

LAKE PARK SPEC BUILDING

40,185 sf with 26' ceilings—\$2,695,000

READY FOR UPFIT

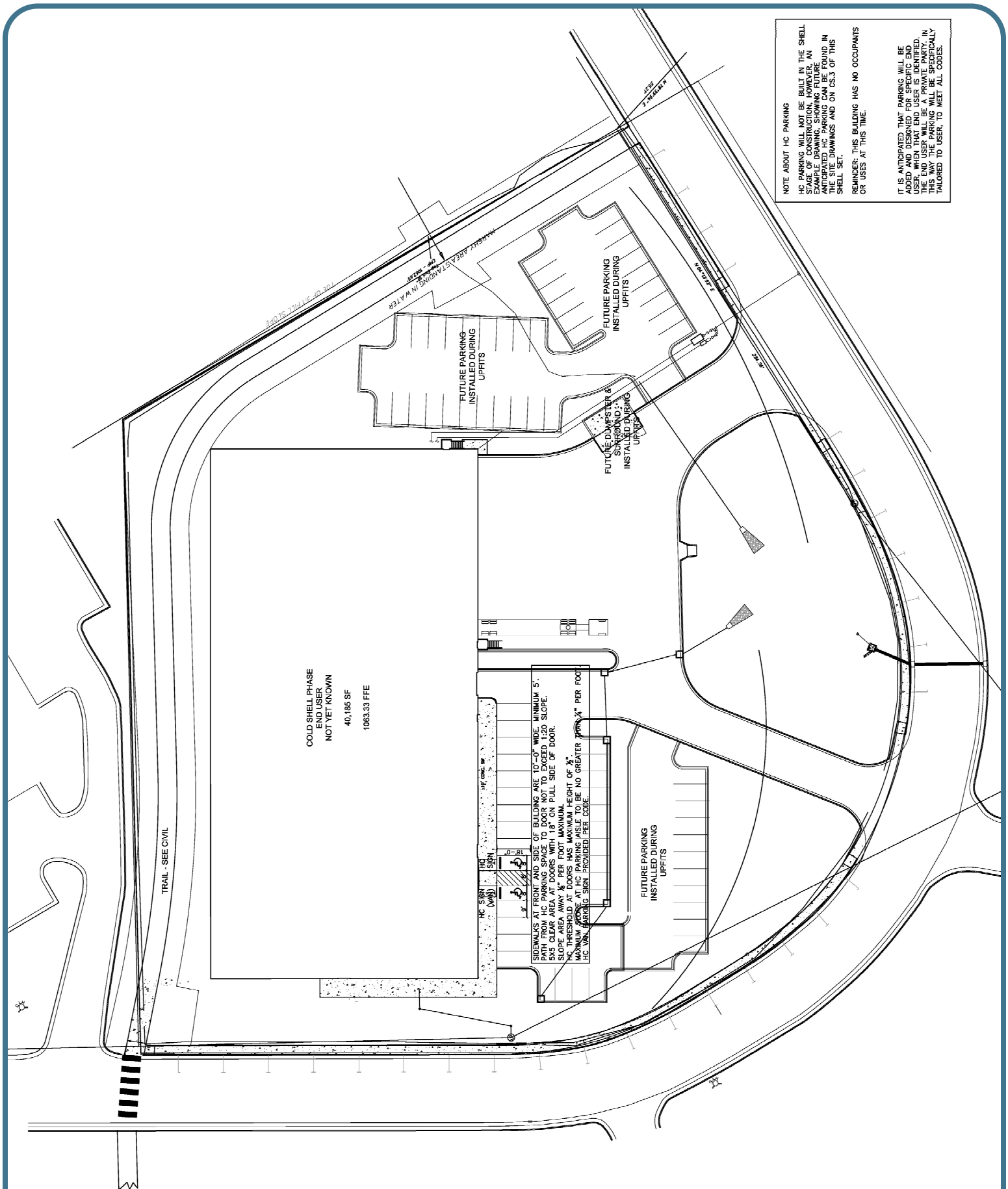
April 2021



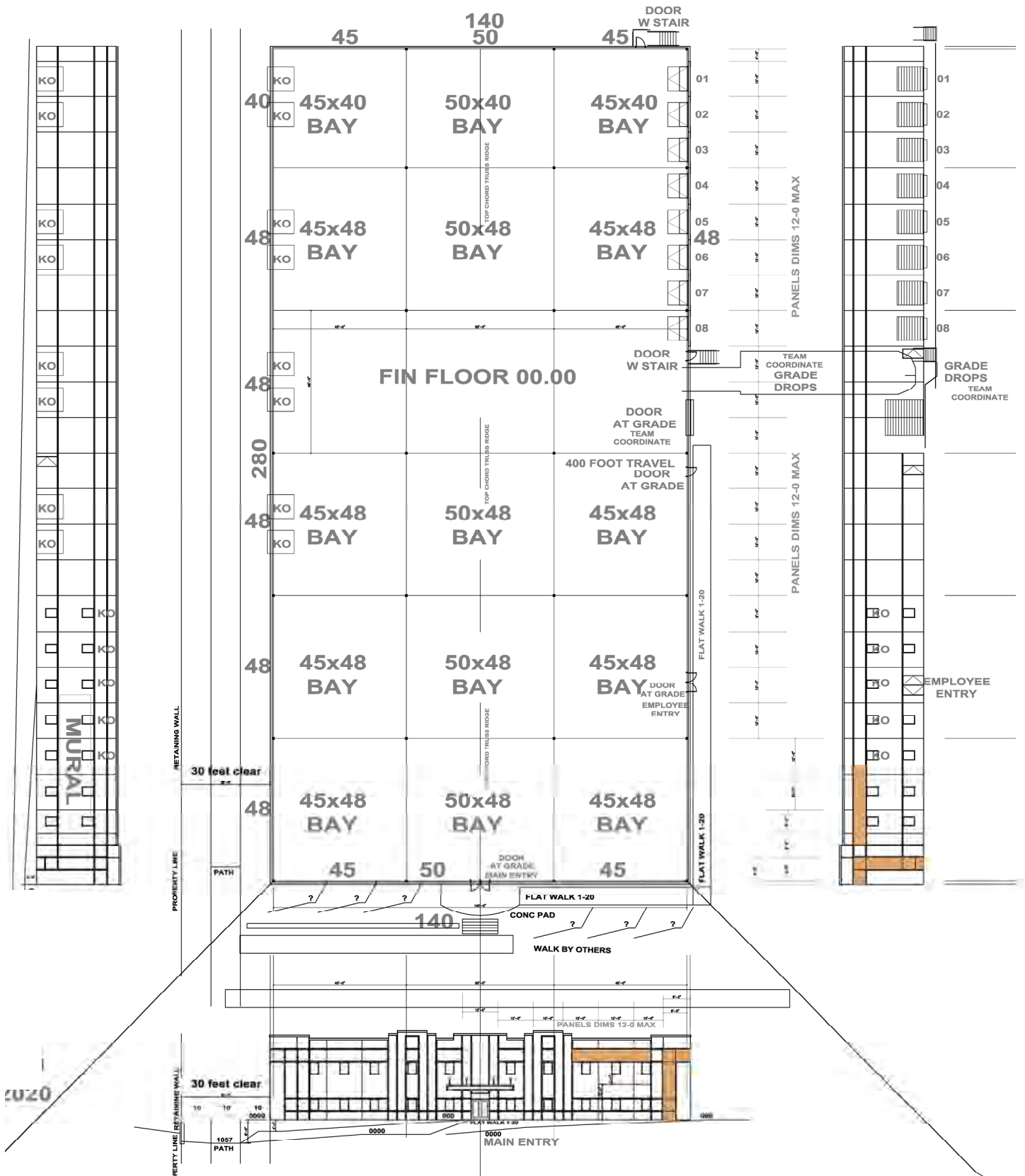
- **40,185 sf** with 26' ceilings
- Ideal space for **Light Industrial, Flex, Office, Brewery, Distillery**
- Fronts on Hickory's **Aviation Walk greenway**
- Annual Average Daily Traffic of **45,000 on US321**
- **Concrete Pre-cast panel walls**
- **Floor slab not installed**, perfect for food manufacturing, heavy production requiring **pits**, **specialized reinforcement**, or **insulation for freezer**
- **45' x 48'** column spacing
- **Two 8' x 9' dock doors** and **6 knockout panels** for additional dock doors
- One **12' x 14' drive-in door**
- Site plan includes **64 parking spaces**
- Situated on **3.5 acres**
- Duke Energy **3-phase underground 12kV lines** adjacent to site; **1.5 miles to substation**
- City of Hickory **12" water line** and **8" wastewater line** adjacent to site
- Piedmont Natural Gas **2" gas line** adjacent to site
- Located in an **established business park**
- **300 yards from US321**, a four-lane interstate quality highway
- **3 miles to I-40**; 36 miles to I-85; 33 miles to I-77
- **1 hour** to Charlotte Douglas International Airport
- **Fast track permitting** with maximum permitting time of 10 days
- **Low tax rate**—total rate of \$1.1625/\$100 valuation
- Population of over 807,000 within a 45-minute drive time including a **labor force of over 391,000**
- **28% of the Metro Area workforce employed in manufacturing** compared to the NC average of 11% and the US average of 9%
- Over **425 manufacturers in Catawba County** alone
- Metro Area ranked **#1 in the US for Cost of Doing Business** by Forbes.com (no lower than 6th since 2006)
- Metro Area has **\$2.49B in retail sales**—14th out of 100 NC counties
- Within **one-day drive of 60% of the US population**
- **1 Hour to Charlotte**, Greensboro/Winston-Salem, Piedmont Triad Airport, Asheville

1821 13th Avenue Drive NW, Hickory, NC 28601

Site Plan



Floor Plan and Elevations



Neighboring Businesses and Hickory Trail Features



Spanning 10 miles across the city, the **Hickory Trail** will provide bicycle and pedestrian safety while connecting popular destinations and amenities. The **Hickory Trail** encompasses the **Riverwalk**, **City Walk**, **Aviation Walk**, **Book Walk**, and **Old Lenoir Walk**.

The **Aviation Walk** will include a pedestrian bridge (pictured right) over U.S. 321 and an approximately 1.7-mile bicycle and pedestrian trail that will travel by L.P. Frans Stadium, home of the Hickory Crawdads baseball team, continuing up to the Hickory Regional Airport.

The **Riverwalk** will offer on-land connections to existing and future amenities, including the Lake Hickory Trails, the Deidra Lackey Memorial Park, and the future pedestrian bridge across Lake Hickory. The **Riverwalk** will include a half mile of 10-foot-wide multiuse trails along Lake Hickory with elevated concrete decking supported on columns, metal handrails, landscaping, and other amenities.



- 3 miles to I-40 (E/W)
- 36 miles to I-85 (N/S)
- 1 hour to Charlotte-Douglas International Airport
- 1 hour to Norfolk Southern Intermodal Rail Facility
- 4 hours to the Port of Charleston, SC
- 4 hours, 15 minutes to the Port of Wilmington, NC
- Less than one-day drive time to 60% of the US population:
 - 1.5 hours to Spartanburg, SC
 - 3.5 hours to Charleston, SC
 - 3.5 hours to Atlanta, GA
 - 5 hours to Chattanooga, TN
 - 6 hours to Washington, DC
 - 6.5 hours to Cincinnati, OH
 - 9.5 hours to Detroit, MI
 - 9.5 hours to New York, NY
 - 11 hours to Chicago, IL
 - 12 hours to Miami, FL

