

# INDUSTRIAL BUILDING FOR SALE

1875 4<sup>TH</sup> AVENUE SE HICKORY, NC 28602



# AERIAL

Tate Blvd SE (11,505 +/- CPD)



The SYSTEMS Dept

INTEGRITY ROOFING LLC

ERX Emergency Restoration Xperts

PPSD

Public Storage

1st Street Drive SE

Davita Kidney Care

MCCRORIE WOOD PRODUCTS

Thomas & Betts

4th Avenue SE

HÄGER WORLDWIDE

COMMERCIAL



FIRST

# DETAILS

## SPECIFICATIONS

Price:	\$1,850,000
SF:	29,000 +/-
Acres:	3.11 +/-
Zoning:	IND
Year Built:	1980

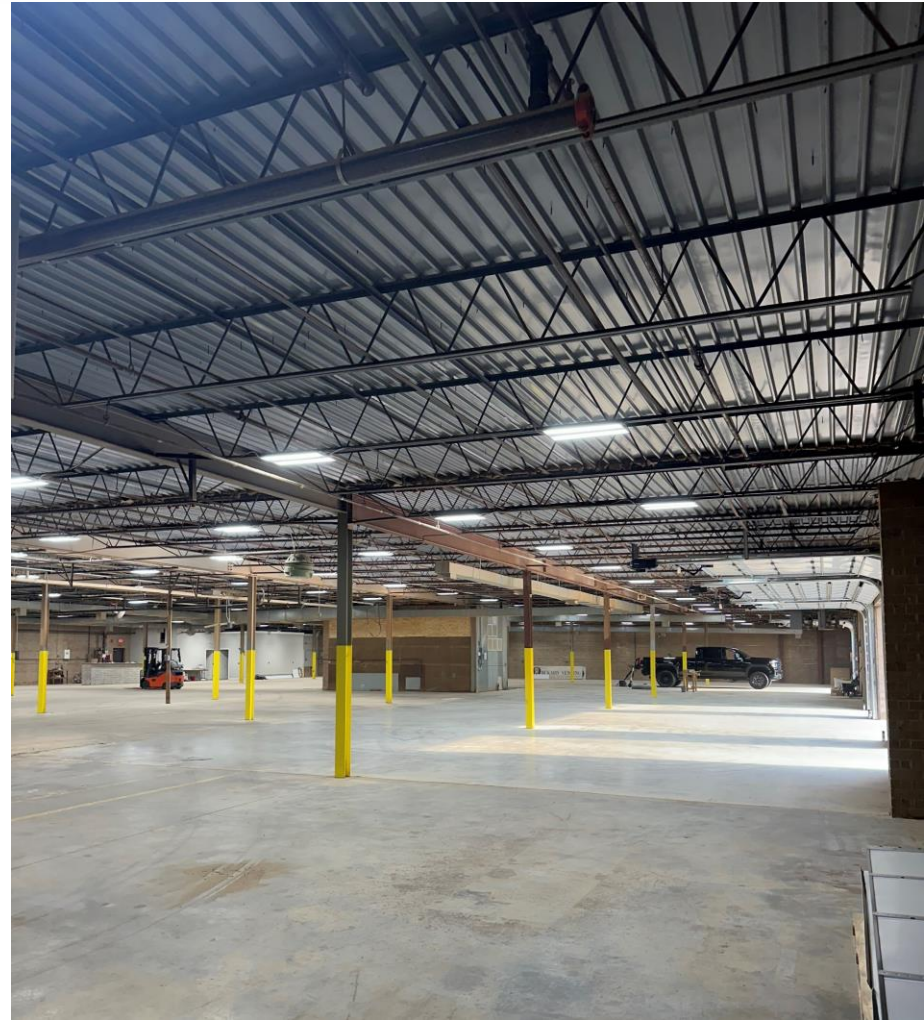
29,000 +/- SF industrial building conveniently located less than 2 miles from I-40 and has been fully updated with a new roof, LED lighting, electrical, and automatic roll up doors. Site is gated and has almost 1 acre of usable yard space with 2 additional storage sheds and one storage building (3-bay) totaling an additional 5,000 SF. Phase 1 on file. Building is sprinkled with 2 single dock doors and 1 double dock door. This building is move in ready!

## DEMOGRAPHICS

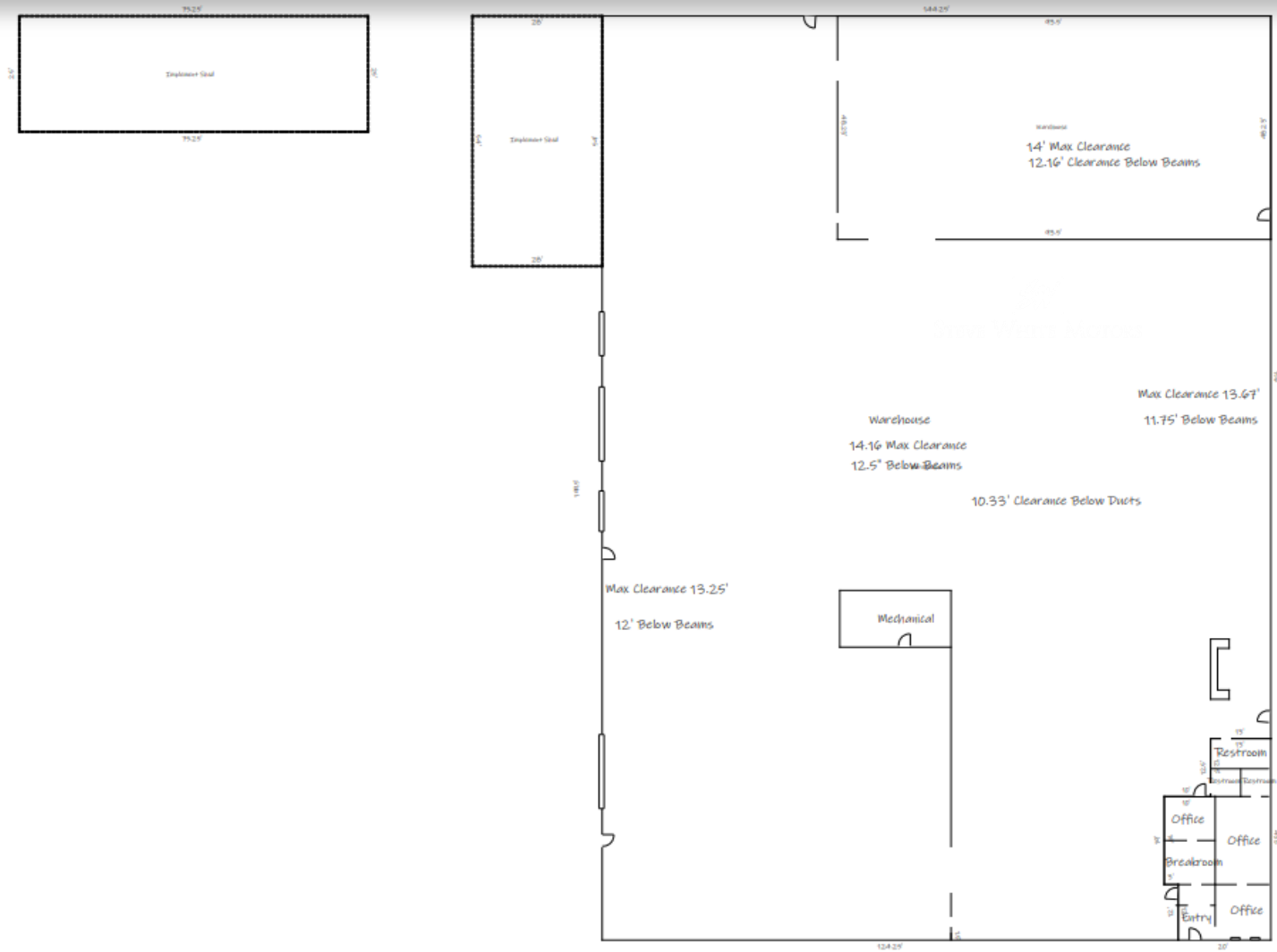
RADIUS	1 MILE	3 MILE	5 MILE
Total Population	7,281	36,777	72,484
Total Household	2,878	15,948	30,186
Median Household Income	\$47,164	\$57,096	\$65,226
Total Employees	11,305	39,206	52,803



# INTERIOR PICTURES



# FLOORPLAN



# 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  
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