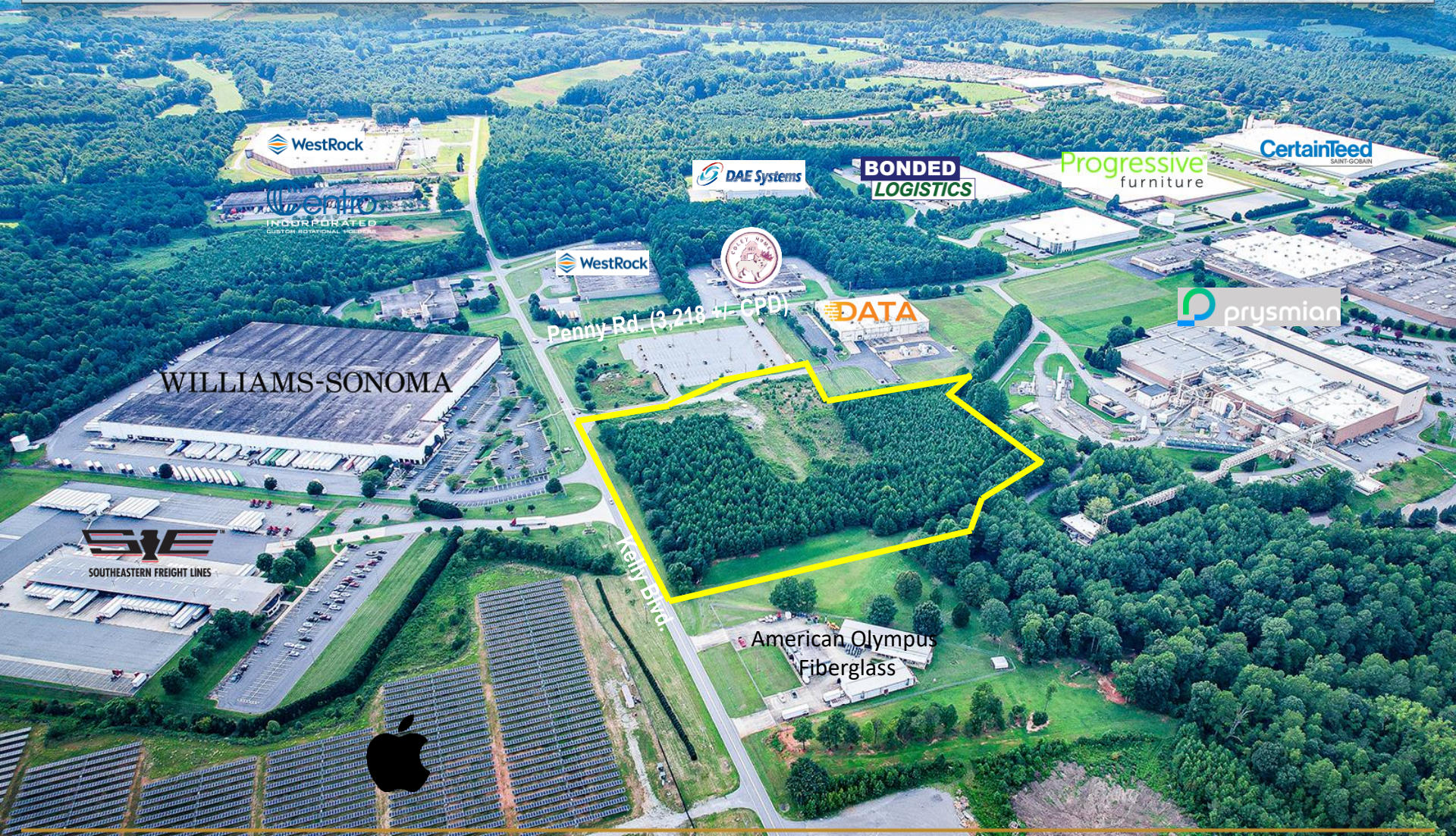


BUILD TO SUIT OPPORTUNITY

PENNY ROAD & KELLY BOULEVARD CLAREMONT, NC 28610



AERIAL



WILLIAMS-SONOMA

WestRock

Centro
INCORPORATED
CUSTOM ROTATIONAL MOLDING

DAE Systems

BONDED
LOGISTICS

Progressive
furniture

CertainFeed
SAINT-GOBAIN

WestRock



Penny Rd. (3,218 +/- CPD)

DATA

prysmian

SFE
SOUTHEASTERN FREIGHT LINES

Kelly Blvd.

American Olympus
Fiberglass



DETAILS

SPECIFICATIONS

Price:	Build to Suit
Acres:	10.98 +/-
SF:	From 40,000 - 175,000 +/- SF
Zoning:	M-1

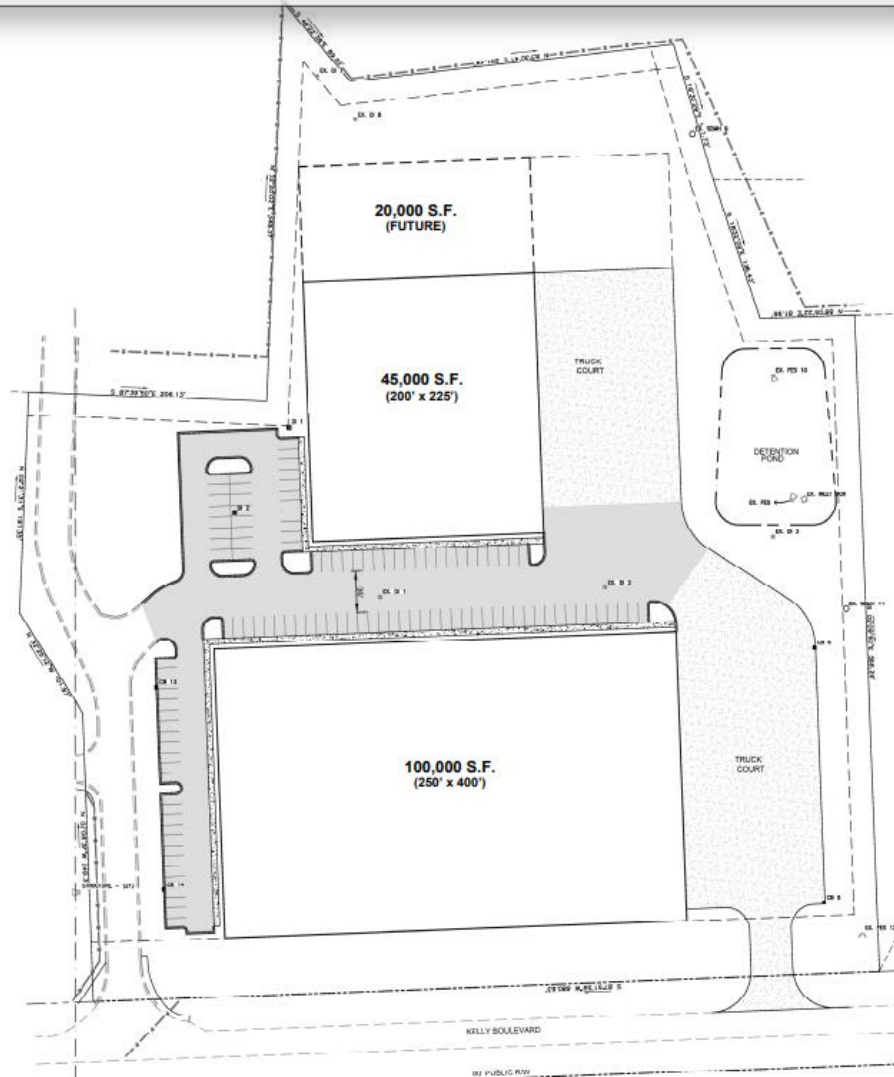
Prime Build-to-Suit opportunity with multiple size options available. Site was previously rough graded making site work more economical. Located in the Claremont Industrial Park with other users such as Pysmian Group, Progressive Furniture, West Rock, Certainteed, Sutter Street Manufacturing, and others. The population of over 809,000 within a 45-minute drive time including a labor force of over 402,000. Within one hour, you can get to Charlotte, Asheville, and Winston-Salem.

DEMOGRAPHICS

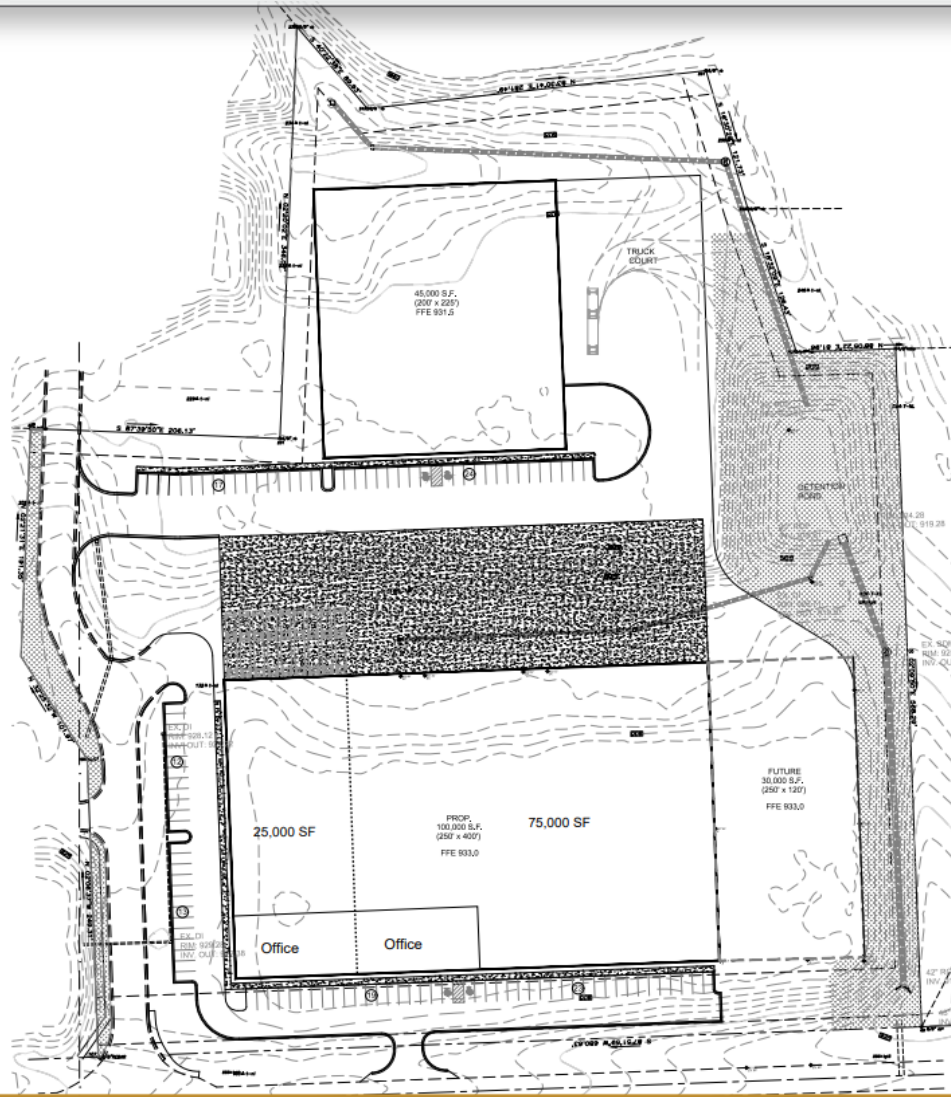
RADIUS	1 MILE	3 MILE	5 MILE
Total Population	1,041	10,695	34,205
Total Household	208	4,231	13,755
Median Household Income	\$51,714	\$66,051	\$64,241
Total Employees	918	7,066	17,734



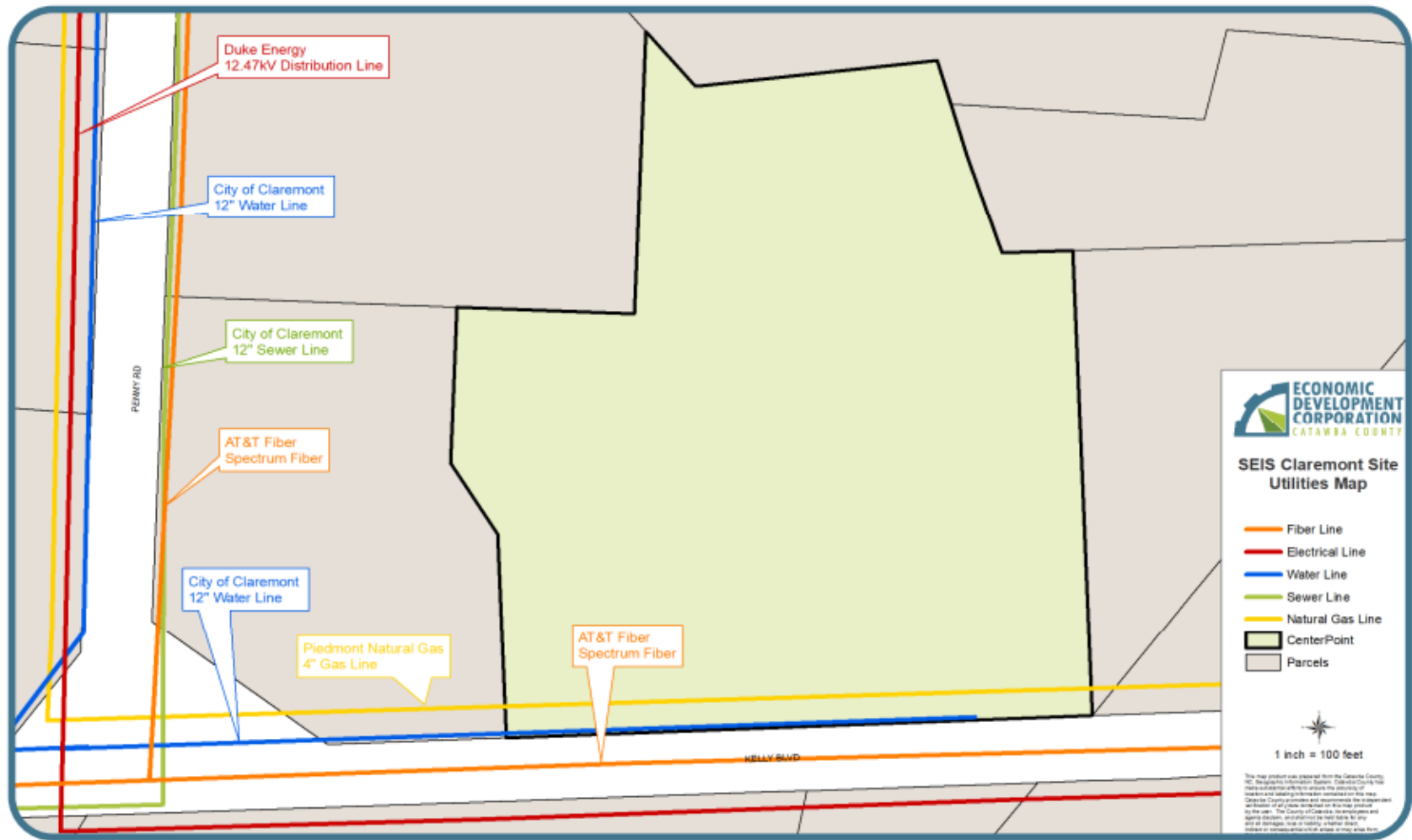
SITE CONCEPT



SITE CONCEPT



UTILITY MAP



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:**

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