



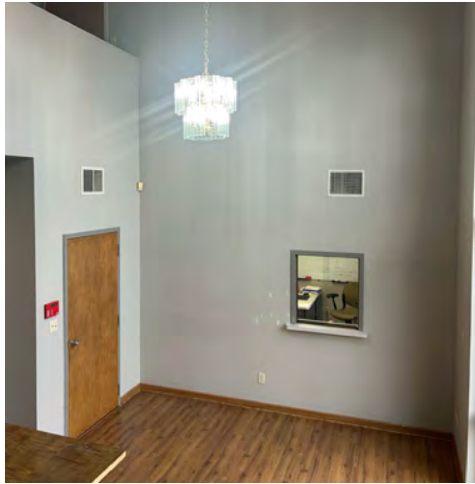
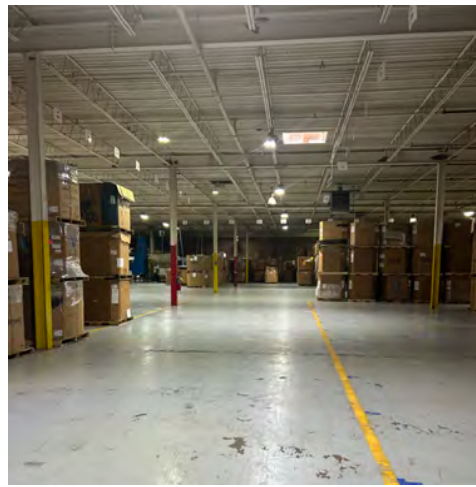
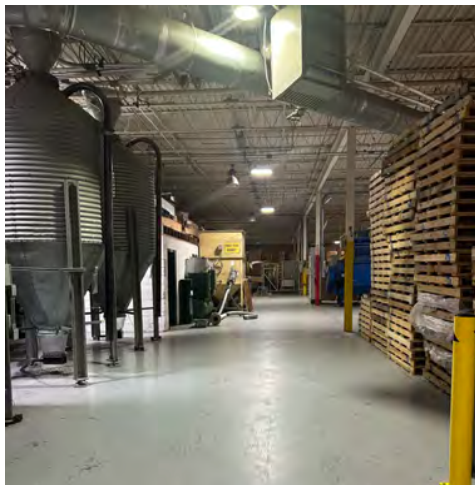
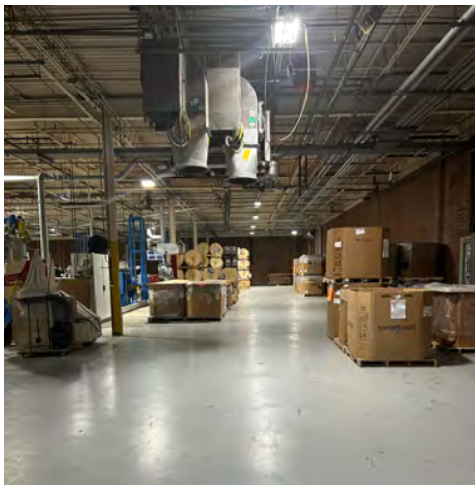
INDUSTRIAL SPACE | **FOR SALE**

175 18TH STREET SE | HICKORY

44,152± SF Industrial gem available in great proximity to downtown, interstates and surrounding areas.

SAM KLINE, CCIM
c 704 777 6003
skline@mecacommercial.com





PROPERTY INFORMATION

SF*

44,152 SF

3,500 SF Conditioned office

FEATURES

- Six total offices, two conference/meeting rooms and a break room
- 16' Clear height
- Main warehouse area is 180' x 210'
- Five roll up doors, 8' x 10'
- Four dock high doors
- Receiving area is 30' x 90'
- Additional land available for expansion/parking
- Located minutes from I-40
- Great proximity to downtown and surrounding areas

SALE PRICE

\$2,950,000

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MECA Commercial Real Estate

102 Main Street, Suite 110

McAdenville, NC 28101

704 971 2000



MECA
COMMERCIAL REAL ESTATE

HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL SUCH AREAS SHOWN ON THIS PLAN AS STREETS, ALLEYS, WALKS, OPEN SPACES, PARKS, EASEMENTS EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE AND THAT I/WE WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAN AS DEDICATED FOR A PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN SUCH OTHER USE IS APPROVED BY THE CITY OF HICKORY IN THE PUBLIC INTEREST.

W. H. ... 12-5-96
OWNER DATE

NORTH CAROLINA - CATAWBA COUNTY
I, *J. M. ...* A NOTARY PUBLIC FOR THE COUNTY AND STATE AFORESAID CERTIFY THAT *...* PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND OFFICIAL SEAL THIS THE 5TH DAY OF *...*, 1996.

J. M. ...
NOTARY PUBLIC
MY COMMISSION EXPIRES: *...* 17, 1998



FILED FOR REGISTRATION AT CATAWBA COUNTY THIS THE 15TH DAY OF DECEMBER, 1996 AND RECORDED IN PLAT BOOK 41, PAGE 122 TIME 9:53 A.M.

Ruth Maskie
REGISTER OF DEEDS

NORTH CAROLINA - CATAWBA COUNTY
THE FOREGOING CERTIFICATES OF *JAMES M. BRADSDON* & *LEIGH ANNE BENTLEY* NOTARY (IES) PUBLIC OF CATAWBA COUNTY, NORTH CAROLINA ARE CERTIFIED TO BE CORRECT. *This 16 Dec. 1996.*

Ruth Maskie
REGISTER OF DEEDS

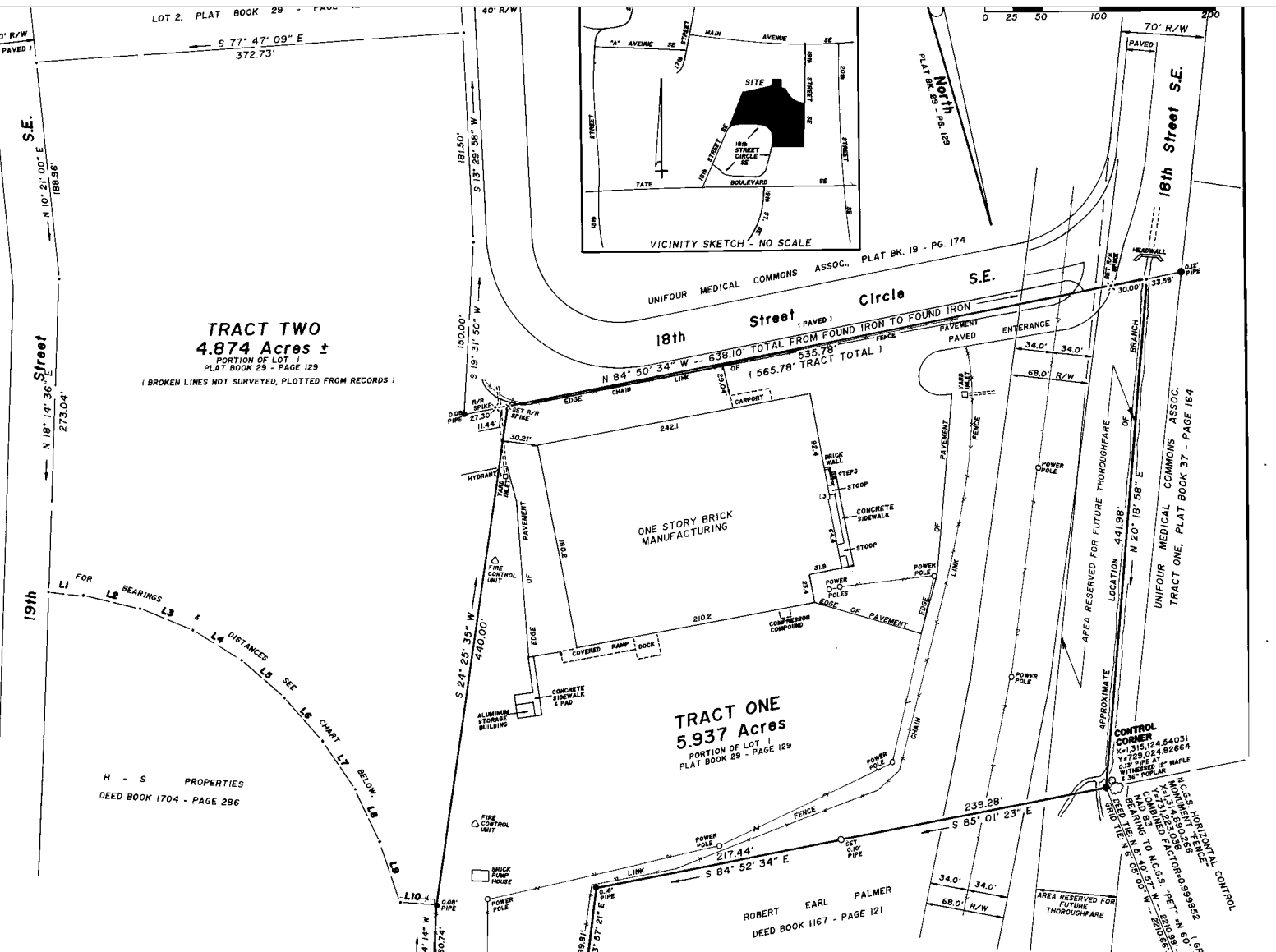
CERTIFICATE OF APPROVAL - MINOR SUBDIVISION
I HEREBY CERTIFY THAT THE DIVISION OF PROPERTY HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION AND ZONING REGULATIONS OF CITY OF HICKORY AND ITS EXTRATERRITORIAL PLANNING AREA AND IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS WITHIN SIXTY (60) DAYS OF THE DATE OF THIS APPROVAL.

12-13-96
DATE *C. N. ...* PLANNING AND ZONING ADMINISTRATOR

NORTH CAROLINA - CATAWBA COUNTY
I, *C. N. ...* A NOTARY PUBLIC FOR THE COUNTY AND STATE AFORESAID CERTIFY THAT *...* A REGISTERED LAND SURVEYOR PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND OFFICIAL SEAL THIS THE DAY OF *...*, 1996.

C. N. ...
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



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NASCAR

OFTEN REFERRED TO
AS "BIRTHPLACE OF
NASCAR STARS"

2000

HICKORY IS KNOWN AS
A FURNITURE CAPITAL

2018

RECOGNIZED AS ONE
OF THE BEST SMALL
CITIES IN AMERICA BY
NATIONAL GRAPHIC
TRAVEL

3X

ALL-AMERICAN
CITY

25TH

MOST POPULOUS CITY
IN NORTH CAROLINA

HICKORY

North Carolina

Life. Well Crafted.

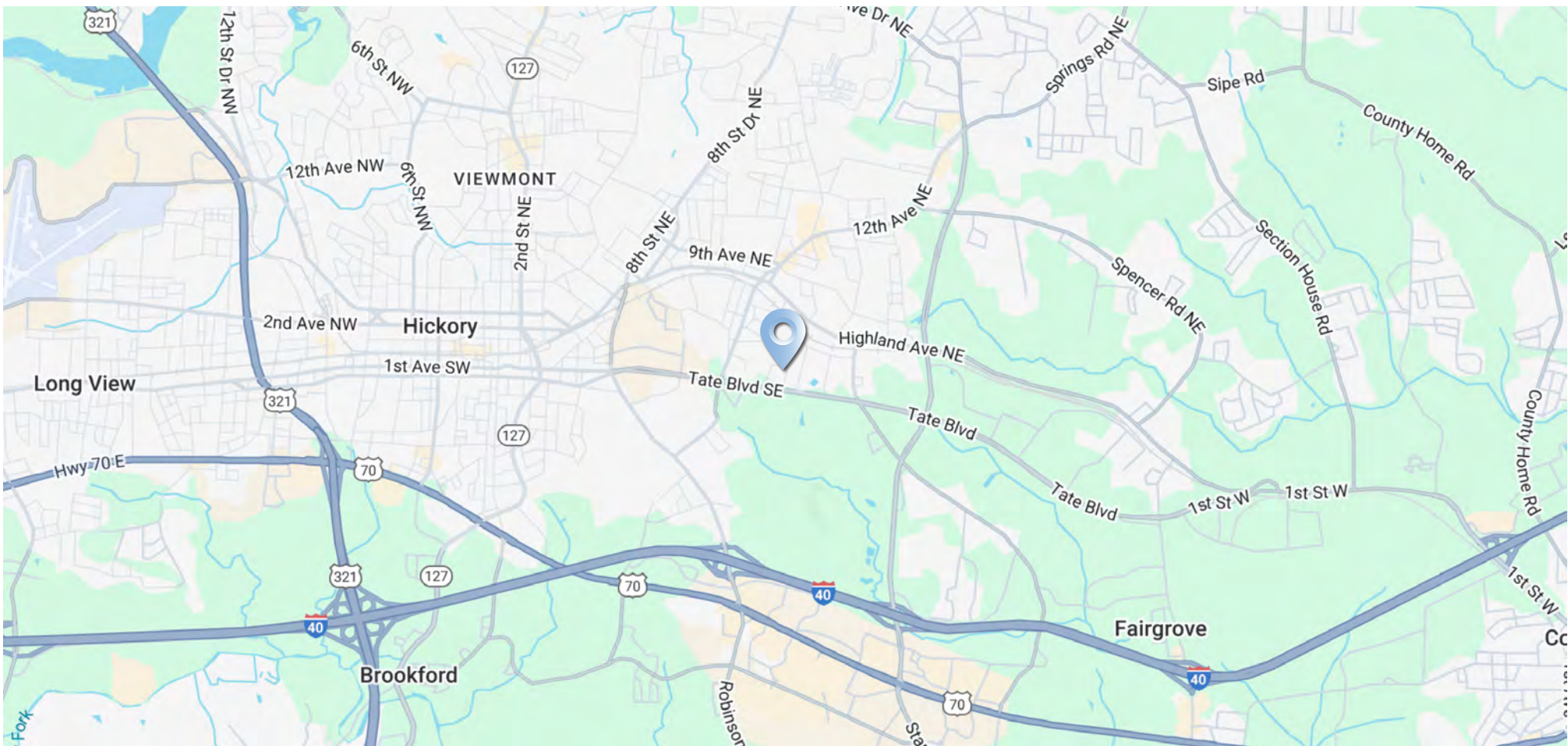
HICKORY, NC is for doers and makers seeking a well-rounded community, located between Charlotte and Asheville at the foot of the Blue Ridge Mountains, along I-40, where a collective spirit of craftsmanship strengthens any endeavor with detail, artistry, and quality. Hickory is the perfect place to work, live, and raise a family.

Copy and photo courtesy of <https://www.hickorync.gov/>

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DEMOGRAPHICS				
	1 MILE	3 MILES	5 MILES	
Population	2,665	38,844	76,033	
Households	1,016	16,513	31,747	
Families	631	9,812	19,353	
Median Age	37.2	39.9	41.4	
Average HH Size	2.52	2.25	2.33	
Median HH Income	\$52,918	\$55,317	\$62,089	
Average HH Income	\$69,428	\$74,315	\$85,652	
Per Capita Income	\$25,620	\$31,458	\$35,730	

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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.