



FOR LEASE | \$7,000/MO  
+\$250 water/sewer/landscaping

826 22<sup>ND</sup> ST PL SE  
HICKORY, NC

5,000-square-foot industrial property featuring four dock doors and 16'+ clear height, making it well suited for efficient warehouse operations. The warehouse is equipped with gas unit heaters, while the approximately 2,500-square-foot office area offers central HVAC for year-round comfort. In the climate-controlled office area, there are 10 private offices as well as an additional 3 storage rooms. A \$250 per month fee covers water, sewer, and landscaping services.

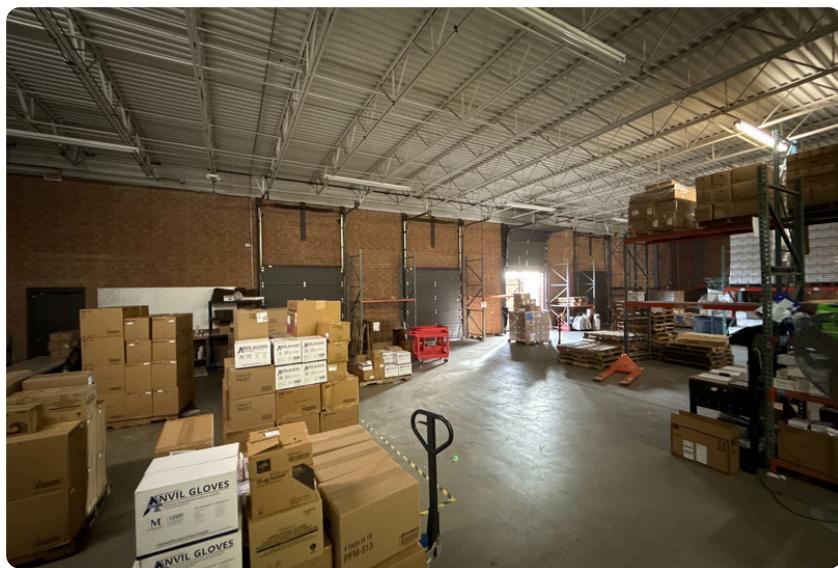
*Note: Ramp is pictured but will not remain on site.*



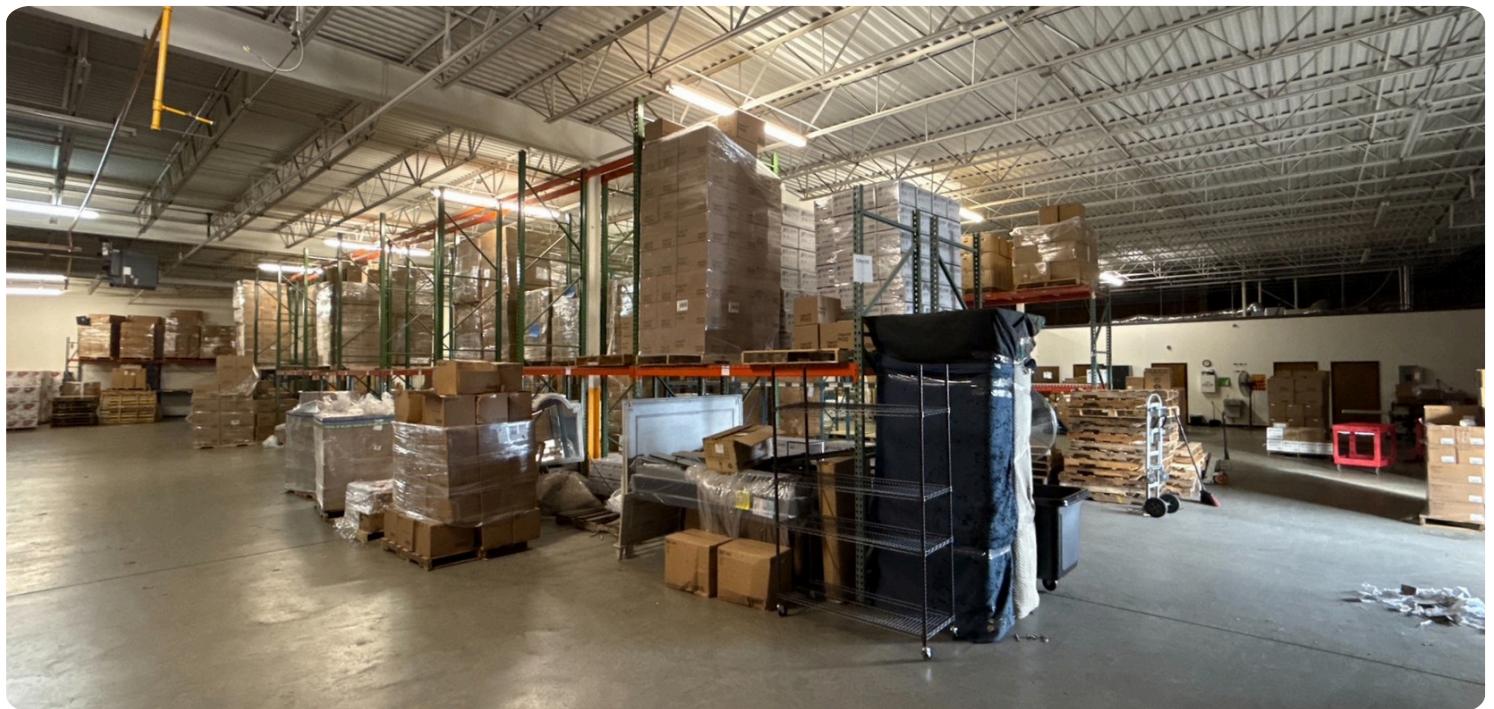
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## PHOTOS & PROPERTY HIGHLIGHTS

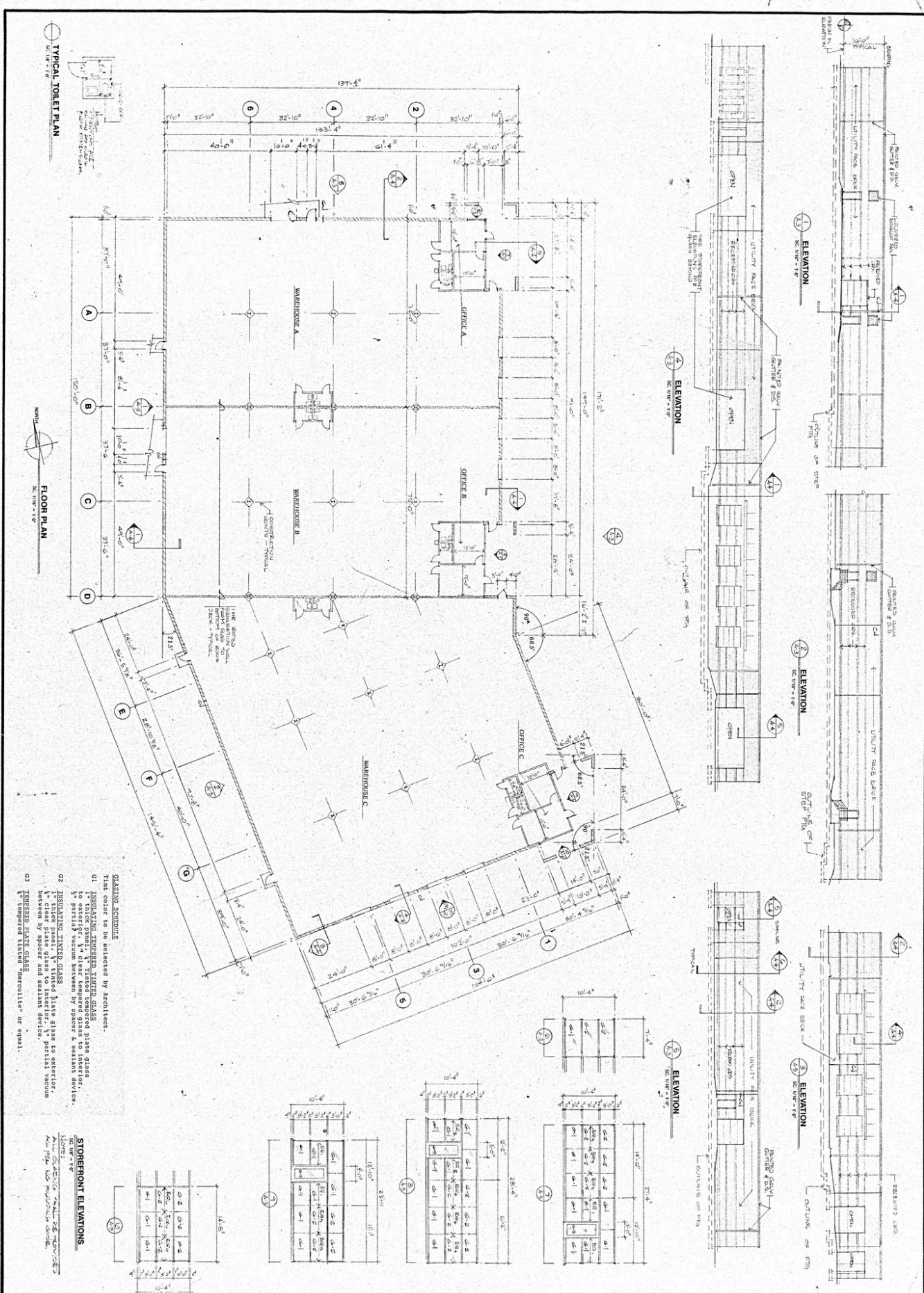


- Four Dock Doors
- 16'+ Clear Height
- Central HVAC in Office
- Gas Unit Heaters in Warehouse



## PHOTOS & PROPERTY HIGHLIGHTS





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