

# INDUSTRIAL BUILDING FOR LEASE

2010 SOUTHEASTERN INDUSTRIAL DRIVE NEWTON, NC 28658



# AERIAL

1 mile to I-40  
26 miles to I-77  
42 miles to I-85



# DETAILS

## SPECIFICATIONS

|                        |   |
|------------------------|---|
| <b>Price:</b>          | \$10.25/SF NNN                              |
| <b>SF:</b>             | 40,000 +/- (Expandable up to 80,000 +/- SF) |
| <b>Ceiling Height:</b> | 28'   |
| <b>Year Built:</b>     | 2024  |

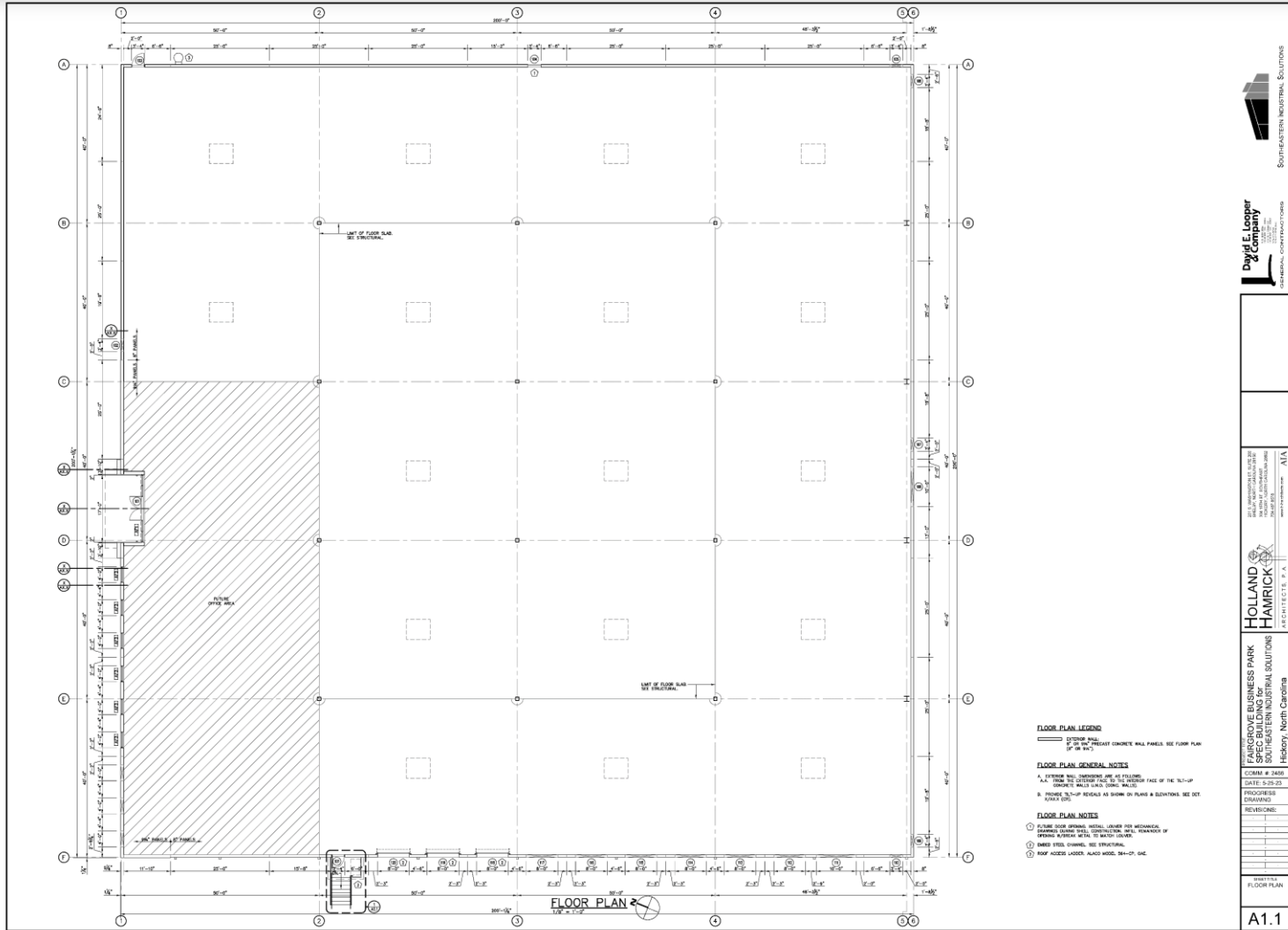
Located in Fairgrove Business Park just off Hwy 70, this new construction Industrial facility built with concrete pre-cast panel walls is ideal for light manufacturing, packaging, or distribution. Roof is a mechanically attached TPO Roof with R-15 Insulation. Floor is 6" steel-reinforced slab with 35 pounds per cubic yard of 4D 65/60BG steel fibers. 1 hour to Charlotte Douglas International Airport.

### Utilities:

- City of Hickory – 4" Water line stubbed into building
- City of Hickory – 4" Wastewater line stubbed into building
- Duke Energy Service – Tenant to work with Duke Energy for their specific needs
- Piedmont Natural Gas – 4" Gas line adjacent to site



# FLOORPLAN



SOUTHEASTERN INDUSTRIAL SOLUTIONS

**David E. Looper & Company**  
 ARCHITECTS  
 1000 W. HICKORY ST.  
 HICKORY, NC 28540  
 704.325.1234

**HOLLAND & HAMRICK**  
 ARCHITECTS, P. A.  
 1000 W. HICKORY ST.  
 HICKORY, NC 28540  
 704.325.1234

BUSINESS PARK SPEC BUILDING  
 SOUTHEASTERN INDUSTRIAL SOLUTIONS  
 HICKORY, NORTH CAROLINA

CORN # 2409  
 DATE: 5-25-23  
 PROGRESS DRAWING  
 REVISIONS:

FLOOR PLAN

**A1.1**

# MARKET OVERVIEW

## HICKORY, NC

Hickory is for doers and makers seeking a well-rounded community. Our city is a three-time All-American City and the regional hub of a metropolitan area of 365,376 people. Hickory and the metro area have strong transportation, utility, higher education, cultural, and workforce development networks that have produced a robust manufacturing base and extensive medical, retail, service, and residential development.





**FOR MORE  
INFORMATION:**

Ryan Lovern  
828.446.8266  
[ryan@commercialfirst.net](mailto:ryan@commercialfirst.net)

3031 N Center St.  
Hickory, NC 28601

[www.commercialfirst.net](http://www.commercialfirst.net)