



# INDUSTRIAL OPPORTUNITY FOR SALE AT 120 11TH ST NW

120 11th St NW, Hickory, NC 28601, USA



- Spacious 73,475 SF industrial property with significant growth potential.

- Strategic location with excellent visibility and access to major thoroughfares.

- 2.58-acre lot offers ample parking and operational flexibility.

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## Property Summary

Now available for purchase, this expansive industrial property located at 120 11th St NW in Hickory, NC offers a remarkable investment opportunity for discerning buyers. With a robust building size of 73,475 square feet on a generous 2.58-acre lot, this site is poised for substantial appreciation and profit generation. The strategic location provides excellent visibility and access to Highway 321, ensuring high foot traffic and operational convenience.

Investors will appreciate the attractive NOI potential and flexible ownership benefits this property provides. Surrounded by a dynamic mix of commercial enterprises, the increasing demand in Hickory signals promising returns on investment. This is an ideal purchase opportunity for those looking to capitalize on the growing industrial landscape in this thriving market.

## Property Highlights

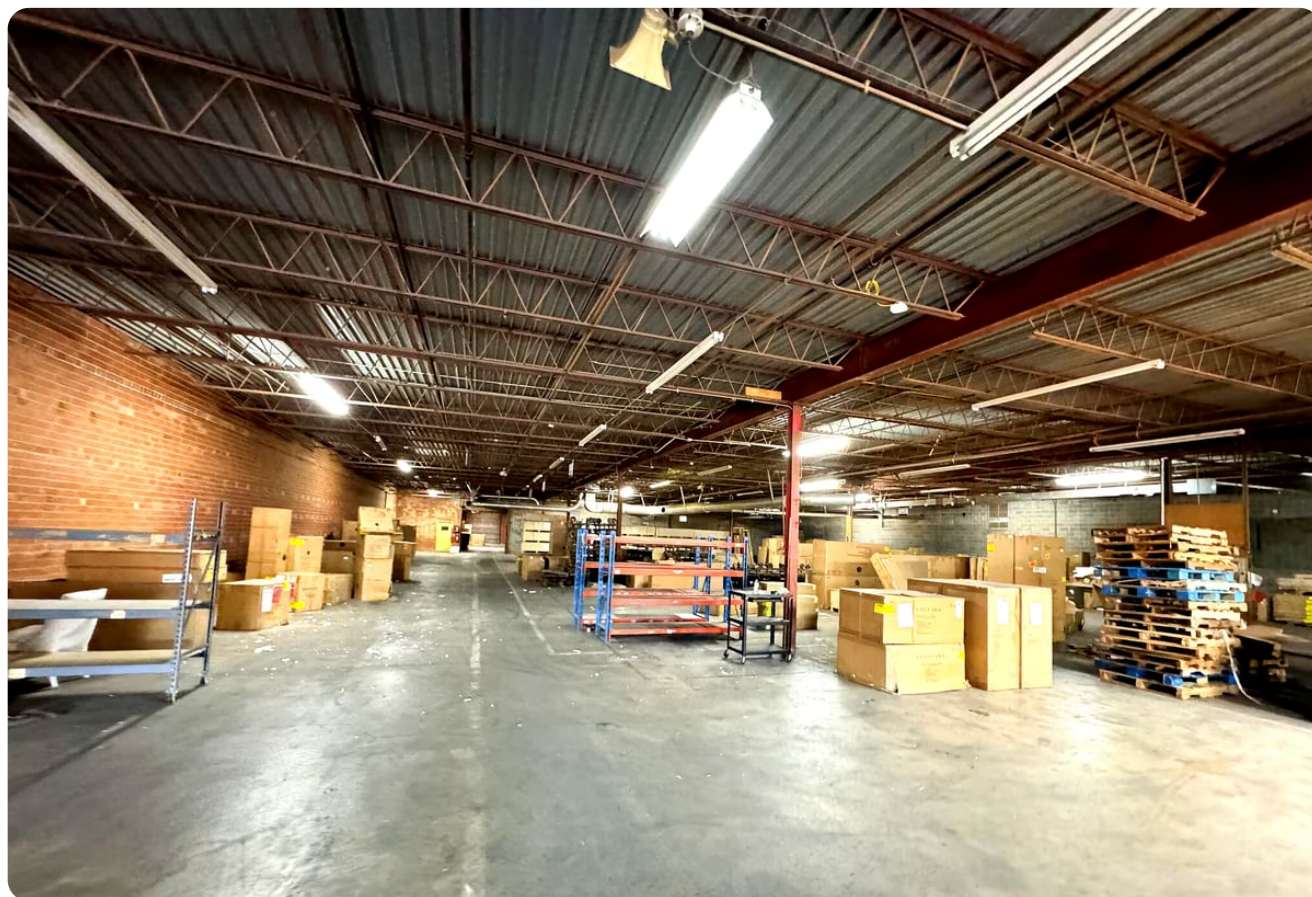
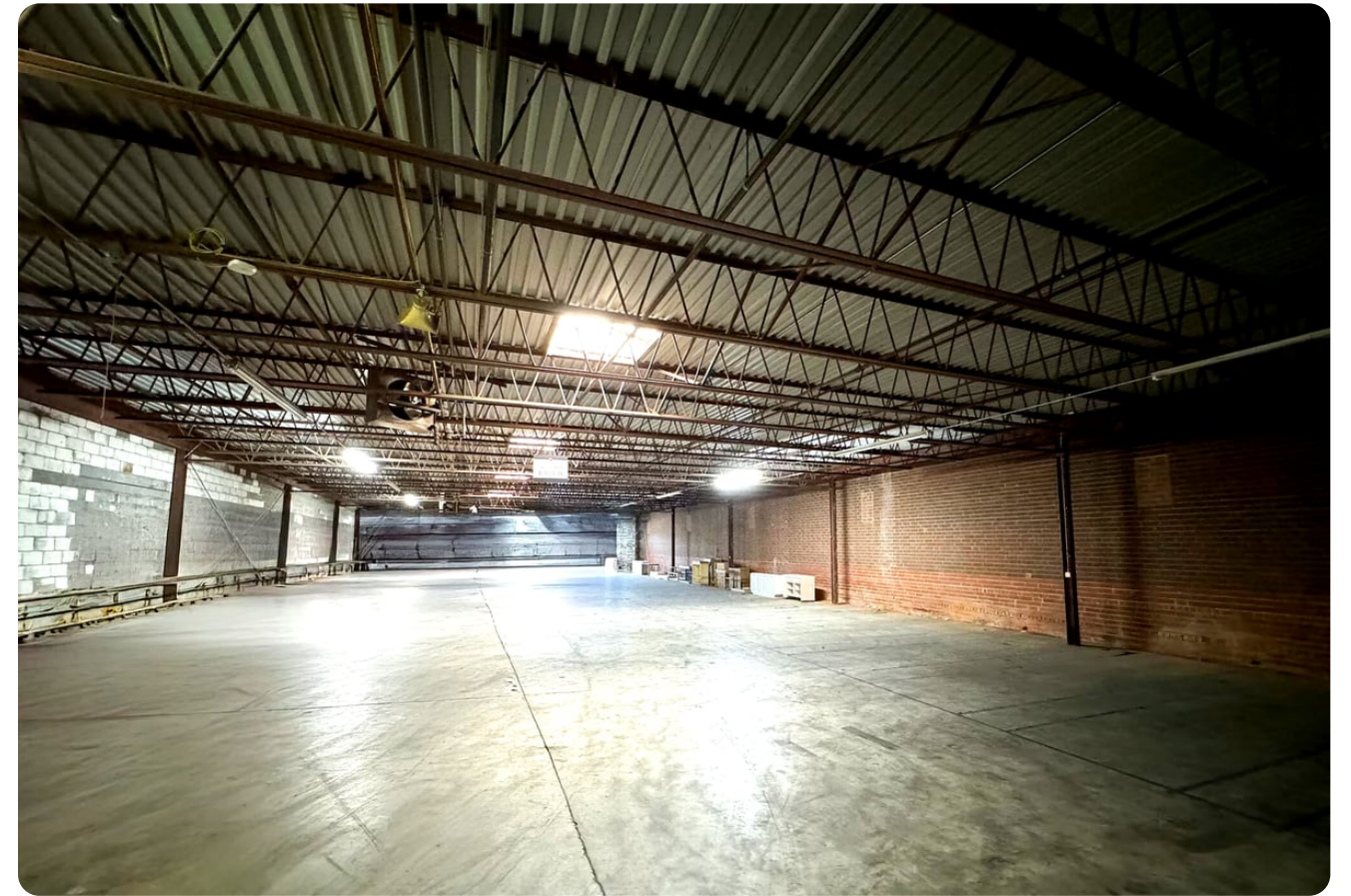
- ✔ Solid rental income potential with favorable lease terms.
- ✔ Ample space for diverse industrial applications and expansions.
- ✔ Located in a rapidly growing commercial district.

## Key Features

Property Type	<b>Industrial</b>
Building Size (GLA SF)	<b>73,475 sq. ft.</b>
Lot Size	<b>2.58 acres</b>
Year Built	<b>Built 1972</b>
Parking	<b>Ample parking available</b>
Visibility	<b>High-visibility location</b>



## Property Images



# Nearby Attractions



## Location Summary

Situated in Hickory, NC, this property boasts access to a robust transportation network and is well-positioned within a flourishing commercial hub. The area is witnessing a surge in industrial growth, making it an attractive investment for future-oriented buyers.

## Location Highlights

- ✔ Proximity to major highways enhancing accessibility.
- ✔ Surrounded by established businesses and retail centers.
- ✔ High traffic counts ensuring consistent visibility.

## Demographics

Metric	3 Mile	5 Mile	10 Mile
Median Household	\$60,386	\$55,206	\$58,812
Median Age	39.0	38.4	39.1
Average Household Size	2.52	2.41	2.35
Owner-Occupied Housing	54.1%	53.0%	52.9%

