



## For Sale or Lease

120 11th Street NW  
Hickory, NC 28601



118-C W. Union Street  
Morganton, NC 28655  
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# 120 11th Street NW

## Property Overview

Located at 120 11th St NW in Catawba County, North Carolina, this ±73,475 sf property sits in the western part of the state, approximately 60 miles northwest of Charlotte along Interstate 40. This strategic location provides convenient access to the Charlotte metro area, Asheville, and the Piedmont Triad cities of Winston-Salem, Greensboro, and High Point.

Positioned in Hickory, at the foothills of the Blue Ridge Mountains, the site boasts excellent connectivity to major North Carolina highways, enabling efficient travel and logistics throughout the state. Located just 0.3 miles from the Norfolk Southern Railway, a prominent freight railroad in the eastern United States, the property's proximity to transportation infrastructure and key amenities makes it an attractive option for a variety of uses.

## Property Highlights

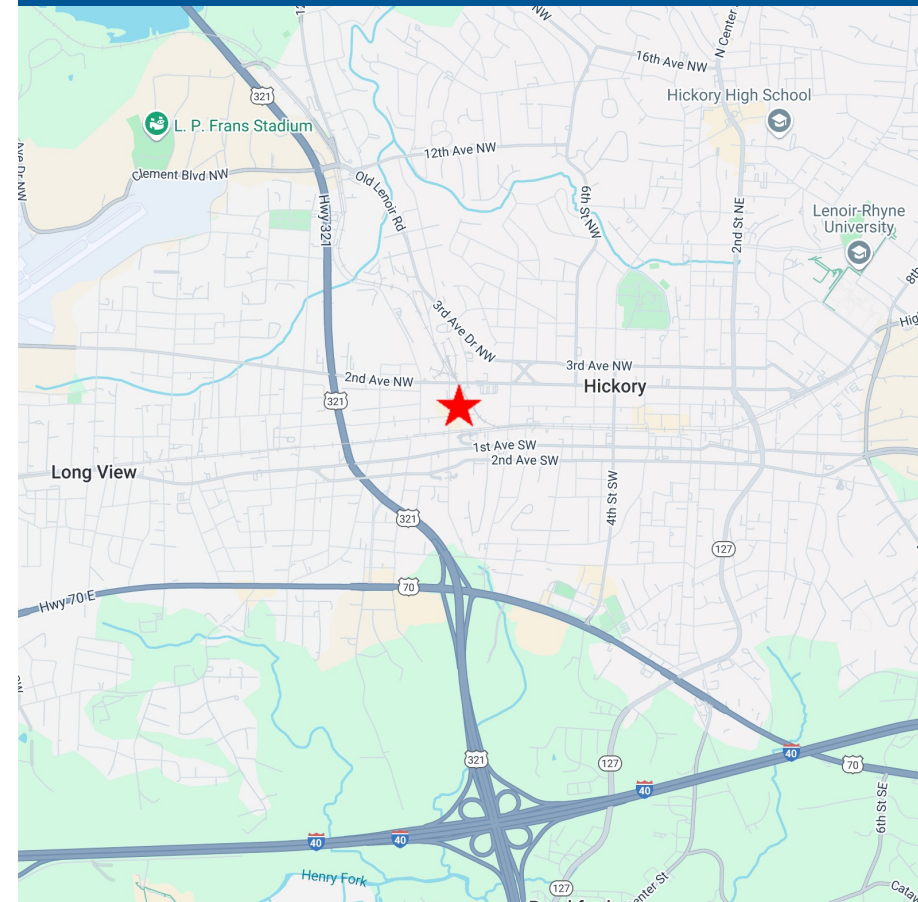
- **Total Building Size:** ±73,475 SF
- **Warehouse Space:** ±70,000 SF
- **Office Space:** ±3,475 SF
- **Site Size:** ±2.58 Acres
- **Clear Height:** 12' – 15.1'
- **Dock High Doors:** Four (4)
- **Construction:** Masonry structure with metal and rubber roofing
- **Auto Parking:** ±19 spaces
- **Year Built:** 1972

## DEMOGRAPHICS (2024)

	1 miles	3 miles	5 miles
Population	5,929	34,181	69,541
Daytime Pop.	10,346	36,203	50,561
Avg. HH Income	\$77,062	\$86,160	\$91,895

## TRAFFIC COUNTS

Hwy 321	35,375 VPD
2nd Avenue NW	5,185 VPD





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Aerial





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## Property Photos

