



FOR SALE
\$399,000

1525 9TH AVE SE HICKORY, NC

Redefine this 6,000 SF industrial building with 1,625 SF of office space. The property features 11.5' clear height, two ground-level doors (10'x10' and 8'x10'), and a dock platform for easy loading. Office area includes HVAC with gas furnace and electric A/C, while the warehouse is heated by two gas unit heaters. Additional amenities include fenced outdoor storage, city water/sewer, and utilities from Duke Energy and Piedmont Natural Gas.

PHOTOS & PROPERTY HIGHLIGHTS



11.5' clear height

10'x10' GL Door
8'x10' GL Door
Dock Platform

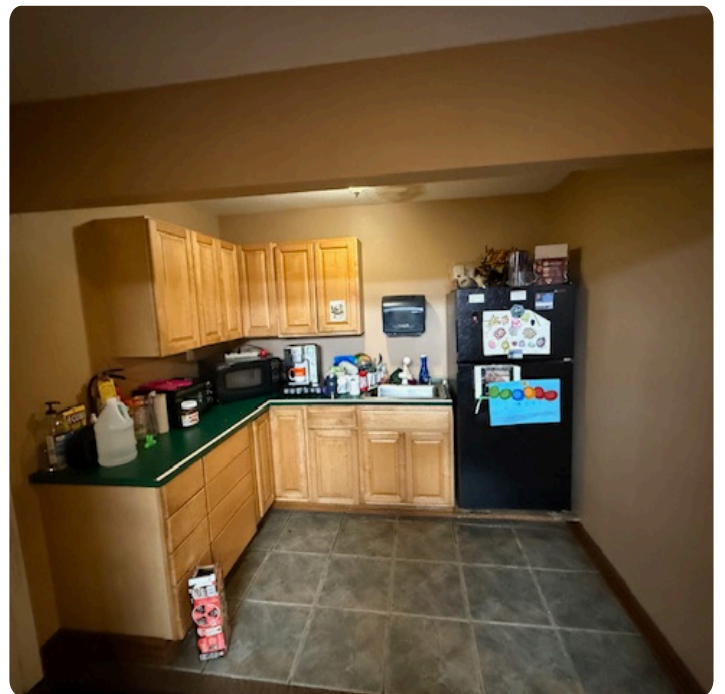
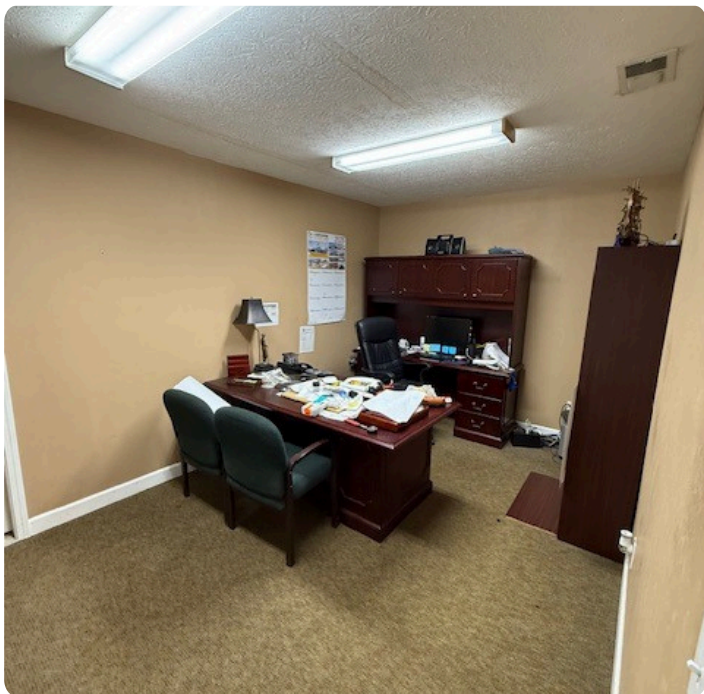
HVAC in Office Space
Gas Furnace, Electric A/C Unit

Gas Unit Heaters in Warehouse

Fenced Outdoor Storage



PHOTOS & PROPERTY HIGHLIGHTS



BOYD & HASSELL
BHIC
INDUSTRIAL & COMMERCIAL PROPERTIES, INC.

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