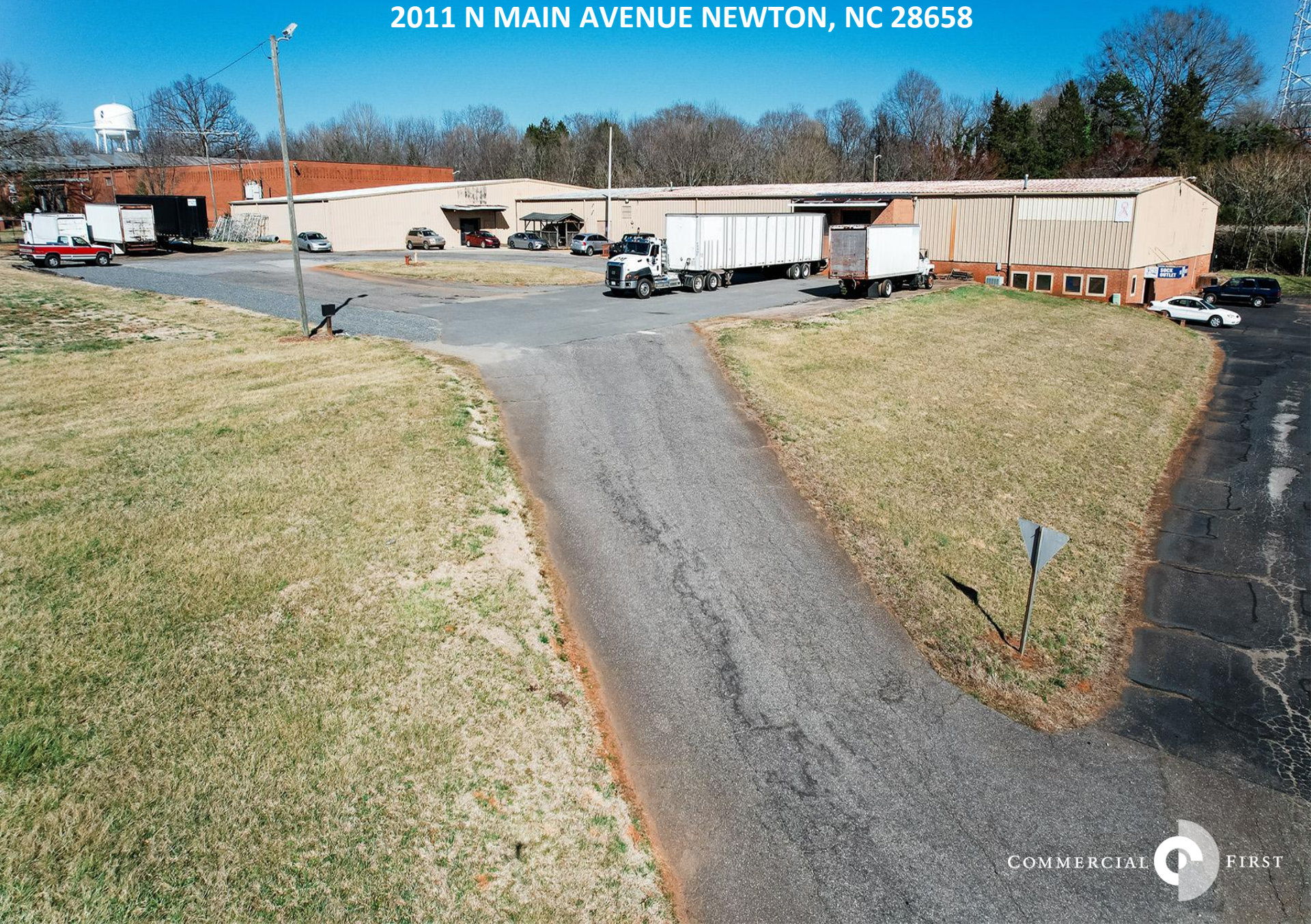


31K SF INDUSTRIAL BUILDING FOR LEASE

2011 N MAIN AVENUE NEWTON, NC 28658



AERIAL



Newton
White
to Center

Associated Brands
Blue Ridge Steel

 **Sterilizer Autoclave Solutions**

 **ONE**
screen printing

 **ROTARY DRILL SERVICE**
THE ORIGINAL REDUCTOR

DETAILS

SPECIFICATIONS

Price	\$6/SF
SF:	31,000 +/-
Acres:	3.25 +/-
Zoning:	M-1

Prime Industrial Building 31,000 SF – High Visibility Hard Corner in Newton

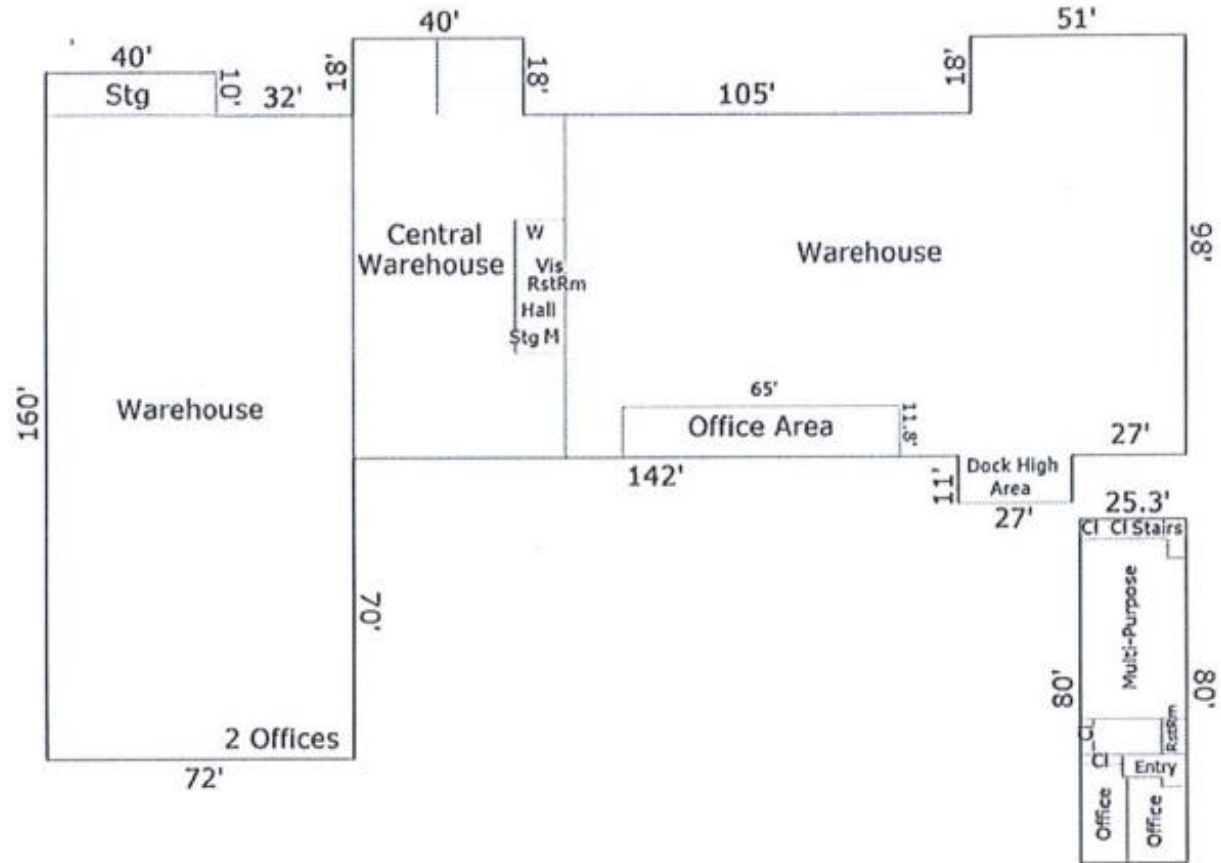
This exceptional industrial property offers a rare combination of space, accessibility, and visibility. Situated on a hard corner with a stoplight in Newton, this 3.25 Ac site provides excellent exposure and easy access for logistics and operations. The industrial building features 15' ceilings, making it ideal for warehousing, manufacturing, or distribution. Building is fully conditioned. Currently has 2 dock doors, 1 ground level door with opportunity to add more.

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
Total Population	5,141	32,440	68,404
Total Household	2,182	13,822	28,682
Median Household Income	\$45,149	\$58,938	\$65,240
Total Employees	9,284	36,467	51,107



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
INFORMATION:**

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