



FOR LEASE | \$5.50/SF/NNN

2315-UNIT 6 CATAWBA VALLEY BLVD HICKORY, NC

This 10,862-square-foot retail, office, and warehouse space is available for immediate occupancy, perfect for a variety of commercial uses. Supporting efficient loading and storage operations, the property features two 8'x9' dock doors and 11-foot clear ceilings. The facility is well-suited for light industrial or service-oriented tenants with its 3-phase power (208/120). The office area includes HVAC for comfort, while the warehouse is serviced by electric unit heaters. A sprinkler system and security system are already in place, providing added safety and peace of mind.



CONTACT INFO

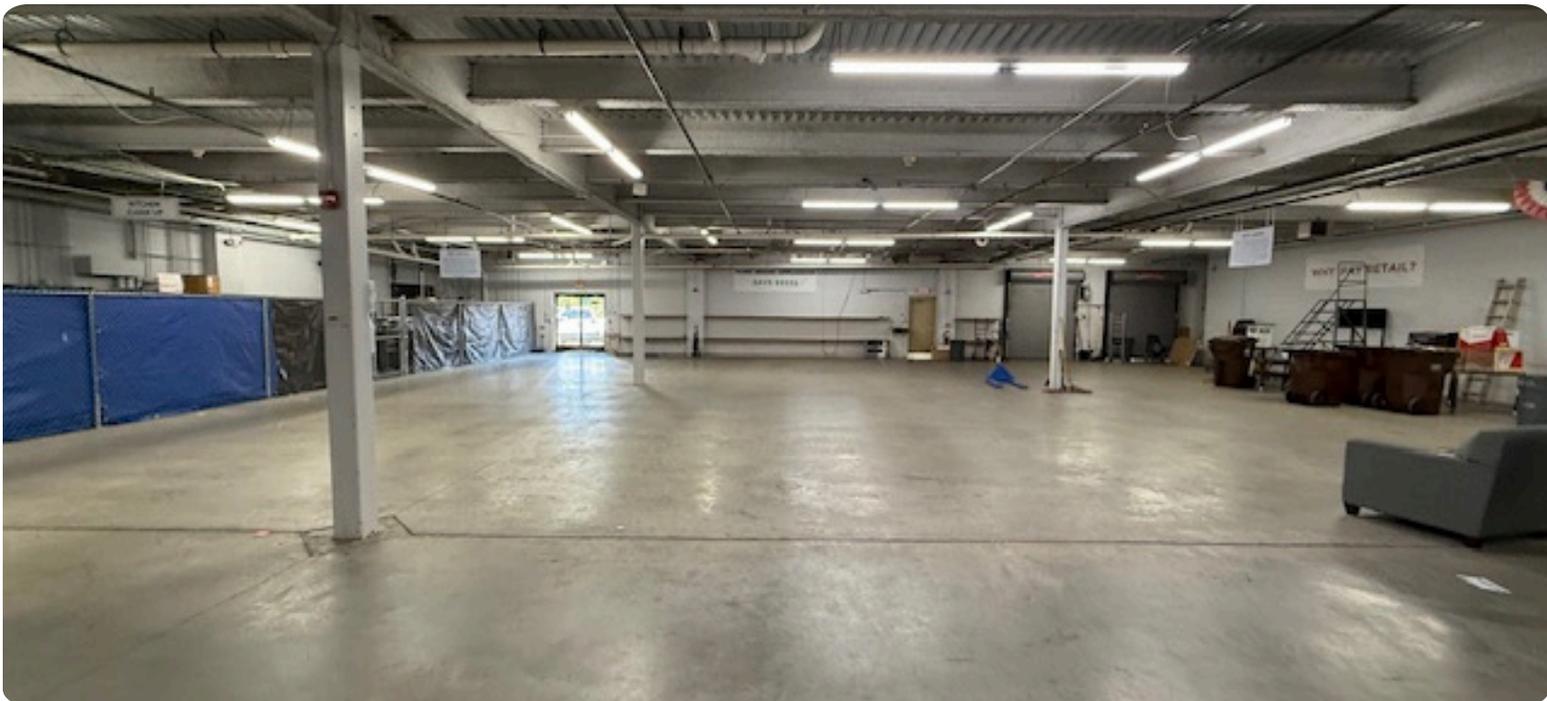
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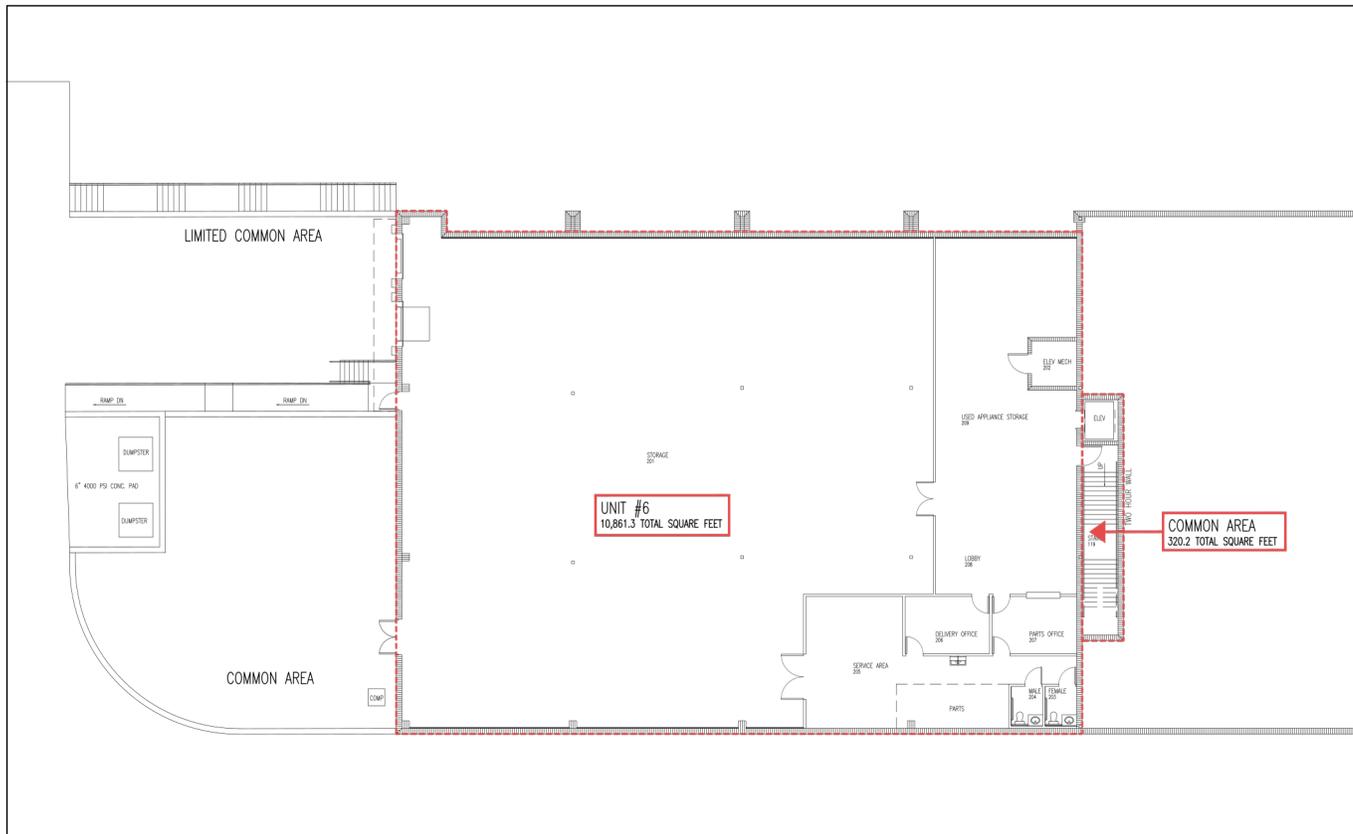
PHOTOS & PROPERTY HIGHLIGHTS



- Two 8'x9' Dock Doors
- 11' Clear Height
- 3-Phase Power (208/120)
- HVAC in Office
- Electric Unit Heaters in Warehouse
- Security System & Wet Sprinklers



PROPERTY PHOTO & FLOOR PLAN



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PROJECT
 A CONDOMINIUM LAYOUT FOR:
CONDOS ON THE BLVD
 NORTH DARIEN, NORTH CAROLINA
 10000 DARIEN BLVD., SUITE 100
 DARIEN, NC 28028

SHEET:
 OVERALL FLOOR PLAN
 UNIT #6 FLOOR PLAN

PROJECT NO.:
 1-201942

DATE:
 08-23-2019

REVISIONS:

SHEET NUMBER
EX.2
 OF: 3

47C-2-109 (6) REGISTERED ARCHITECT LICENSED UNDER THE PROVISIONS OF CHAPTER 47C OF THE GENERAL STATUTES CERTIFY THAT THE PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, AND UNIT NUMBERS AND EXTERNAL DIMENSIONS OF THE UNITS, AS BUILT, THIS _____ DAY OF _____, 2019.

REGISTERED ARCHITECT IN N.C.



LOWER FLOOR PLAN
 SCALE 1/8" = 1'-0"