



Linville | Team Partners
COMMERCIAL REAL ESTATE

5 YEAR NNN LEASE
3% ANNUAL INCREASES



1242 13th St SW - Hickory, NC

Industrial Property **For Sale**

Presented By:

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1242 13TH ST SW - HICKORY, NC

INDUSTRIAL PROPERTY FOR SALE



PROPERTY DESCRIPTION

Located in Hickory, North Carolina, this $\pm 10,000$ SF building is leased to Putzmeister America, Inc., a global industrial equipment manufacturer. The building is situated on 6.045 acres and is in close proximity to I-40. Recent capital improvements include new office upfit, fenced and graded laydown yard, and four new gas warehouse heaters. Existing NNN lease is through April 2031. Landlord responsibilities limited to roof and structure. Tenant covers \$10,000 annually before landlord contributes to any roof cost. 3% Annual increases.

PROPERTY HIGHLIGHTS

- $\pm 10,000$ SF industrial building
- Single-Tenant NNN Investment
- Global Corporate Tenant: Putzmeister
- Highly Sought-After IOS Functionality
- Recent Capital Improvements over \$160,000

OFFERING SUMMARY

Sale Price:	\$1,373,000
Lot Size:	6.045 Acres
NOI:	\$92,700.00
Cap Rate:	6.75%
Lease Structure	NNN
Annual Increases	3%
LL Responsibilities	Limited Roof & Structure

HICKORY, NC

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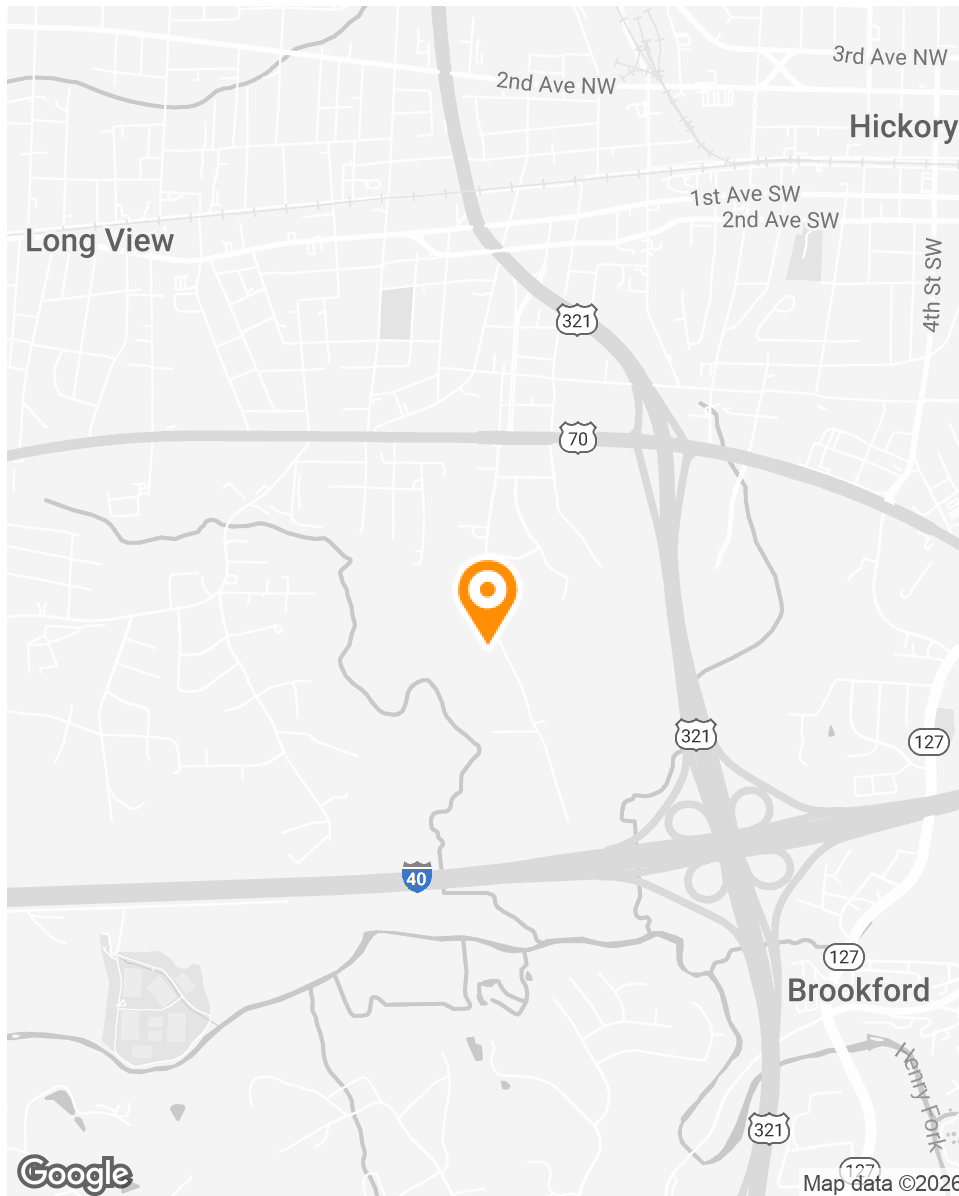
INDUSTRIAL PROPERTY FOR SALE



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1242 13TH ST SW - HICKORY, NC

INDUSTRIAL PROPERTY FOR SALE



PUTZMEISTER OVERVIEW

Putzmeister is a multibillion-dollar global leader in concrete and high-density solids technology, operating as a primary subsidiary of Sany Heavy industry, which boasts over \$21 billion in assets and a premier investment-grade credit profile. The company maintains an unrivaled international infrastructure, including high-capacity manufacturing hubs across Germany, the U.S., and Asia, along with over 20 global subsidiaries. With an expansive network of 900+ service sites spanning 154 countries, Putzmeister possesses the immense financial stability and logistical scale required to spearhead the world's largest and most complex infrastructure projects.

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Population	2,416	27,276	59,009
Median age (Male)	40	40	41
Median age (Female)	41	43	43
Total households	1,026	11,090	24,508
Total persons per HH	2.4	2.5	2.4
Average HH income	\$58,322	\$75,582	\$81,344
Average house value	\$161,575	\$235,598	\$243,632

1242 13TH ST SW - HICKORY, NC

INDUSTRIAL PROPERTY **FOR SALE**

LOCATION INFORMATION

Address 1242 13th St SW,
Hickory, NC 28602

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	IND
Lot Size	±6.045 Acres
Power Description	3-Phase
Building Size	±10,000 SF
Tenancy	Single
Number of Dock High Doors	2
Number of Drive in Bays	1
NOI	\$92,700.00
Cap Rate	6.75%

**Seller cannot close prior to April 1st, 2026*



SALE PRICE: \$1,373,000

HICKORY, NC

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