



Caldwell County

NORTH CAROLINA

Economic Development Commission



**4346 Hickory Blvd. Granite Falls, NC
52,012 Sq. Ft. – 3.51 Acres**

LEASE PRICE: \$4.50/SF/YR

ZONING: HWY Business

ELECTRICITY PROVIDER: Duke Energy

NATURAL GAS PROVIDER: Piedmont Natural Gas

WATER PROVIDER: Town of Granite Falls

SEWER PROVIDER: Town of Granite Falls

COMMERCIAL AIRPORT: Charlotte-Douglas International

DISTANCE: 56.4 Miles (One Way)

REGIONAL AIRPORT: Hickory Regional Airport

DISTANCE: 6.2 Miles (One Way)

DISTANCE TO NEAREST INTERSTATE (I-40): 7.3 Miles

NCPINs: 2785325738/2785323969/2785322971

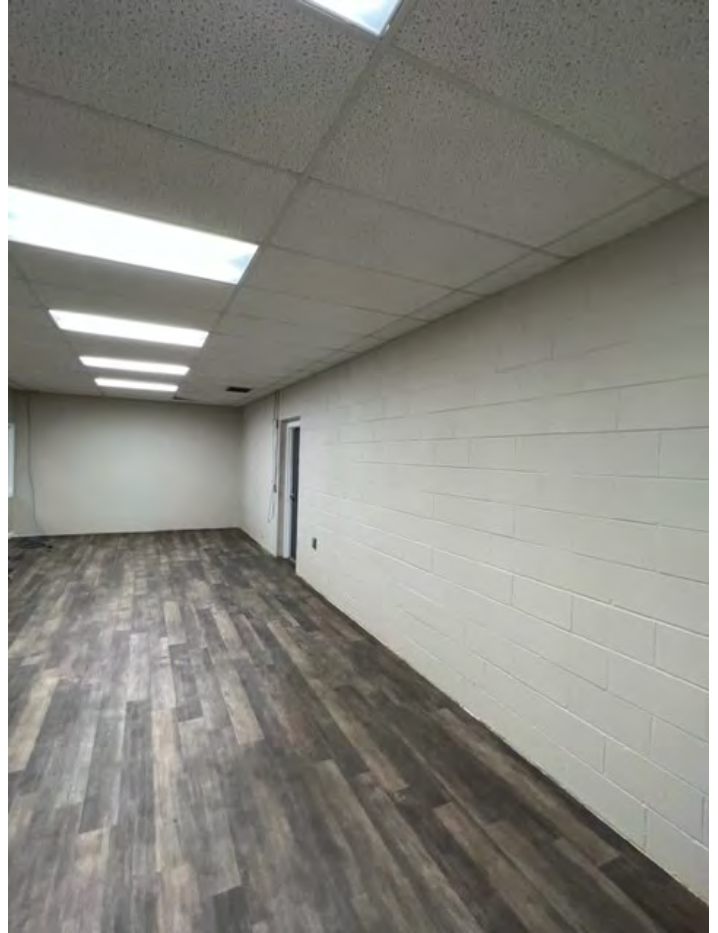
ADDITIONAL INFORMATION – This 51,012 sf warehouse coming available for lease in July 2023 in Granite Falls, NC. This spot offers a fantastic exposure on 321 (heading north), office and warehouse space, concrete and carpet floors, central AC and gas heating throughout. Built in 1980, masonry construction with wet sprinkler system. Clear height 14', Interior dock doors (2), Exterior dock doors (5), 20 standard parking spaces.

**CONTACT: Barrett Mitchell Boyd & Hassell I-C, INC CONTACT: (828) 322-1723 x203
Caldwell EDC – 828 728 0768 – www.caldwelledc.org**

ADDITIONAL PHOTOS



IMG_6049



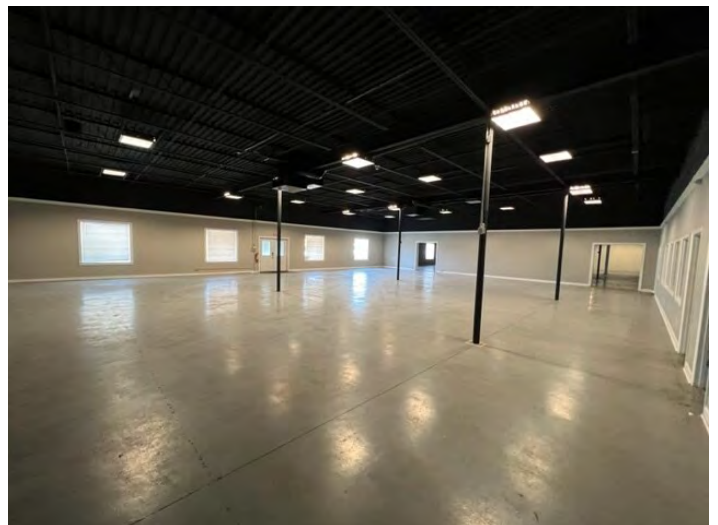
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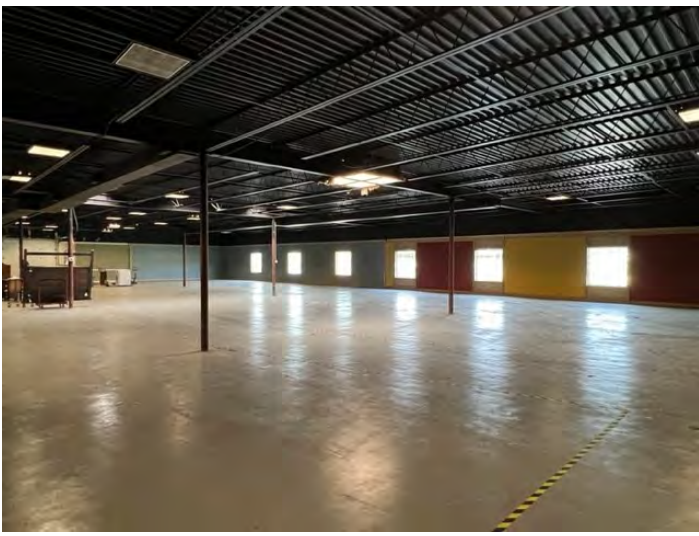
Other



IMG_6051



IMG_6060



IMG_6062



IMG_6066



IMG_6063



IMG_6069



IMG_6064



IMG_6070



IMG_6071



Other



IMG_6072

Listing ID: 28455566

Date Created: 5/10/2023

Last Updated: 6/19/2023

Address: 4346 Hickory Blvd, Granite Falls, NC

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