

980 3RD AVE SE

Hickory, NC 28602



LOCATION DESCRIPTION

Discover the thriving industrial landscape and strategic location of Hickory, NC. Situated in the heart of the state's manufacturing hub, the area surrounding the property offers close proximity to major transportation arteries and an established network of suppliers and vendors. With the Hickory Regional Airport just minutes away, as well as easy access to I-40, the location provides prime connectivity for industrial and manufacturing operations.

PROPERTY HIGHLIGHTS

- Approximately 1,500 SF finished office
- Heavy industrial power with 208/120V, 3-Phase, panels up to 1,600 amps
- Transformers on-site: (1) 300 kVA, (1) 750 kVA
- Fenced with access gate
- Asphalt paved drive aisles/parking, concrete loading pads

PROPERTY DESCRIPTION

The facility features expansive production areas designed for efficient workflow, generous clear-span space and ample power to accommodate manufacturing operations. Multiple loading and shipping areas provide convenient access for receiving raw materials and distributing finished products, while the functional floor plan allows for efficient movement of equipment, inventory and personnel throughout the building.

OFFERING SUMMARY

Sale Price:	\$1,600,000
Building Size:	42,980 SF
Lot Size:	4.56 Acres
Zoning:	IND
Dock-High Doors:	4
Drive-in Doors:	1 Oversized
Ceiling Heights:	14' - 16'
Parcel ID:	371205176757

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KW COMMERCIAL

14045 Ballantyne Corporate Place
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Charlotte, NC 28277

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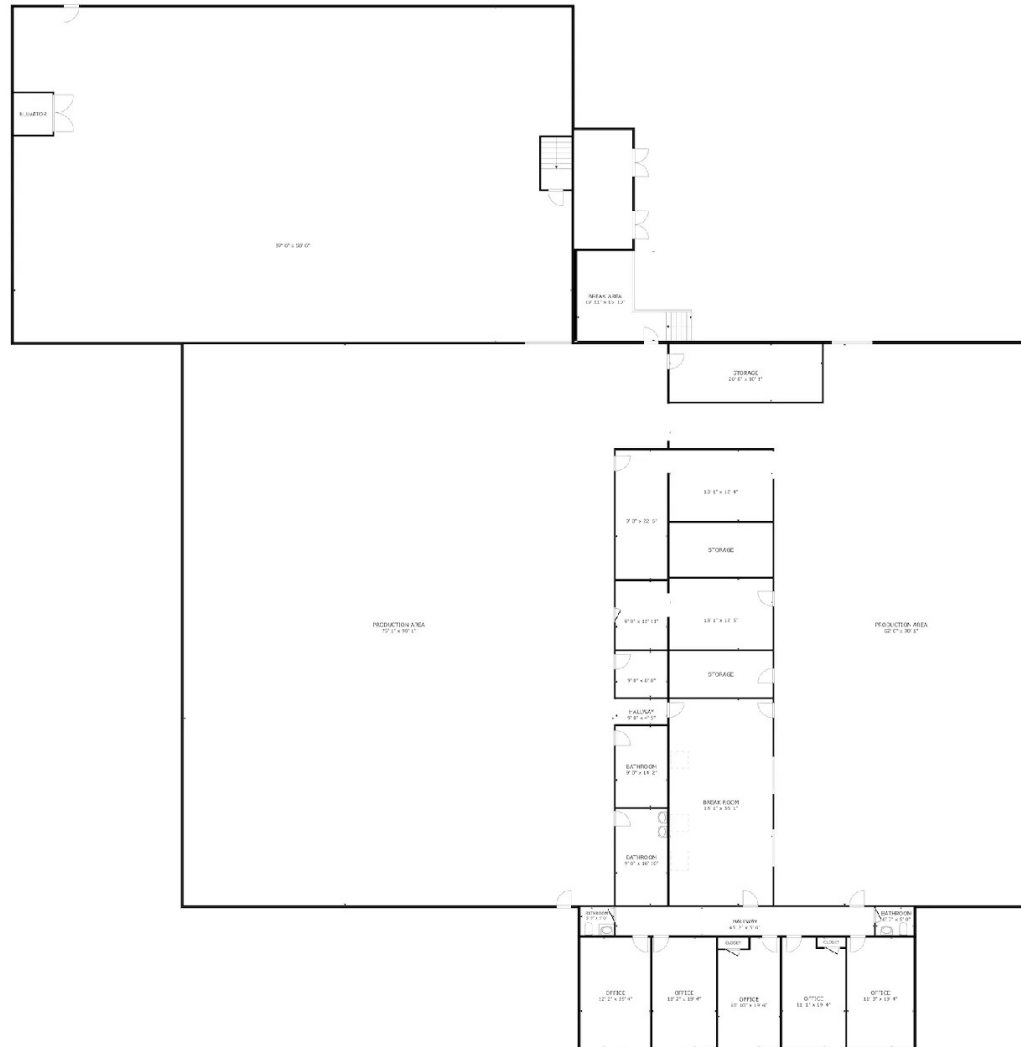
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FLOOR 1

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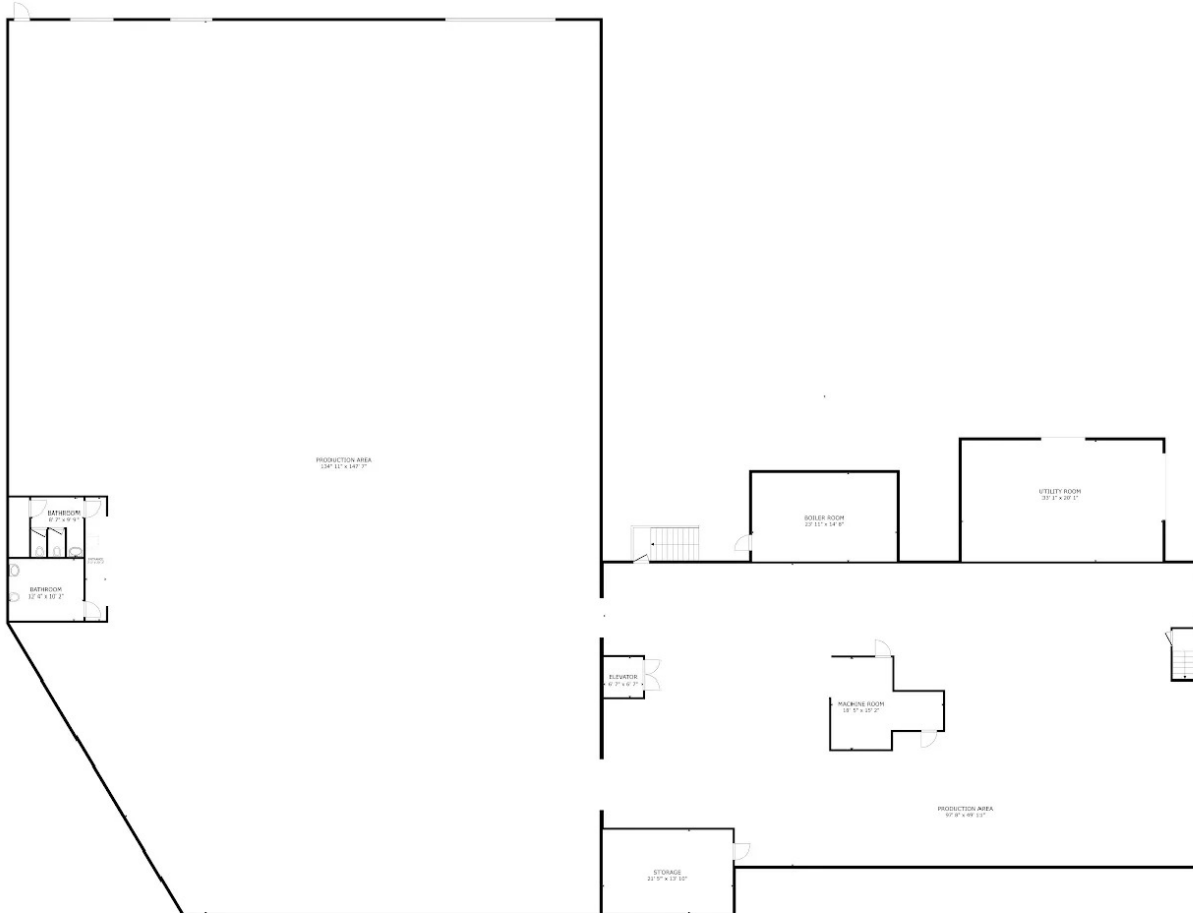
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BASEMENT

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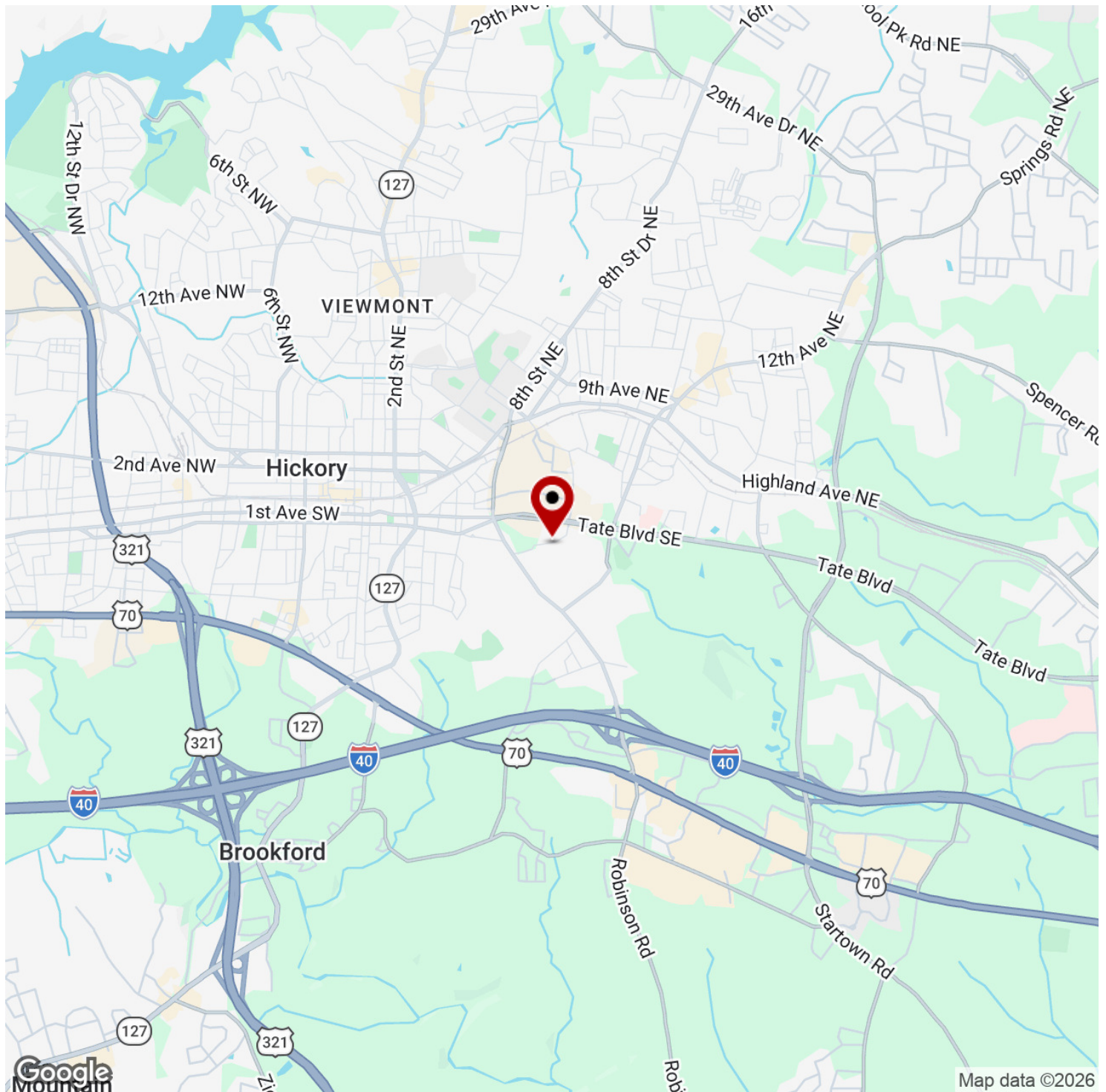
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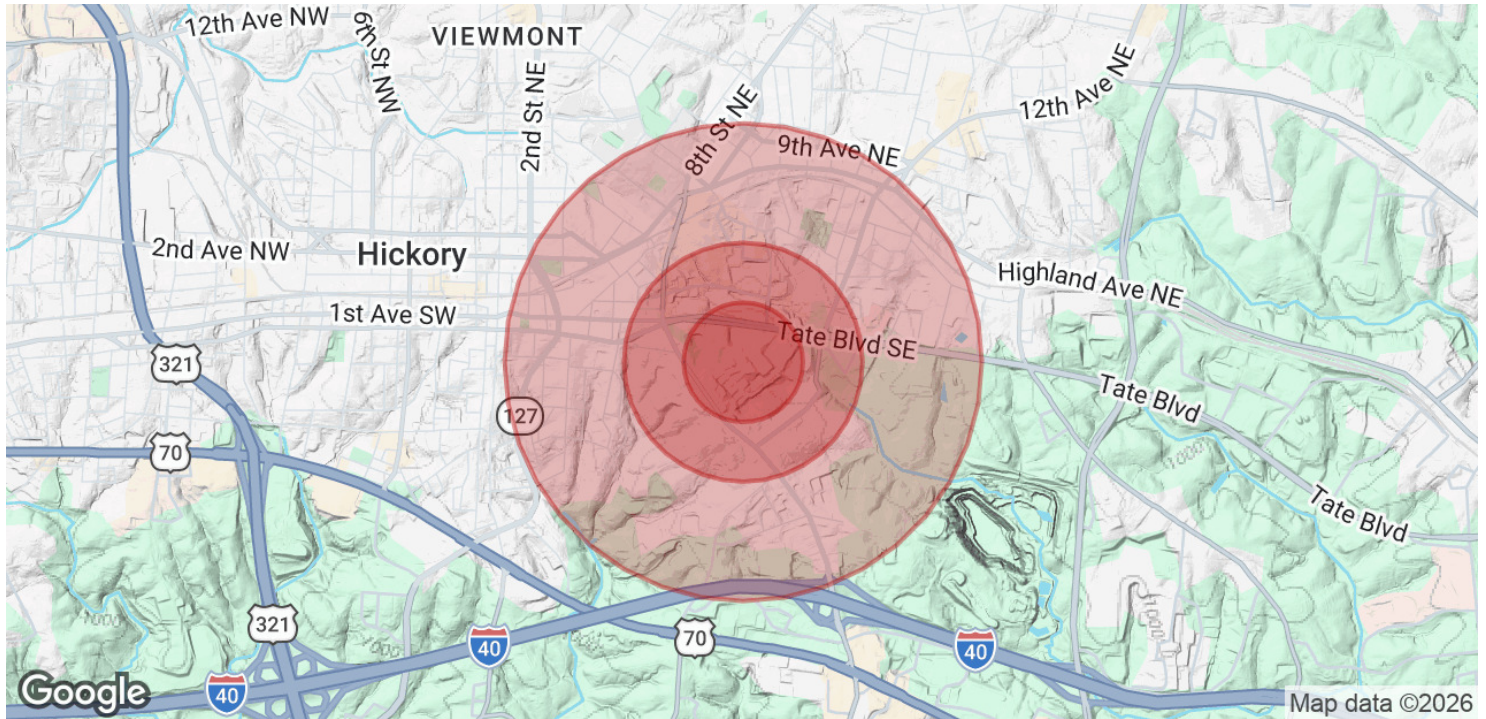
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	89	501	3,314
Average Age	40.4	38.8	34.4
Average Age (Male)	34.2	39.6	35.8
Average Age (Female)	40.9	35.1	33.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	29	194	1,270
# of Persons per HH	3.1	2.6	2.6
Average HH Income	\$55,476	\$44,148	\$55,687
Average House Value	\$132,998	\$119,077	\$200,040

2023 American Community Survey (ACS)

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