

Kohler-Baker Building

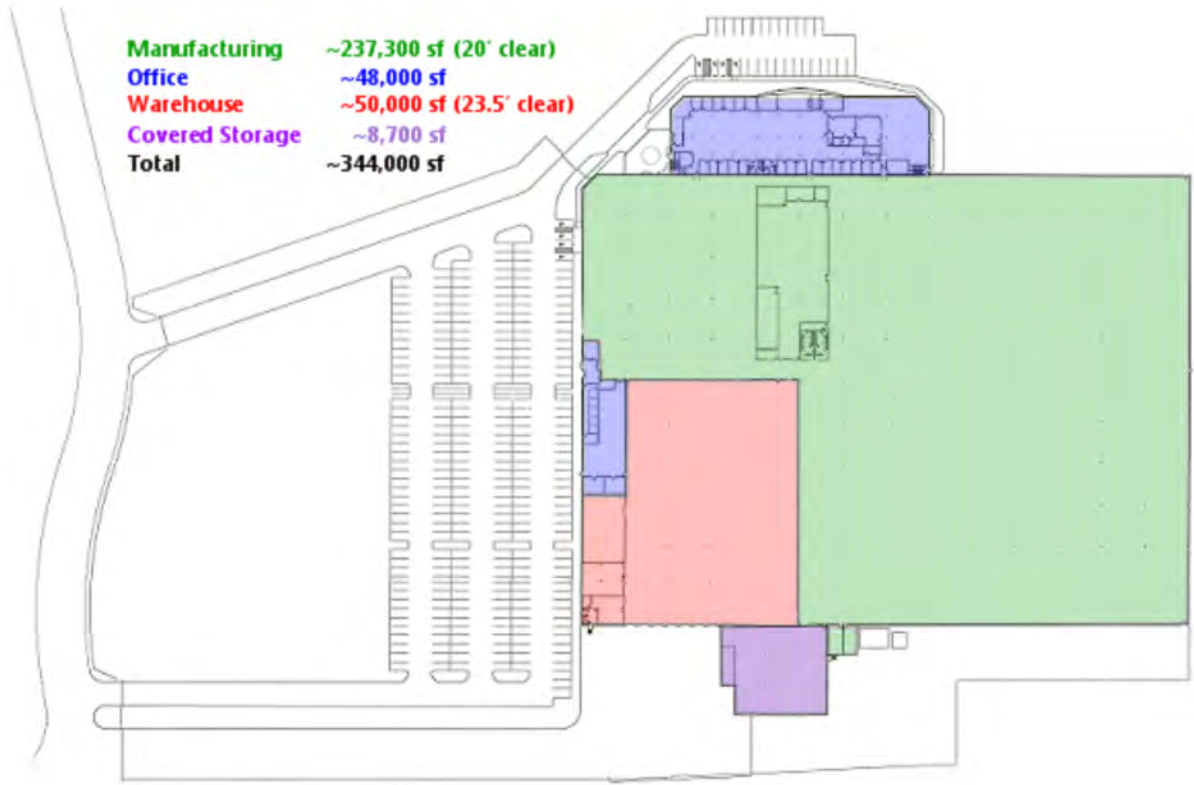
344,000 s.f., 20-23.5' clear ceilings

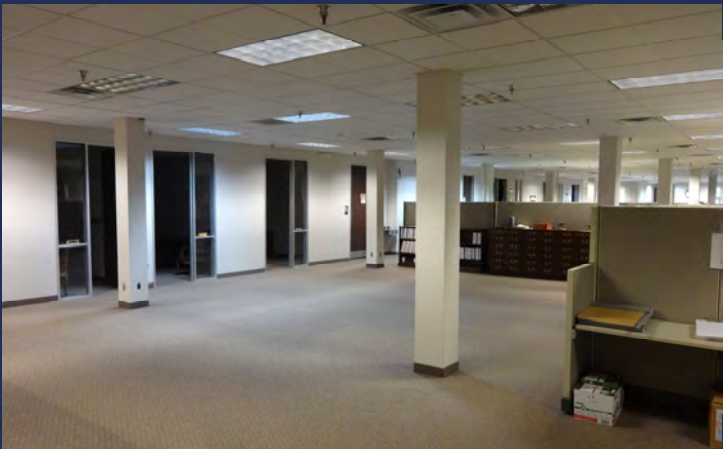
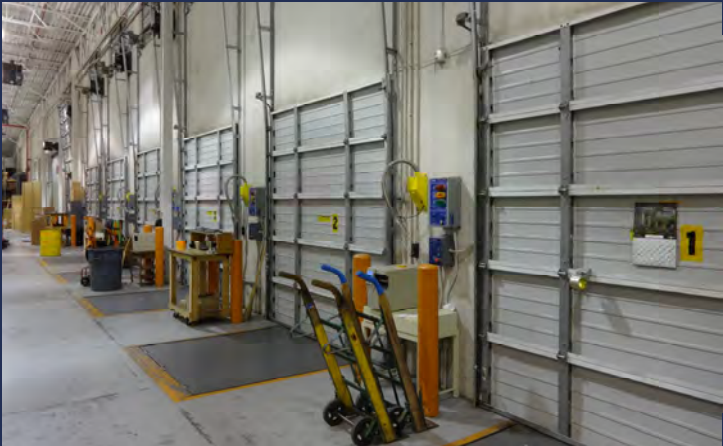


- ✓ 344,000 s.f. with 20'-23.5' clear ceilings on 35.9 acres
- ✓ 237,300 s.f. manufacturing, 50,000 s.f. warehouse, 48,000 s.f. office (2-story) & 8,700 s.f. covered outside storage
- ✓ Graded expansion pad to accommodate future growth of 100,000-200,000 s.f.
- ✓ Sales Price—\$12,000,000
- ✓ Building dimensions—~500' x ~600'
- ✓ Precast concrete construction, built in 2001
- ✓ 41' x 44' column spacing, 6" concrete floor
- ✓ 100% wet sprinklered
- ✓ 16 dock high doors (9' x 10'); 1 ramped drive-in door (12' x 14')
- ✓ 275 parking spaces
- ✓ Electricity provided by Duke Energy—two 4,000 amp service panels 480/277 volt
- ✓ Water provided by City of Hickory—8" main
- ✓ Waste Water provided by City of Hickory—8" main
- ✓ Telecommunications—Fiber throughout building; service available from multiple providers
- ✓ 0.9 miles to I-40; 39 miles to I-85; 27 miles to I-77
- ✓ 55 minutes to Charlotte Douglas International Airport
- ✓ Fast track permitting available to reduce maximum permitting time of 10 days to as little as 24 hours
- ✓ Low tax rate—total rate of \$1.1415/\$100 valuation
- ✓ Population of over 779,000 within a 45-minute drive time including a labor force of over 395,000
- ✓ 27% of the Metro Area workforce employed in manufacturing compared to the NC average of 11% and the US average of 10%
- ✓ Over 420 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 \$1.96B in retail sales—13th 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
- ✓ 4 hours to the Port of Charleston, SC; 4 hours, 15 minutes to the Port of Wilmington, NC

1105 22nd Street SE, Hickory, NC 28602

Manufacturing ~237,300 sf (20' clear)
Office ~48,000 sf
Warehouse ~50,000 sf (23.5' clear)
Covered Storage ~8,700 sf
Total ~344,000 sf





Neighboring Businesses



- ✓ 0.9 miles to I-40; 39 miles to I-85; 27 miles to I-77
- ✓ 55 minutes to Charlotte-Douglas International Airport
- ✓ 55 minutes to Charlotte 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

