

10K + SF INDUSTRIAL SPACE FOR SALE/LEASE

1108 9th AVENUE NE HICKORY, NC 28601



AERIAL



9TH Avenue NE

DETAILS

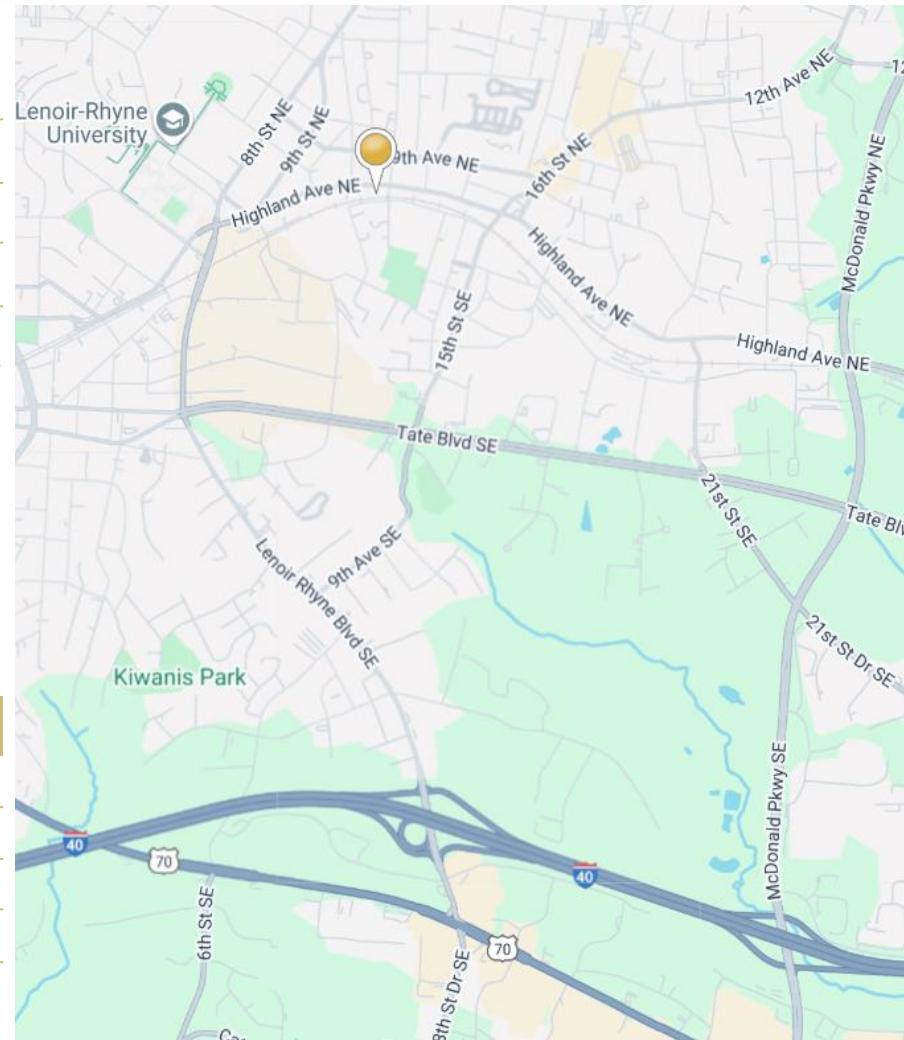
SPECIFICATIONS

Sales Price:	\$975,000 (REDUCED!)
Lease Price:	\$6,000/month NNN
SF:	10,260 +/-
Acres:	.73 +/-
Zoning:	Industrial

Now available for sale or lease, this 10,260 SF industrial facility offers the flexibility and features ideal for warehousing, light manufacturing, or logistics operations. Strategically zoned for industrial use, the property is fully sprinklered and designed to support a variety of business needs. It offers 12'-20' ceiling heights, dedicated office space, a drive-up door and dock high access.

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



INTERIOR



Floor plan of the second floor. The plan shows a large open area on the left, a central corridor, and several rooms on the right. The rooms are labeled with their names and dimensions:

- Room 1411' x 3311'
- Room 110' x 102'
- Room 129' x 102'
- Room 139' x 102'
- Room 102' x 103'
- Room 102' x 103'
- Room 101' x 101'
- Room 101' x 101'

The corridor is labeled 'Hall 10' x 10' and 'Hall 10' x 10'. The entrance is labeled 'Entrance 10' x 10'.

COMMERCIAL  FIRST



FOR MORE INFORMATION:

Shana White
828.446.3404
shana@commercialfirst.net

3031 N Center St.
Hickory, NC 28601

www.commercialfirst.net