

## HIX STUDIOS | SALE/LEASE



**SELLING PRICE \$1,950,000**

## Opportunity

- Catawba County Tax Parcel #279209152694 (3.68 ac.) and 279209059570 (2.49 ac.).
- Frontage on Highway 70 West. Two level industrial building with good access to each level. Elevator (Otis) access between floors (4500 LB. capacity).
- High quality offices. Address 2855 Hwy. 70 West is small retail bldg. (2,000 sf) included in total sf.
- Commercial (C)-5 District is established to provide for a wide variety of retail, service, manufacturing and warehousing activities in areas where past land development practices have produced a mixed pattern of land uses and irregular lotting. It is the intent of the ordinance that the C-5 District shall not normally be extended or new areas of C-5 zoning established.

**2901 US Highway 70 West**  
Hickory, NC 28602  
(Catawba County)



The Stump Corporation | office 704-332-3535

**Randy Stump** | 704-589-5529 | randy@stumpnet.com  
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831 East Morehead Street, Suite 440 | Charlotte, NC 28202

2901 US Highway 70 West  
Hickory, NC

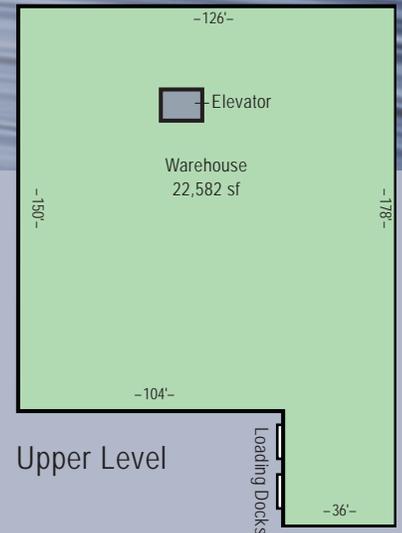


Loading Docks

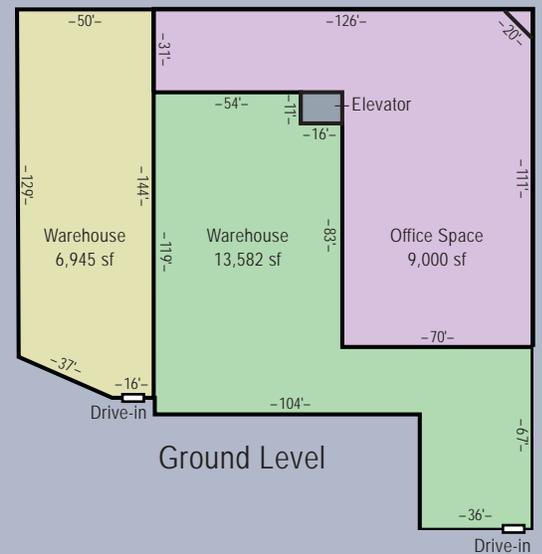
## Highlights:

<b>BUILDING SIZE</b>	53,664
<b>ACREAGE</b>	6.17
<b>OFFICE SPACE</b>	+/- 9,000
<b>CEILING HEIGHT</b>	9' 3" - 23'
<b>TRUCK DOORS</b>	Two dock high, Two drive-in
<b>DIMENSIONS</b>	Varied
<b>BAY SPACING</b>	Varied
<b>PARKING</b>	50 Paved spaces
<b>ZONING</b>	Long View C-5
<b>DATE AVAILABLE</b>	Immediately
<b>LAST USE</b>	Commercial photography
<b>SELLING PRICE</b>	\$1,950,000
<b>LEASE RATE</b>	Negotiable
<b>AGE</b>	Primarily 2002
<b>CONDITION</b>	Excellent

<b>WALLS</b>	Primarily pre-engineered metal
<b>FLOORS</b>	4" Concrete (3500 lb.)
<b>ROOF</b>	Primarily pre-engineered metal
<b>WATER</b>	Long View 2"
<b>SEWER</b>	Long View 4"
<b>ELECTRIC</b>	Duke Energy 1200 Amps 120/208
<b>GAS</b>	Piedmont Natural Gas
<b>HEAT</b>	Suspended gas fired units
<b>SPRINKLER</b>	100% wet
<b>LIGHTING</b>	Fluorescent / incandescent
<b>A/C</b>	Office + top floor (22,582 sf)



Upper Level



Ground Level



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