



THOMAS HOME FURNISHINGS BUILDING

4346 Hickory Boulevard · Granite Falls, NC

51,012 Sq.Ft.

4.78 Acres

SALE PRICE: \$699,900

LEASE PRICE: Negotiable

ZONING: Commercial

CEILING HT: 16'

LOADING DOCKS: Yes (6)

FLOORS: Concrete

HVAC: Yes

SPRINKLERS: Yes

ELECTRICITY PROVIDER: Town of Granite Falls

OFFICES: Yes

NATURAL GAS PROVIDER: Piedmont Natural Gas, Lenoir

GAS LINE SIZE: 8" Main

WATER PROVIDER: Town of Granite Falls

WATER LINE SIZE: 10" Main

SEWER: Town of Granite Falls

COMMERCIAL AIRPORT: Charlotte-Douglas International Airport

DISTANCE: 56.67 Miles (One Way)

DISTANCE TO NEAREST INTERSTATE (I-40): 6.77 Miles

ADDITIONAL INFORMATION

Priced to sell at \$651,900 below tax value, this property is located directly on US Hwy 321. Boasting over 33,000 cars per day, this location is a prime spot ready for retail, office, manufacturing or storage.

Approximately 23,000 SF of the warehouse space is sprinkled. The balance of the space is showroom quality. Includes an office with private bath and is in excellent condition. Prominent signage, excellent visibility, three-phase power, and plenty of parking.

BROKER: Denise Howard, The Property Shop

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