



## 2605 1ST AVE SW HICKORY, NC

FOR LEASE | \$2,000/MO

Incredible commercial location featuring **2,058 sq. ft. of heated and cooled retail/office** area plus **1,344 sq. ft. of heated storage** on the main level. The lower level adds an additional **1,344 sq. ft. of unheated storage**, perfect for inventory or equipment. With **9' retail ceilings** and **9'9" storage height**, the property offers generous vertical space, and was formerly used as a pawn shop. Feel even more secure with **powered roll-up exterior doors** and a **camera system**. Additional perks include two bathrooms, road signage with strong visibility, and ample parking.



## CONTACT INFO

GAVIN MITCHELL  
gavin@bhicp.com  
(828) 322-1723





# PHOTOS & PROPERTY HIGHLIGHTS



- Main Level
  - 2,058 sq ft retail office area
  - 1,344 sq ft heated storage
- Lower Level
  - 1,344 sq ft no heat storage
- Roll-Up Exterior Doors
- Camera Security System
- 9' ceilings retail and 9'9" storage





# PHOTOS & PROPERTY HIGHLIGHTS



## CONTACT INFO

GAVIN MITCHELL  
gavin@bhicp.com  
(828) 322-1723

