



4346 HICKORY BOULEVARD – Granite Falls, NC
20,120 Sq. Ft.
(3.50 Acres)

SALE PRICE: No **LEASE PRICE:** \$3.60 psf **ZONING:** Commercial
ELECTRICITY PROVIDER: Town of Granite Falls **CEILING HEIGHT:** 16' **DOCK-HIGH DOORS:** 6
WATER PROVIDER: Town of Granite Falls **SEWER PROVIDER:** Town of Granite Falls **SPRINKLER:** In warehouse
COMMERCIAL AIRPORT: Charlotte-Douglas International **DISTANCE:** 56.70 Miles (One Way)
REGIONAL AIRPORT: Hickory Regional Airport **DISTANCE:** 5.20 Miles (One Way)
DISTANCE TO NEAREST INTERSTATE (I-40): 6.7 Miles **NCPIN:** 2785325738, 2785322971, 2785323969

ADDITIONAL INFORMATION

The former location for a retail furniture store, this brick building features outstanding visibility along U.S. 321 North and ample paved parking in the front. In addition to central air, there is also gas heat. The building also includes 3-phase power. Lease price includes town water, sewer and power.

BROKER: Barrett Mitchell, Boyd & Hassell Industrial & Commercial **CONTACT:** (828) 322-1723