

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

Price:	\$10.25/SF NNN
SF:	40,000 +/- (Expandable up to 100,000 +/- SF)
Ceiling Height:	28'
Year Built:	2024

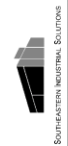
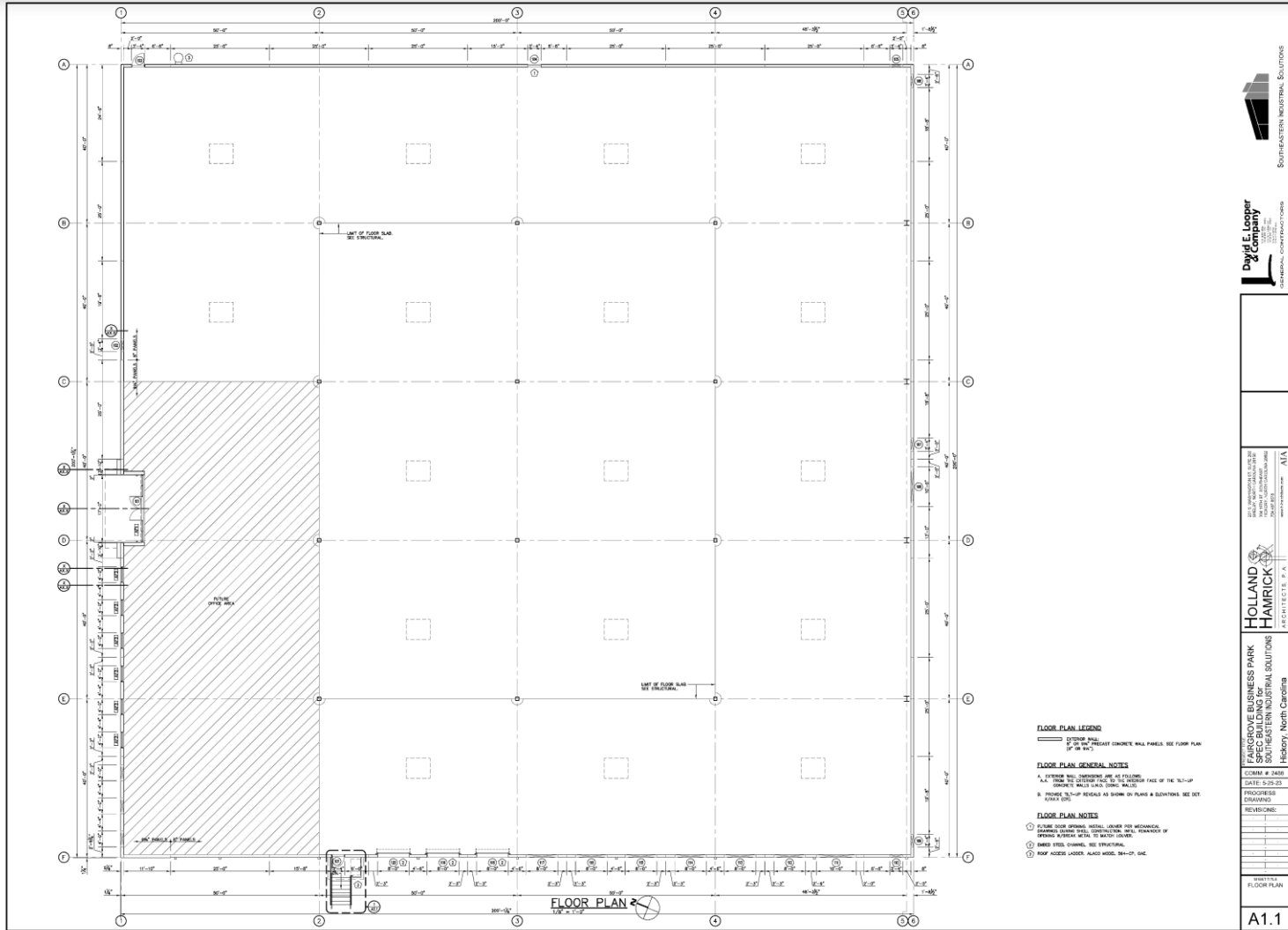
Located in Fairgrove Business Park just off Hwy 70, this new construction Industrial facility built with concrete pre-cast panel walls is ideal for light manufacturing, packaging, or distribution. Roof is a mechanically attached TPO Roof with R-15 Insulation. Floor is 6" steel-reinforced slab with 35 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



David E. Cooper & Company
 ARCHITECTS
 GENERAL CONTRACTORS

HOLLAND & HAMRICK
 ARCHITECTS, P.A.

BUSINESS PARK SPEC BUILDING
 SOUTHEASTERN INDUSTRIAL SOLUTIONS
 Hickory, North Carolina

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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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