

10K SF +/- FLEX BUILDING FOR SALE

1105 8TH STREET COURT SE HICKORY, NC 28602

NG • ENGINEERED PRODUCTS



EXTERIOR



AERIAL



DETAILS

SPECIFICATIONS

Price: \$1,800,000

SF: 10,000 +/-

Acres: 1.18 +/-

Zoning: IND

Approximately 10,000 SF of Class A office space located less than one-half mile from Highway 70 and Lenoir-Rhyne Boulevard within a professional business park setting.

The building features more than 18 executive offices, most with exterior windows, along with an oversized conference room designed to accommodate large meetings, training sessions, and group presentations. Additional support staff offices, storage areas, and open workspaces provide a functional and efficient layout suitable for a variety of corporate, professional, and administrative users. Quality finishes within a well-maintained property make this property valuable!

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



INTERIOR





**FOR MORE
INFORMATION:**

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