

# 12K SF MANUFACTURING FACILITY | CONOVER, NC

107 6<sup>TH</sup> AVE NE CONOVER, NC 28613



## SPECIFICATIONS

**REDUCED PRICE:** \$350,000

**Zoning:** M-1

**Ceiling Height:** 8'6" clear

**Acres:** 1.84 +/-

**Square Feet:** 12,000+/- (2,000 SF office/showroom)

**Year Built:** 1979

Business relocating. 12,000 SF manufacturing facility for sale in Conover with excellent access to I-40, Bus. 321, and Hwy. 16. Showroom/offices in the front with great visibility. Building has 3-phase power, 2 dock doors, and compressor lines installed.



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Commercial Real Estate | Site Selection

**Jenny Eckard**

828.320.8989

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3031 North Center Street

hickory, nc 28601

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# SITE

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# PICTURES

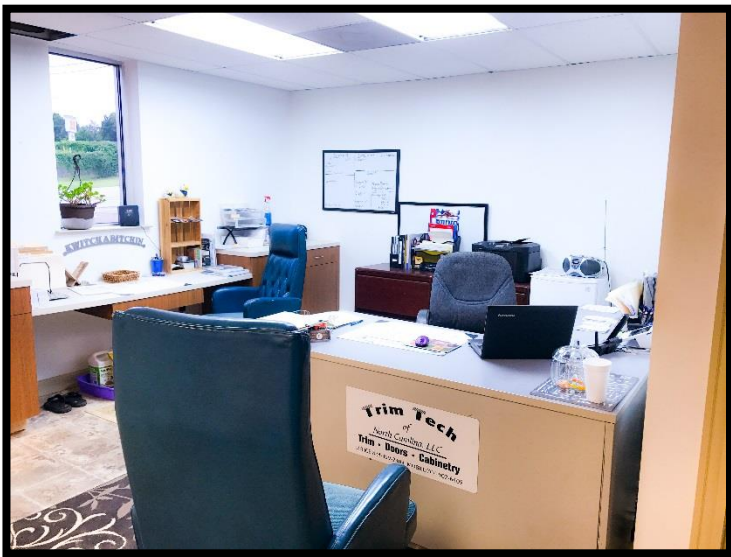
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WAREHOUSE



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OFFICE AREA



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# DEMOGRAPHICS

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	1 Mile:	3 Miles:	5 Miles:
<b>POPULATION: 2017</b>			
Total Population	4,272	17,738	43,154
Median Age	45.2	39.5	39.3
Employees	4,240	16,535	33,605
Establishments	298	1,025	1,930
<b>INCOME: 2017</b>			
Median H H Income	\$44,034	\$42,879	\$45,324
Average HH Income	\$59,812	\$55,112	\$56,534
Per Capita Income	\$26,752	\$22,851	\$22,832
<b>HOUSEHOLDS: 2017</b>			
Total Households	1,902	7,310	17,300
<b>HOUSING: 2017</b>			
Owner Occupied Housing Units	63.1%	62.1%	64.4%
Renter Occupied Housing Units	30.7%	32.1%	29.8%
Vacant Housing Units	6.2%	5.7%	5.8%
<b>RACE: 2017</b>			
White	79.4%	74.9%	75.4%
Black	8.9%	10.7%	9.6%
Asian or Pacific Islander	4.4%	5.4%	5.4%
American Indian or Alaska Native	0.2%	0.3%	0.3%
Other Races	7.1%	8.7%	9.2%
<b>ETHNICITY: 2017</b>			
Hispanic	9.4%	12.8%	13.2%
Non-Hispanic	90.6%	87.2%	86.8%

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