INDUSTRIAL BUILDING FOR SALE/LEASE

6389 HILDEBRAN SHELBY ROAD HICKORY, NC 28602



AERIAL



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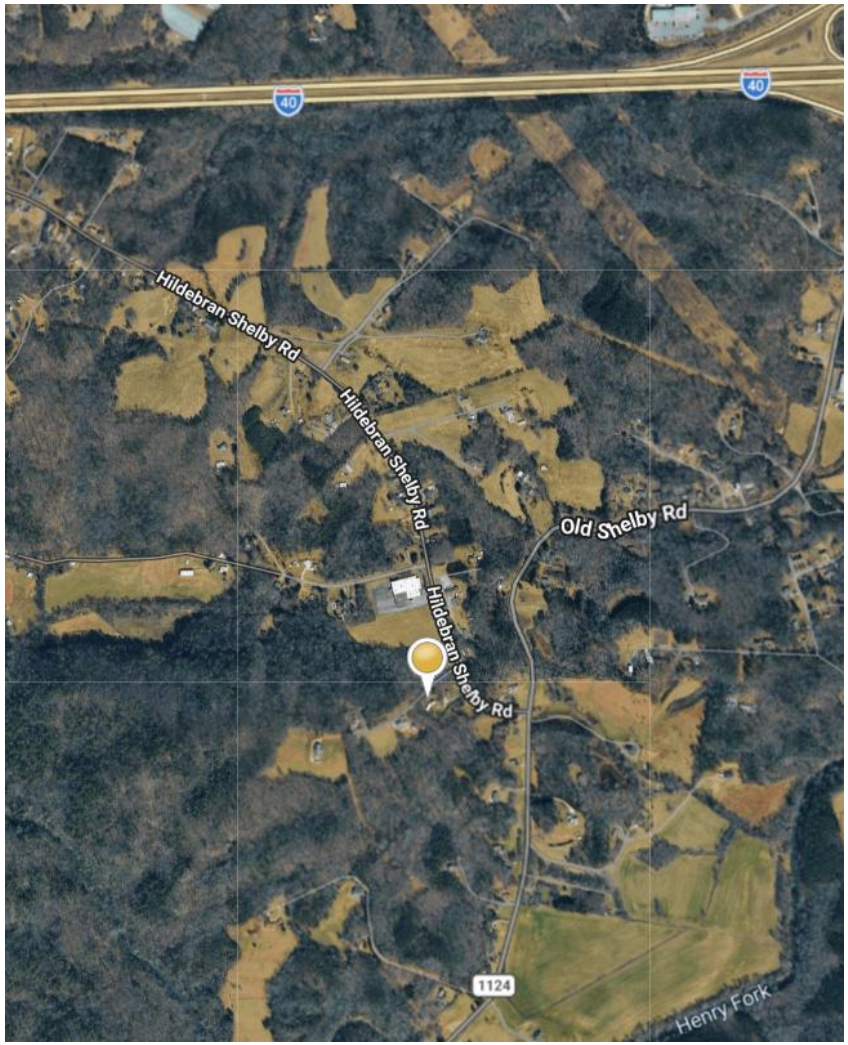
DETAILS

SPECIFICATIONS

Price:	$650,000 or $3/SF
SF:	17,600 +/-
Acres:	3.95 +/-
Zoning:	Industrial

This versatile 17,600 square-foot industrial warehouse offers an excellent opportunity for manufacturing, storage, or distribution operations. Situated on 3.95 acres, the property provides ample space for parking, equipment storage, or future expansion.

The building features 12-foot ceilings, making it well-suited for a variety of industrial uses, along with a front-loading dock for efficient shipping and receiving. The building is also equipped with three-phase power and has a dedicated office and restrooms.



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







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FOR MORE INFORMATION:

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