



**For Lease | \$4,750/MO + \$250/MO Water/Sewer/Landscaping**

**824 22ND ST PL Hickory, NC**

10,000 square foot industrial property offering a versatile mix of warehouse and office space, including approximately 2,000 square feet of dedicated office space. The warehouse features 16'+ clear height, two 8'x9' dock doors, and one 10'x10' ground-level door, providing efficient loading and operational flexibility. A portion of the warehouse is climate-controlled with A/C, and also includes a dedicated wash pit area, perfect for tenants requiring specialized cleaning capabilities. Offered at \$4,750 per month, with an additional \$250 monthly fee covering landscaping, water/sewer, and related services, this space is well-suited for a range of industrial needs.



## CONTACT INFO

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



# PHOTOS & PROPERTY HIGHLIGHTS



- Two 8'x9' Dock Doors
- One 10'x10' Ground Level Door
- 16' Clear Height in Warehouse
- Wash Pit in Warehouse
- 2,000 Sq Ft Dedicated Office
- Some A/C in Warehouse



# PROPERTY PHOTOS

