



51,331 SF SUBDIVISIBLE WAREHOUSE + OFFICE

\$4.50/SF/YR NNN TERMS

Don't miss this 51,331 sf warehouse coming available for lease in Granite Falls, NC. This spot offers fantastic exposure on 321 (heading north), office and warehouse space, concrete and carpet floors, central AC, and gas heating throughout.

4346 HKY BLVD

Granite Falls

Landlord is willing to subdivide.

BARRETT MITCHELL

Real Estate Broker

(828) 322-1723 barrett@bhicp.com



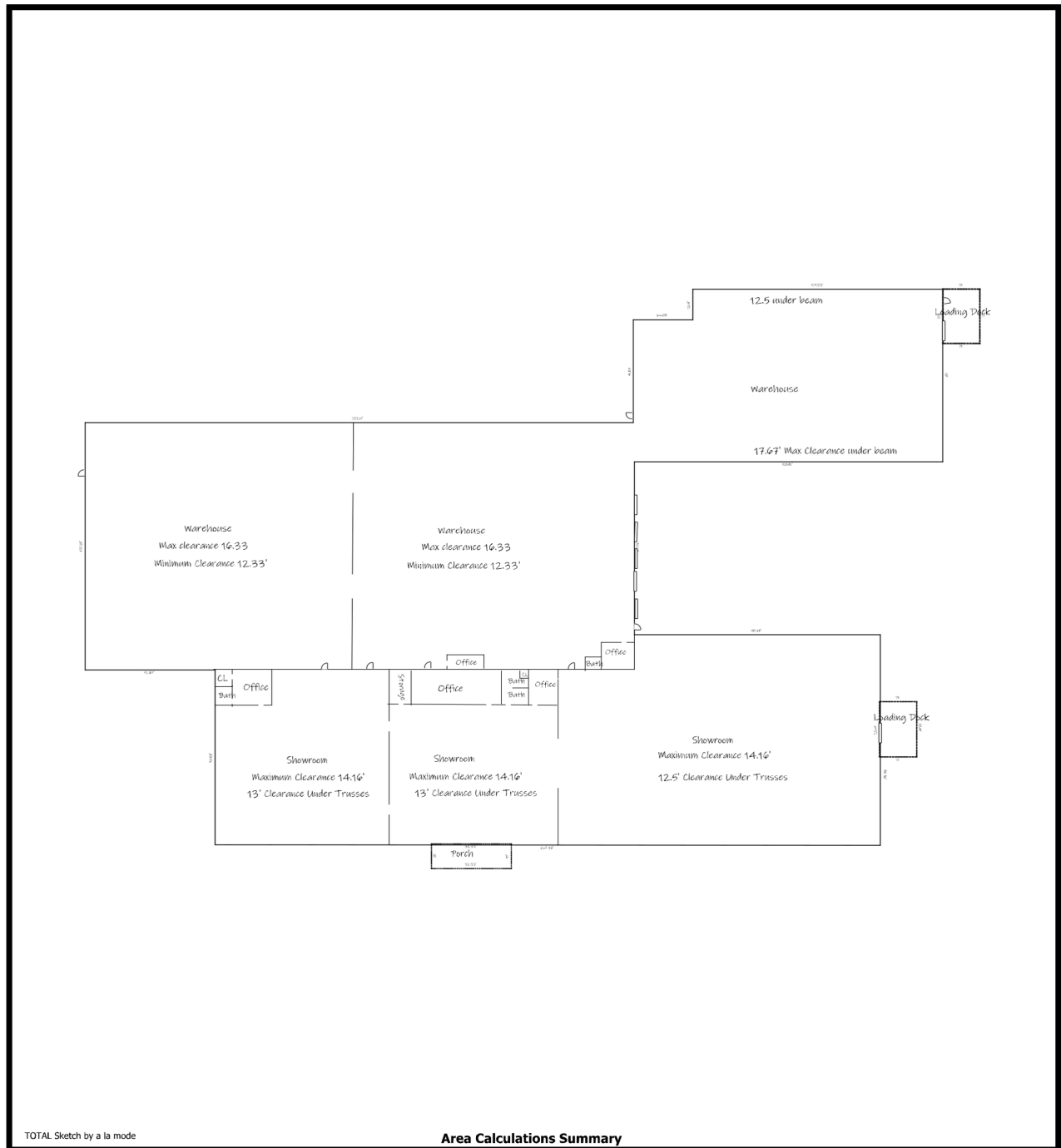
PROPERTY HIGHLIGHTS & PHOTOS



BOYD & HASSELL
BHIC
INDUSTRIAL & COMMERCIAL PROPERTIES, INC.

200 FIRST AVENUE NW, SUITE 507, HICKORY, NC 28601

FLOORPLAN



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		Calculation Details	
Undefined Area	51330.72 Sq ft	101.33×12.41	$= 1257.51$
		125.41×41.67	$= 5225.83$
		347.57×15.92	$= 5533.31$
		222.56×70.08	$= 15597$
		322.23×14.25	$= 4591.78$
		269.56×70.83	$= 19092.93$
		$0.5 \times 269.56 \times 0.24$	$= 32.35$
Total Living Area (Rounded):	51331 Sq ft		
Non-living Area			
Loading Dock	330 Sq ft	22×15	$= 330$
Loading Dock	336.15 Sq ft	15×22.41	$= 336.15$
Cov Porch	323.3 Sq ft	32.33×10	$= 323.3$





PROPERTY HIGHLIGHTS

- Office & Warehouse
- 12-16ft Clearance
- Central AC
- Gas heat throughout
- (5) dock height doors
- (2) loading platforms



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