10K + SF INDUSTRIAL SPACE FOR SALE/LEASE

1108 9th AVENUE NE HICKORY, NC 28601



COMMERCIAL FIRST

AERIAL

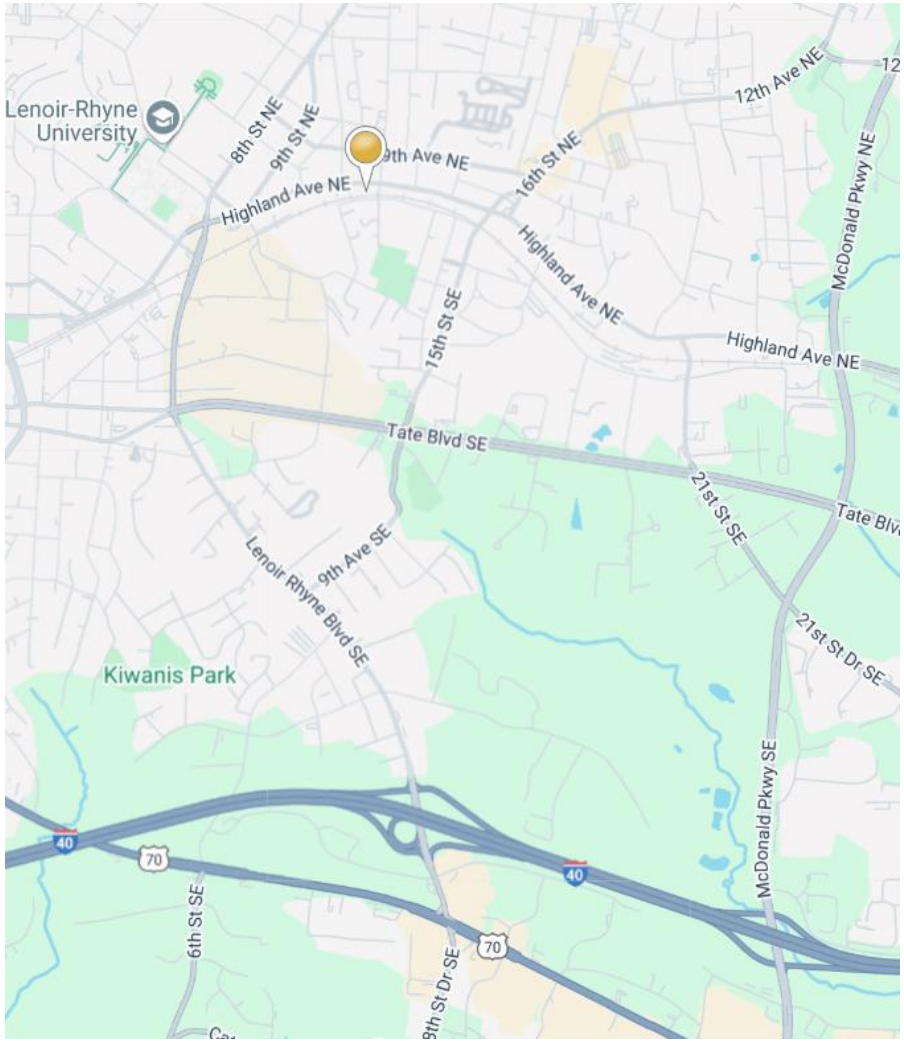


DETAILS

SPECIFICATIONS

Sales Price:	$925,000 (REDUCED!)
Lease Price:	$6,000/month NNN
SF:	10,260 +/-
Acres:	.73 +/-
Zoning:	Industrial

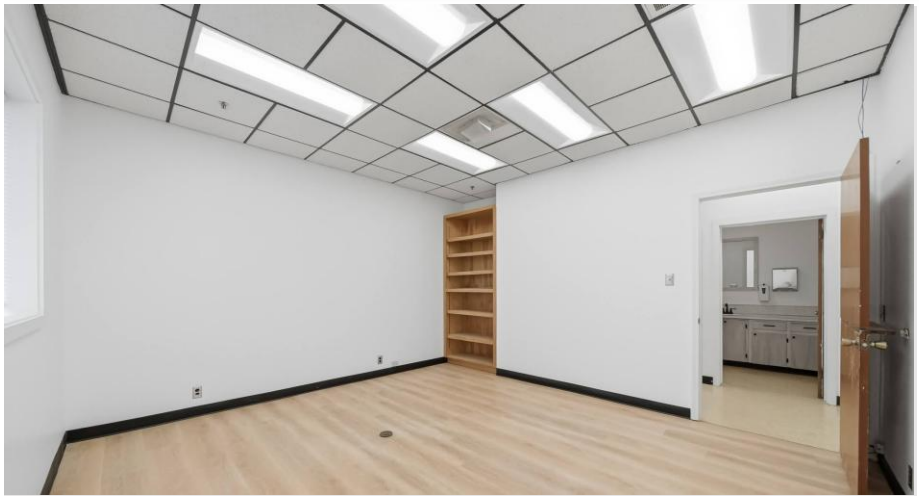
Now available for sale or lease, this 10,260 SF industrial facility offers the flexibility and features ideal for warehousing, light manufacturing, or logistics operations. Strategically zoned for industrial use, the property is fully sprinklered and designed to support a variety of business needs. It 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

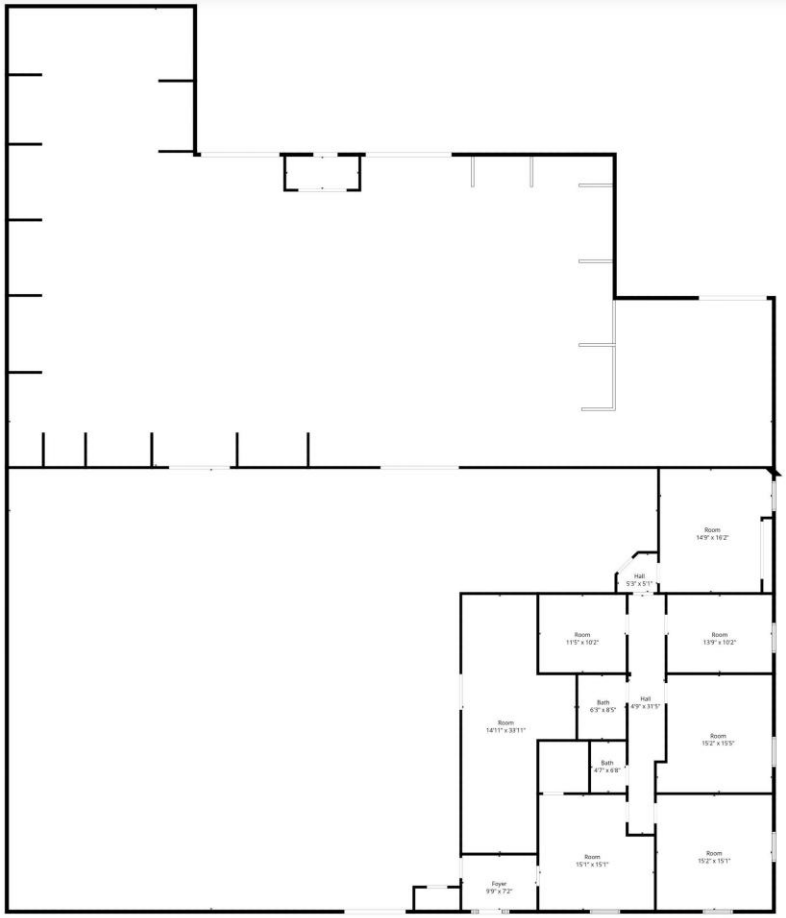








FLOORPLAN



Measurements Are Deemed Reliable But Not Guaranteed.



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