



585 11TH STREET NW HICKORY, NC 28601

585 11th Street Northwest, Hickory, NC 28601

- Total GLA: ±74,356 SF
- Renovated: 2023
- Ceiling Height: 12' – 18'
- Dock-High Doors: 5
- Multi-Tenant Building
- 44 Parking spots

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PROPERTY SUMMARY



Property Summary

Building SF:	74,356
Ceilings:	12' – 18'
Dock Doors:	5
Lot Size:	4.18 Acres
Office SF:	13,188
Parking:	44
Renovated:	2023
Rentable SF:	74,356
Type:	Industrial
Warehouse SF:	61,168
Year Built:	1946
Zoning:	IND

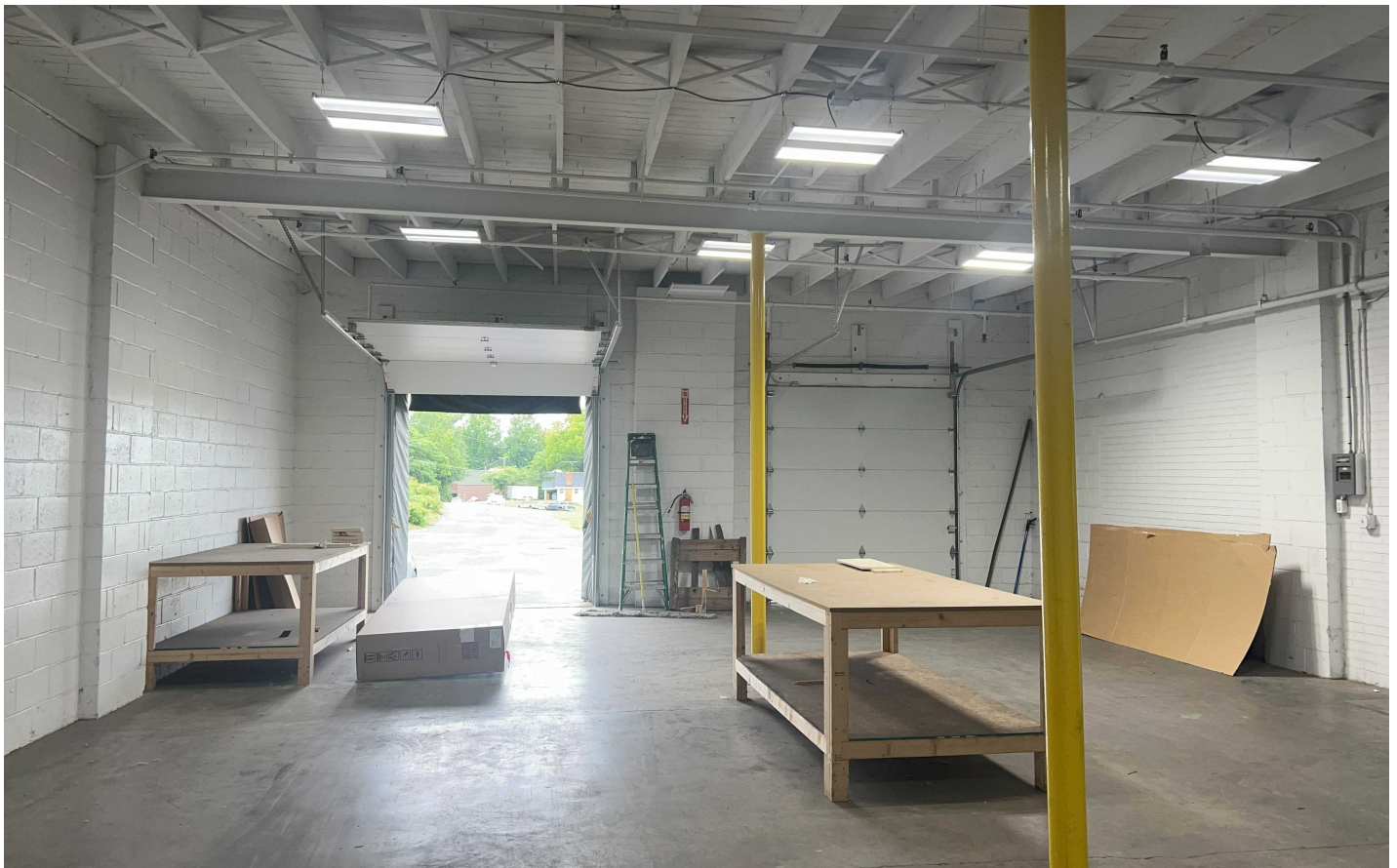
Property Overview

Proximity to 321 and I-40
44 parking spaces
Office space: +- 13188 SF
Dock High Doors: 5
Drive-in Doors: 1
Sprinkler system: Wet
LED Lighting
4.18 AC Site

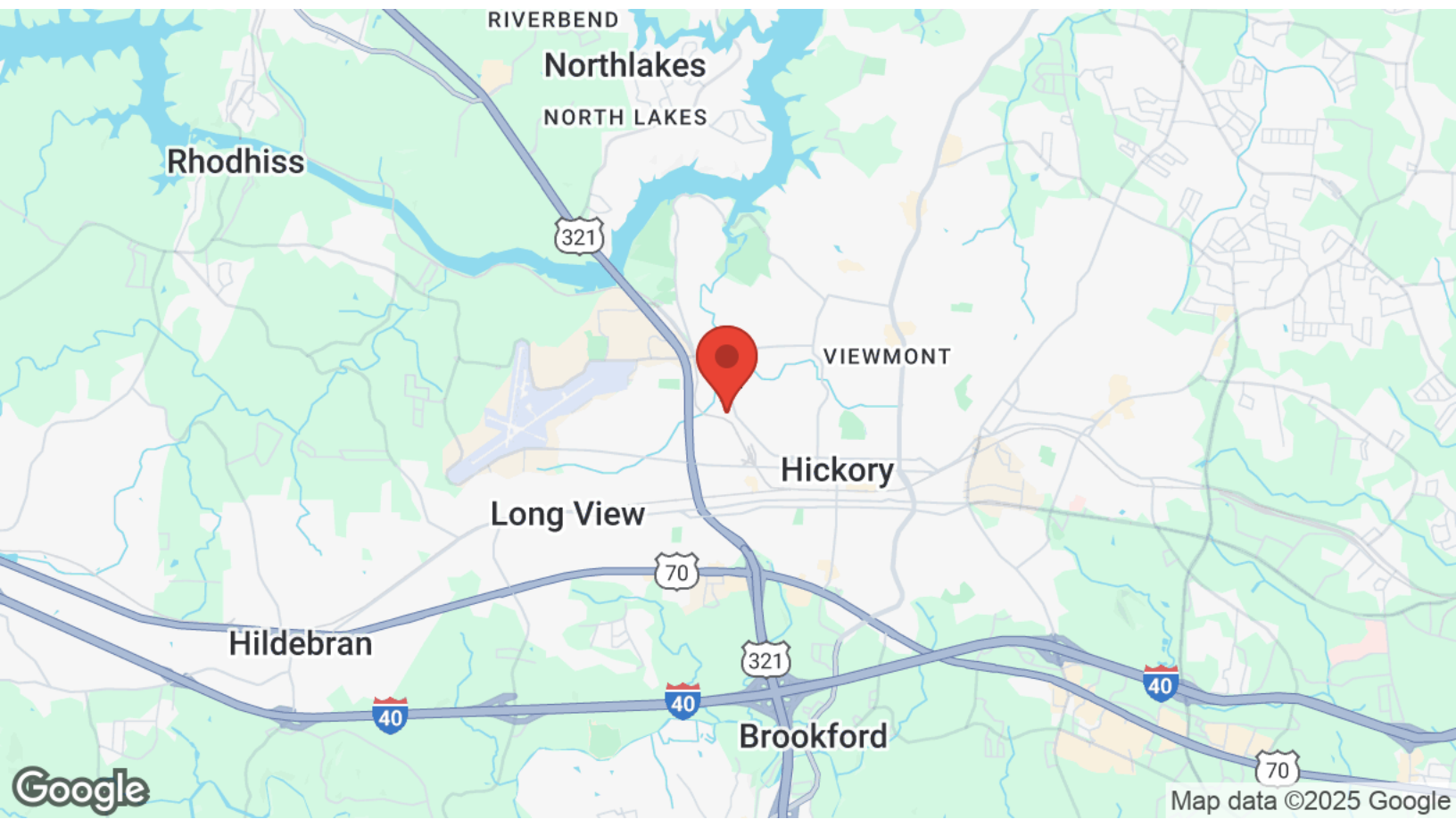
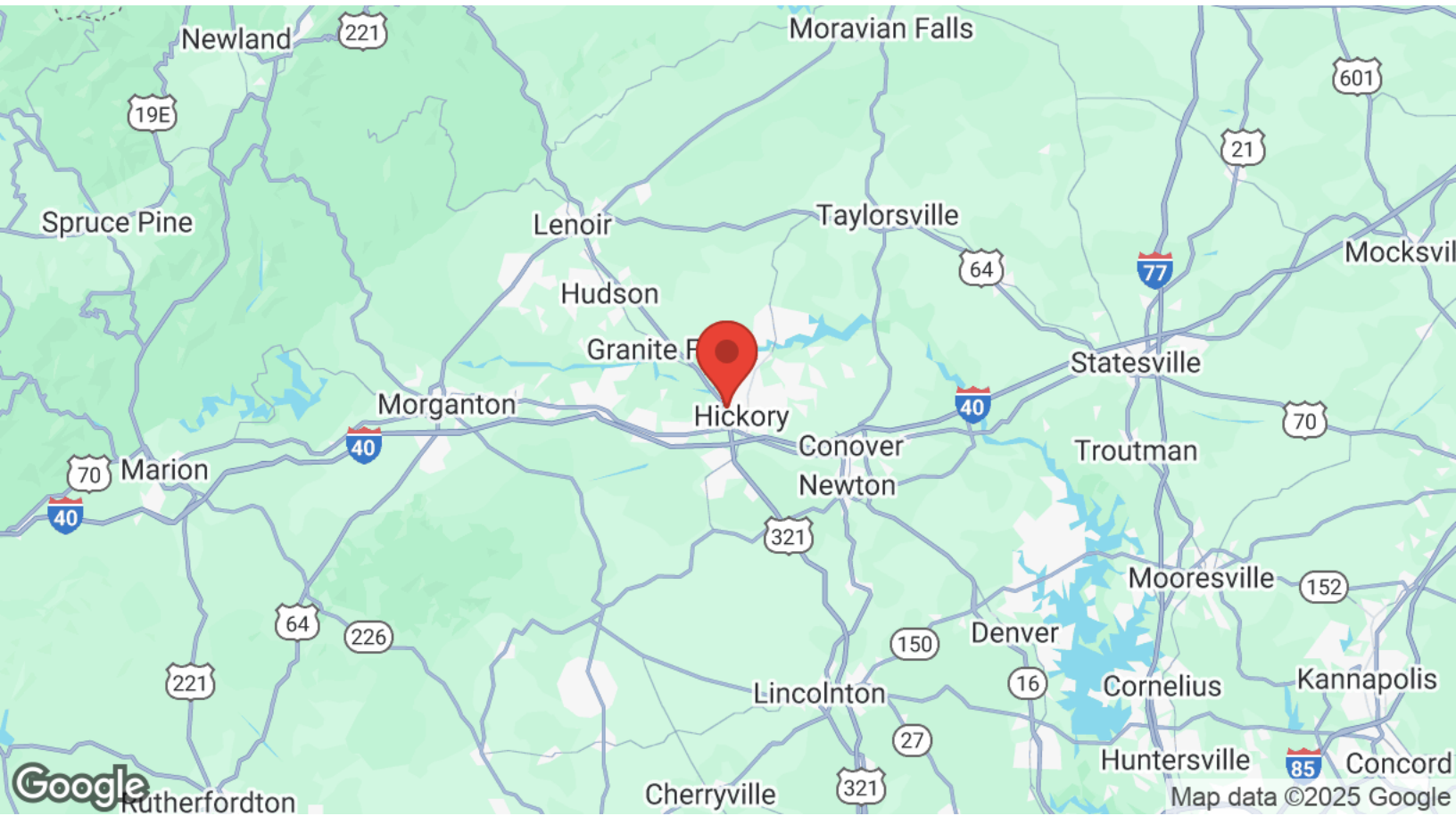
Location Overview

This warehouse is located one mile north of the intersection of 321 Highway and I-40 Interstate in Hickory, NC. The property covers approximately 74,356 square feet and includes elevator access, making it suitable for distribution and warehousing purposes. The main section is 22,000 SF and has climate control. Ceiling heights range from 12' to 18'. The facility features 5 dock-high loading doors, 1 drive-in door, a wet sprinkler system, LED lighting, and ample parking. Recent improvements have been made to the property.

PROPERTY PHOTOS



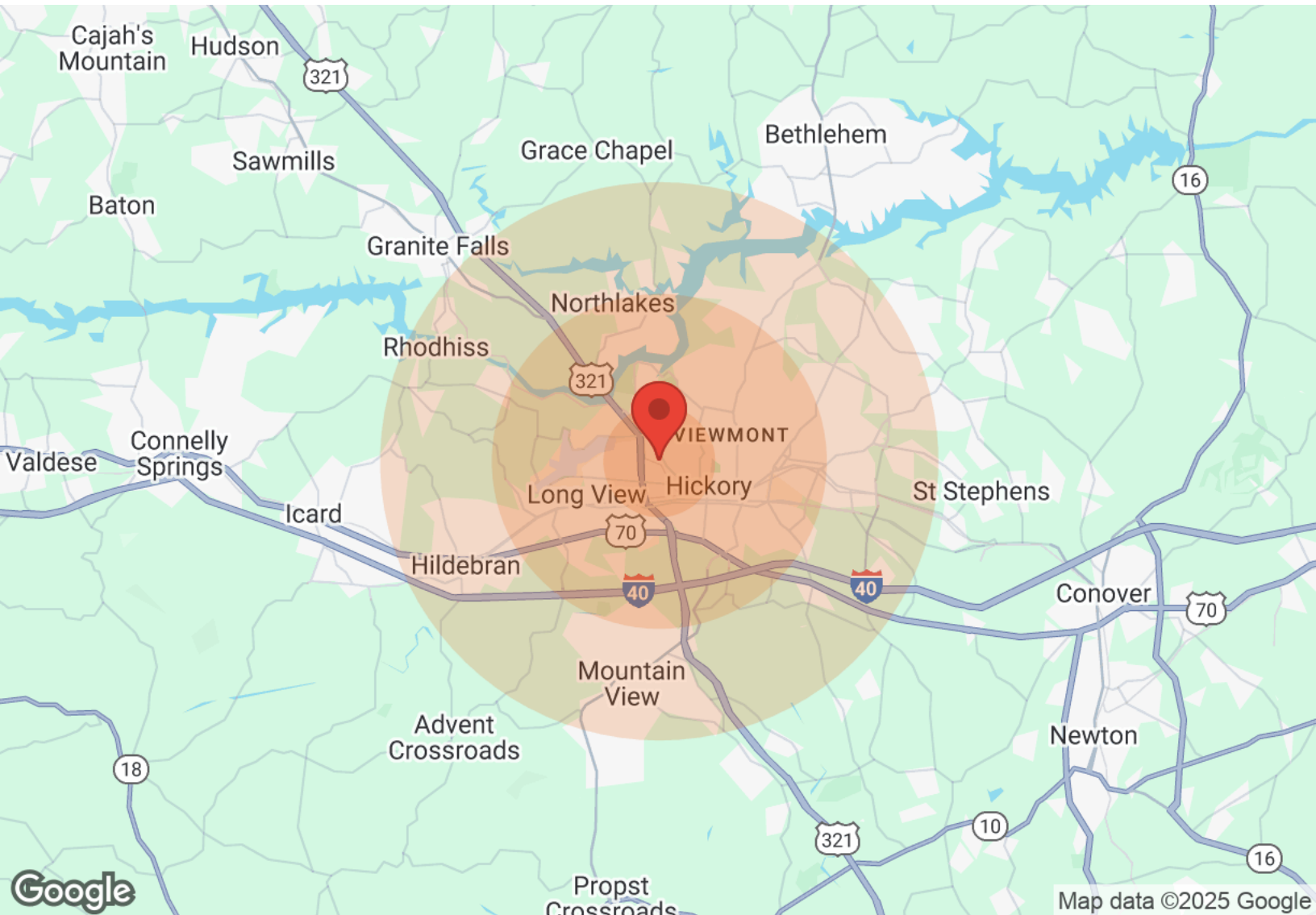
LOCATION MAPS



AERIAL MAP



DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	3,118	16,165	32,459
Female	3,356	16,784	34,140
Total Population	6,474	32,949	66,599

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,272	6,033	12,387
Ages 15-24	833	3,900	8,350
Ages 25-54	2,471	13,030	25,751
Ages 55-64	804	4,109	8,614
Ages 65+	1,094	5,877	11,497

Race	1 Mile	3 Miles	5 Miles
White	5,311	25,788	55,743
Black	510	4,373	5,905
Am In/AK Nat	9	19	33
Hawaiian	N/A	N/A	1
Hispanic	765	3,737	5,955
Multi-Racial	1,108	4,694	7,466

Income	1 Mile	3 Miles	5 Miles
Median	\$36,374	\$34,249	\$36,387
< \$15,000	345	2,465	4,123
\$15,000-\$24,999	481	2,043	3,829
\$25,000-\$34,999	547	2,158	3,970
\$35,000-\$49,999	345	2,146	4,127
\$50,000-\$74,999	245	2,191	4,595
\$75,000-\$99,999	357	1,156	2,760
\$100,000-\$149,999	259	972	2,241
\$150,000-\$199,999	34	240	591
> \$200,000	159	472	945

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,400	16,750	31,666
Occupied	3,061	14,721	28,210
Owner Occupied	1,842	8,275	17,616
Renter Occupied	1,219	6,446	10,594
Vacant	339	2,029	3,456

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RE/MAX EXECUTIVE

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