



Industrial Spaces for Lease

3254 HIGHLAND AVE. NE | HICKORY, NC 28601

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Property Dashboard

\$795.00

Monthly Rent

6 Suites Available

824 SF

Total Square Feet

NNN

Lease Type

Industrial

Use

X

Zoning

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
<u>2023 POPULATION</u>	1,871	23,174	70,277
<u>2023 AVERAGE HOUSE HOLD INCOME</u>	\$39,240	\$43,878	\$47,605

KEY AMENITIES

- Both suite sizes: 800 sq ft. - Features a loading dock for easy and convenient loading and unloading.
- Includes a bathroom for added convenience.
- Strategically located near I-40, Hwy70, and Hwy 321, providing easy access and excellent connectivity.
- Ideal for various industrial and commercial purposes.
- Well-maintained and professionally managed property.

IDEAL BUSINESSES:

1. Light manufacturing
2. Warehousing and distribution
3. E-commerce fulfillment center
4. Workshop or production studio
5. Storage or logistics hub:





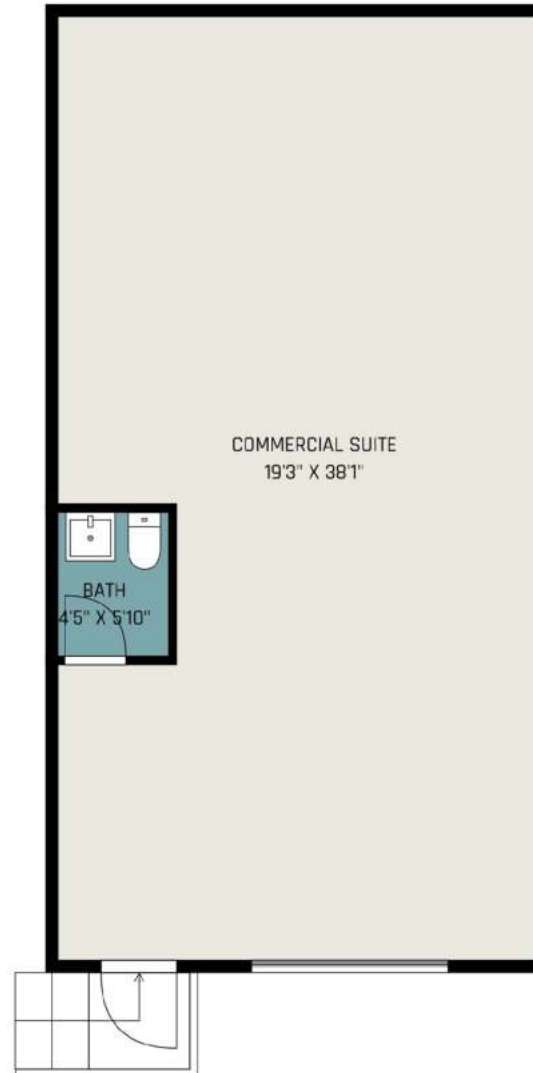


Floor Plan

3254 HIGHLANDS AVE NE

Gross Living Area - 824 Sq Ft

Non- Living Area - 17 Sq Ft



Parcel Map



Site Plan



Robert abbey
fine lighting

DODSON
PEST CONTROL

**SHOOTING
STARS**
gymnastics

NEILL
CONSTRUCTION COMPANY

RFI **RAMSEY'S FINISHING, INC**
"OUR SERVICE IS PERSONAL"
GLOBAL SUPPLIER FOR HIGH QUALITY FURNITURE COMPONENTS

ATLANTIC
PACKAGING

PS³
PROFILE SOIL SOLUTIONS
SOFTWARE



Market Overview - *Hickory, NC*



Hickory, North Carolina, is a city located in Catawba County. It is known for its manufacturing history and is often referred to as the "Furniture Capital of the World."

In terms of the local economy, Hickory has a diverse range of industries, including furniture manufacturing, textiles, automotive, and healthcare. The city has a strong manufacturing sector, with several major furniture companies headquartered in the area.

The real estate market in Hickory has also been experiencing growth, with a mix of residential, commercial, and industrial properties available. The city has a variety of housing options, ranging from affordable single-family homes to upscale neighborhoods.

In terms of education, Hickory is home to several schools, including public, private, and charter options. The city also has a strong healthcare system, with multiple hospitals and medical facilities serving the community.

Hickory offers a range of recreational activities for residents and visitors alike. The city has numerous parks, trails, and outdoor spaces for hiking, biking, and enjoying nature. There are also several cultural and entertainment venues, including museums, theaters, and music events.

Overall, Hickory, NC, presents a vibrant and growing market with a strong manufacturing base, affordable cost of living, and a variety of amenities and recreational opportunities.

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