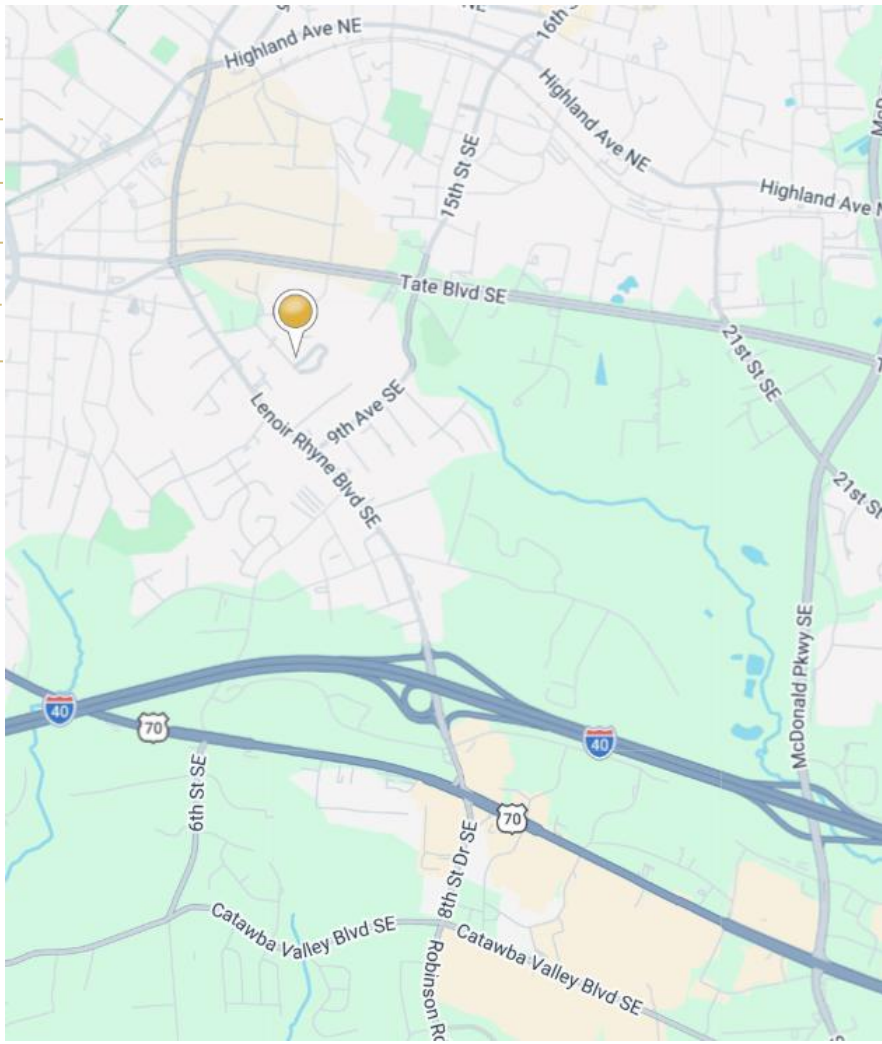
Acres: 4.56 +/-

Zoning: IND

Strategically located in Hickory, North Carolina with convenient access to Interstate 40, this ±41,000 square foot industrial facility offers heavy power capacity and flexible space ideal for manufacturing, fabrication, or distribution users.

Situated on over 4.5 acres, the property provides ample room for outdoor storage, laydown yard, or equipment staging — a rare combination of building size and usable yard in a highly desirable industrial corridor.

The building, constructed in 1976, includes 1,500 +/- SF of office space with HVAC. The facility is served by city water and sewer and equipped with three-phase power to support heavy industrial operations and is fully sprinkled.

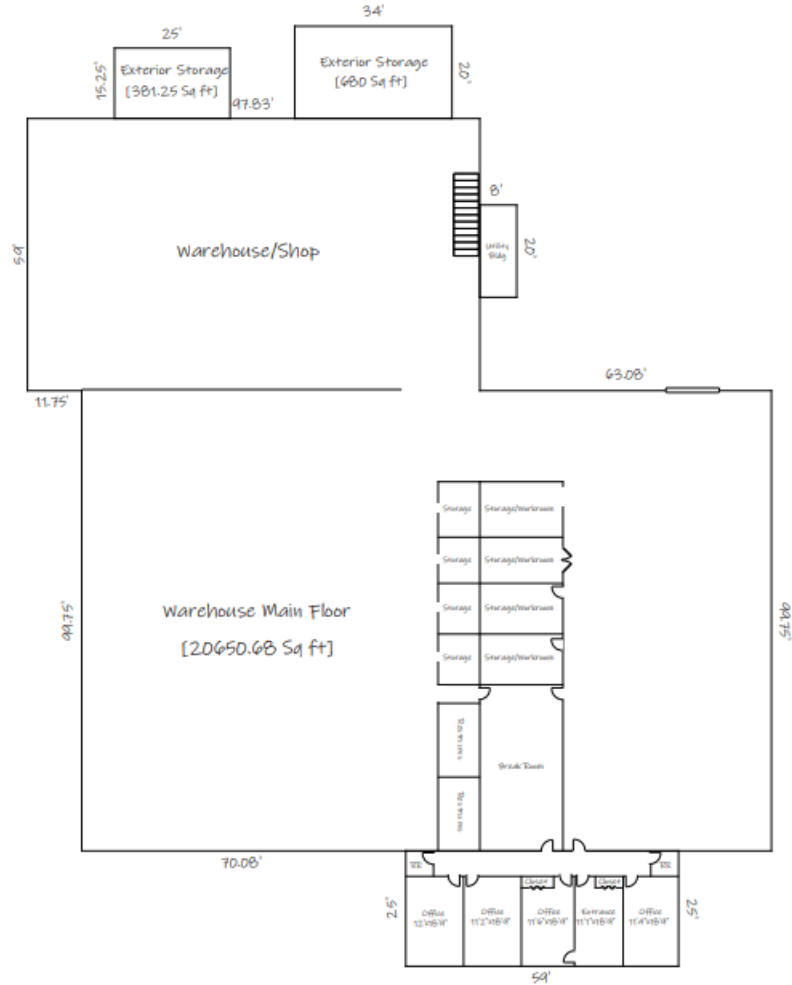


INTERIOR PICTURES

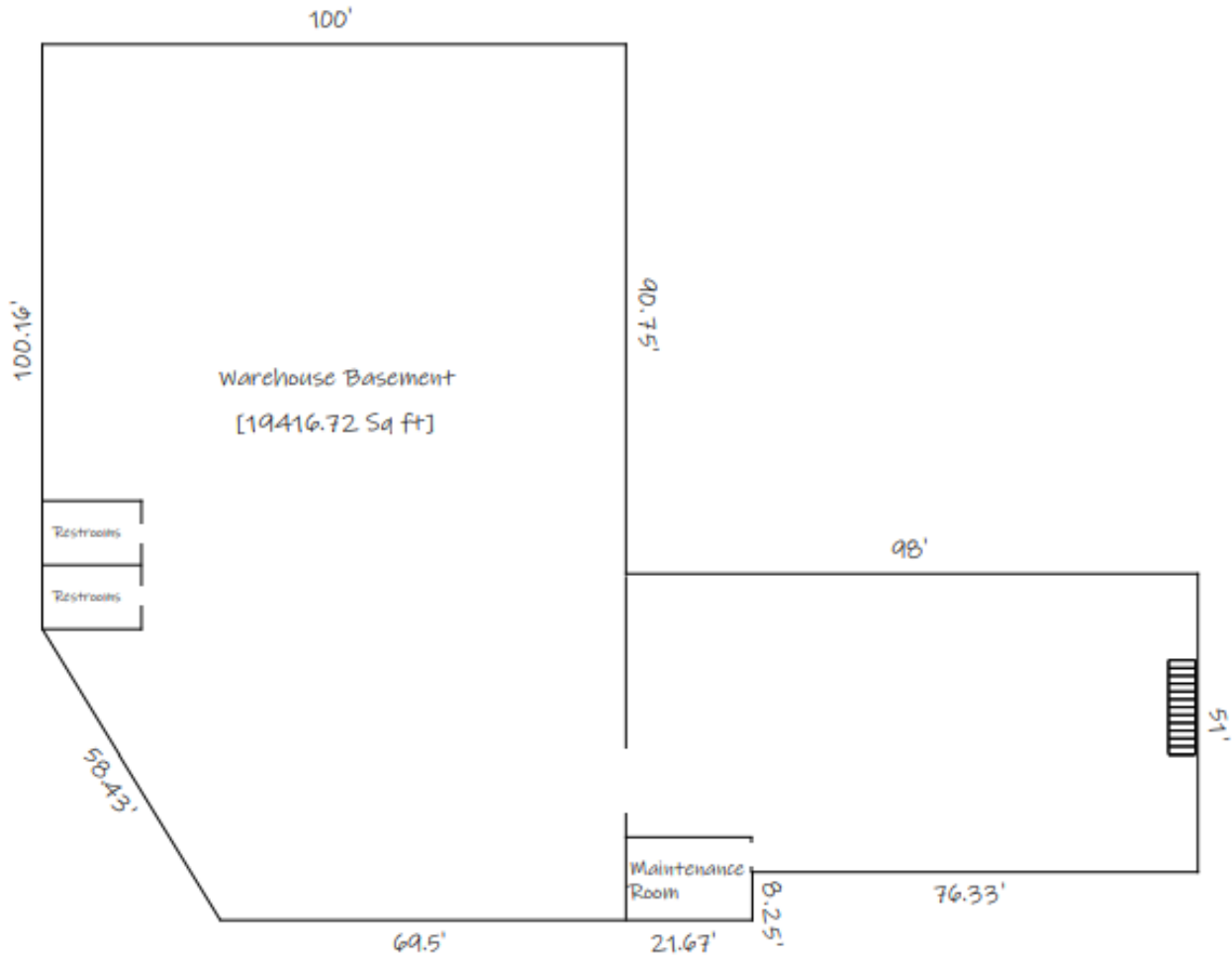


MAIN FLOOR - 22,126 +/- SF

Gross Building Area/Main Floor - 22,126 SF



BASEMENT - 19,415 +/- SF





COMMERCIAL FIRST

FOR MORE INFORMATION:

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