

# 1167 S. CENTER STREET

FOR SALE/LEASE | HICKORY, NC 28602

Linville | Team Partners

COMMERCIAL REAL ESTATE



**\*WALLACE ROOFING RELOCATING**

## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Flex/Industrial
AVAILABLE SF ±	16,893
SALE PRICE	1,395,000
LEASE RATE	\$4.71 psf, NNN

## DESCRIPTION

16,893 SF of flex/warehouse that sits on 1.84 acres. The main building is sprinklered with three dock doors, nicely appointed office/showroom, six bathrooms, and a 12' clear height. Recently constructed open-air building provides 20' clear height storage. Gated fenced yard. Ample parking. Easy access I-40 and other major thoroughfares.

**TOMMY ADAMS**

E Tommy@LTPcommercial.com  
M 828.719.0738  
P 336.724.1715

**SAM ADAMS**

E Sam@LTPcommercial.com  
M 828.773.8201  
P 336.724.1715



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STORAGE BUILDING



SHOWROOM



MAIN WAREHOUSE



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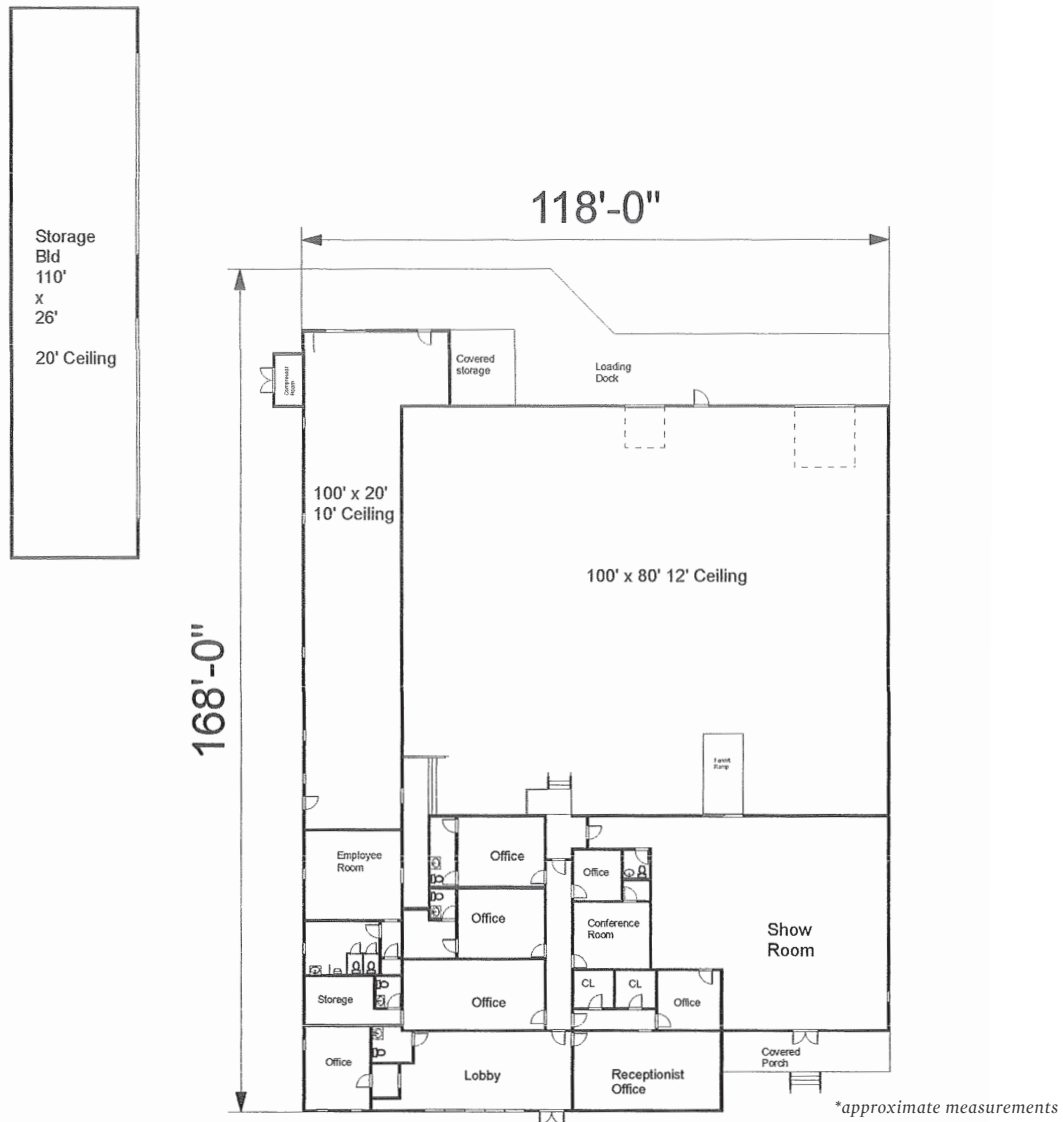
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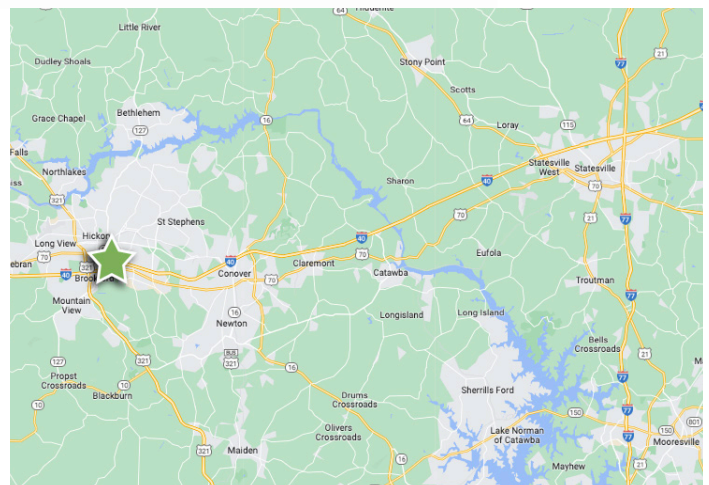
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## KEY FEATURES

- 16,893 SF of flex/warehouse
- Main building is sprinklered with three dock doors, nicely appointed office/showroom, six bathrooms, and a 12' clear height
- Recently constructed open-air building provides 20' clear height storage



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LOADING DOCK AREA

## PROPERTY INFORMATION

PROPERTY TYPE	Flex/Industrial	DOCK DOORS	3
AVAILABLE SF ±	16,893	SPRINKLERED	Yes
ACRES	1.84	RESTROOMS	6
YEAR BUILT	1965	CEAR HEIGHT	12'
ZONING	C-3		

## PRICING & TERMS

SALE PRICE	\$1,395,000	LEASE RATE	\$4.71 psf, NNN
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