



\$1,300,000

## 1410 13TH ST SW HICKORY, NC

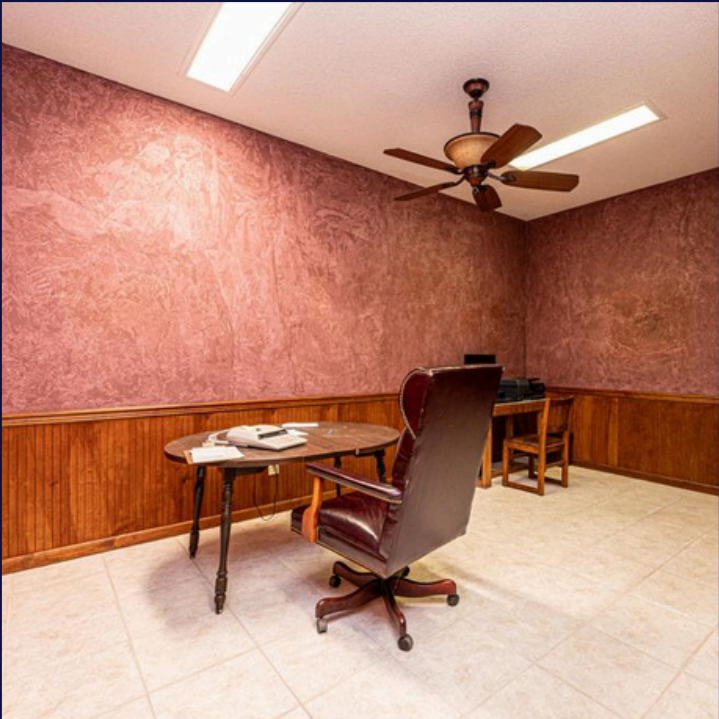
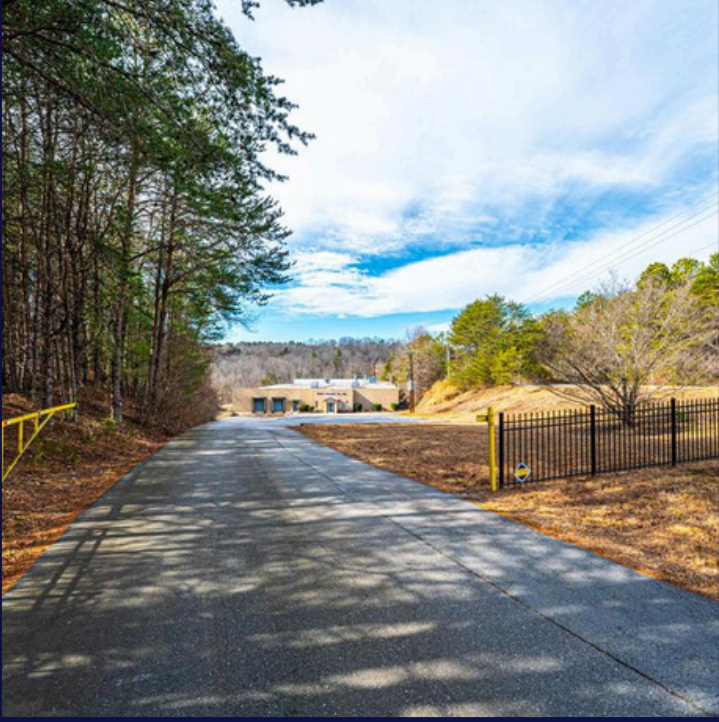
Unlock the potential of this expansive 24,418 sq ft manufacturing warehouse, now available for sale at \$1.3 million. Featuring 3 dock doors, 2 ground-level doors, 6 private restrooms, a blend blend of functionality and comfort. The space boasts LED lighting, 12'-16' ceilings, concrete warehouse floors, carpeted offices, electric heat, and central AC. Paved and gravel parking, security system, and a gated entrance ensure convenience and safety. With 3-phase power (480V, 1200A) and a pre-installed boiler, this property is a strategic investment opportunity.

### CONTACT INFO

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(828) 322-1723



# PROPERTY HIGHLIGHTS & PHOTOS



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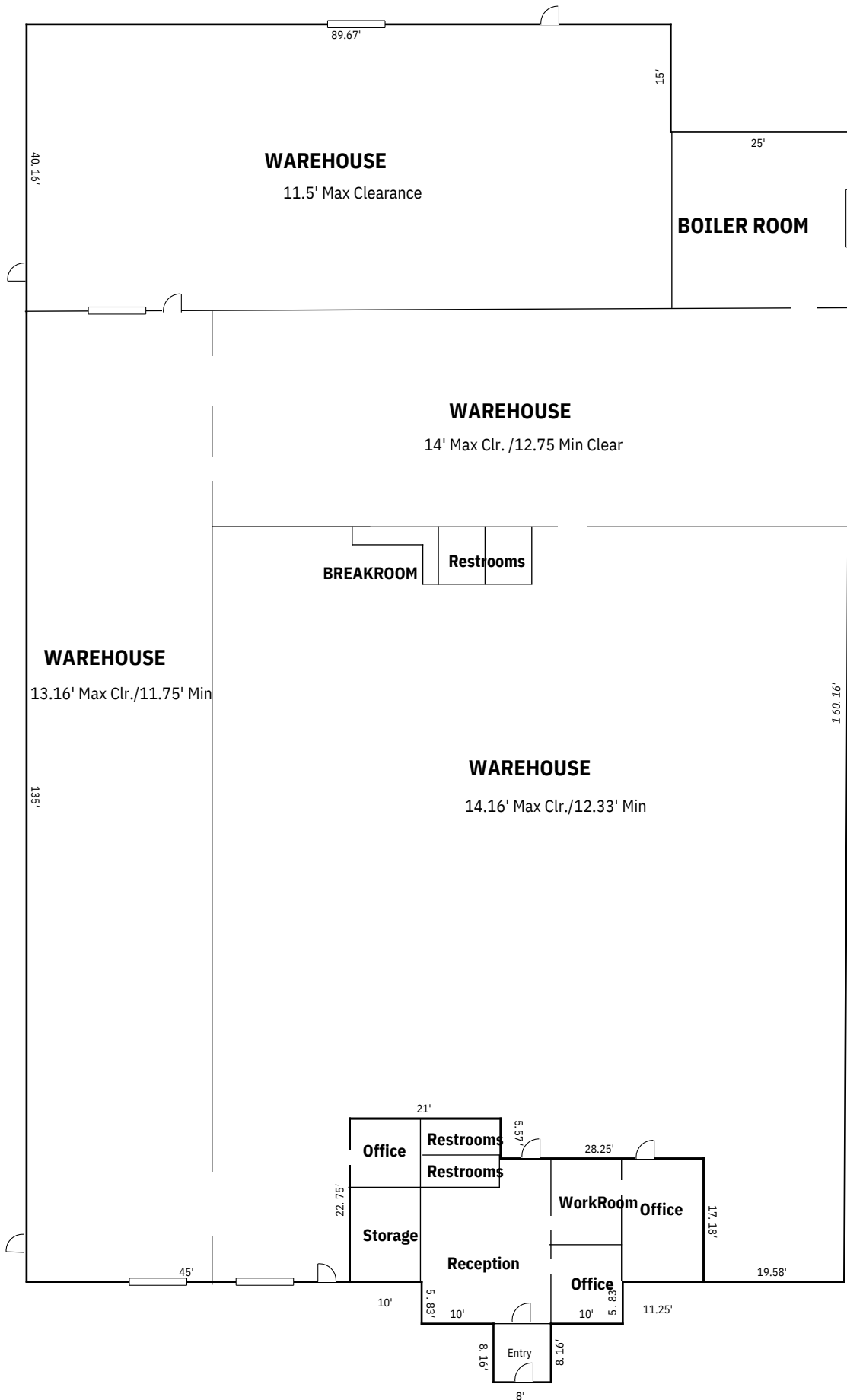


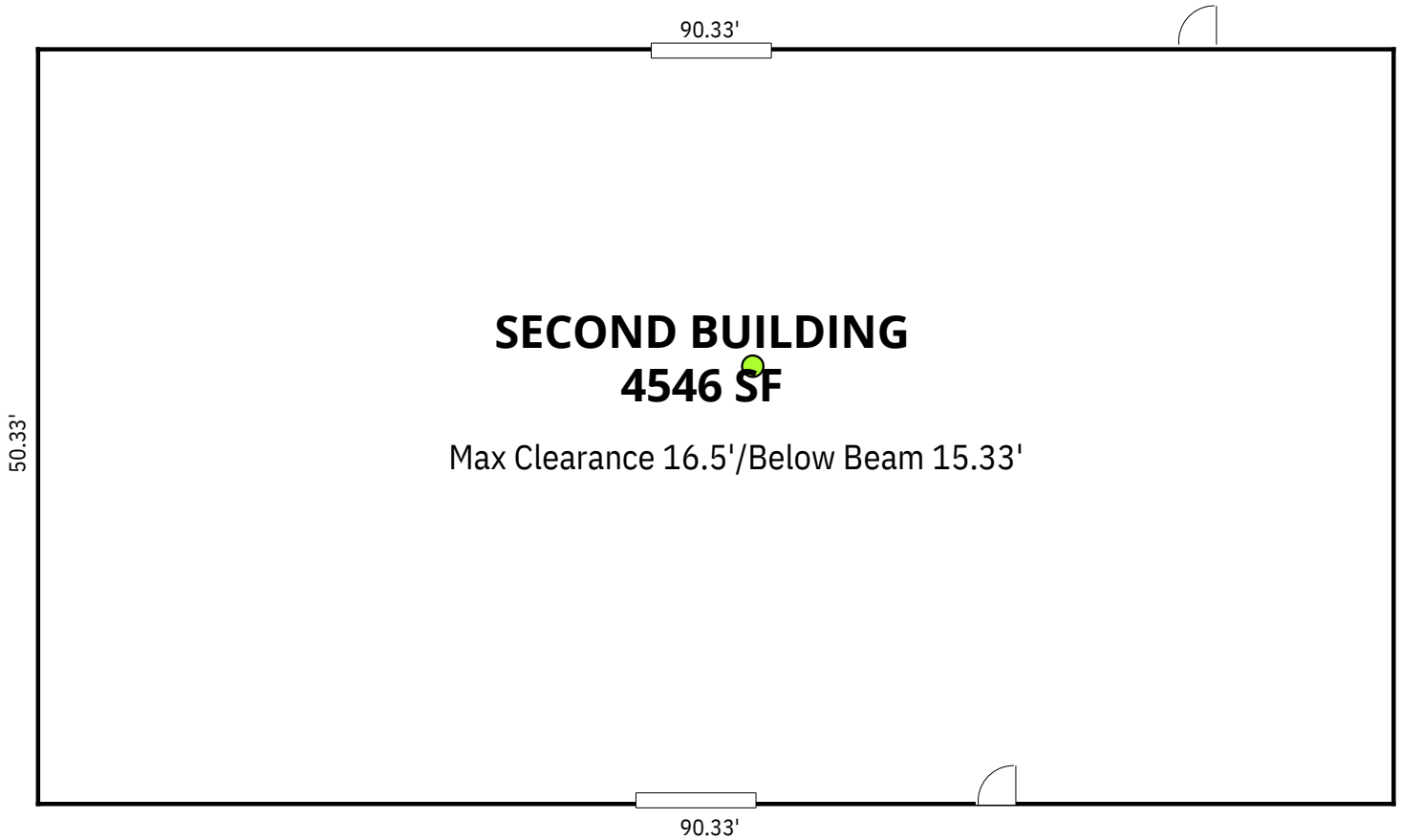
BOYD & HASSELL  
**BHIC**  
INDUSTRIAL & COMMERCIAL PROPERTIES, INC.

# AERIAL PHOTOS



# FLOORPLANS





**ELECTRIC HEAT  
& AIR CONDITIONING**

**PRIVATE RESTROOMS**

**3-PHASE POWER**  
480V/1200AMP

**THREE DOCK DOORS**

**TWO GROUND LEVEL  
DOORS**

**SECURITY SYSTEM &  
GATED ENTRANCE**

**13.24 AC**