



909 10th ST NE · HICKORY, NC · CATAWBA COUNTY

Fully Conditioned Industrial Warehouse *with dock doors, platform & office/bathroom.*

OFFERED AT
\$6,000/MO

10'9"
 CLEAR HEIGHT

15,000^{SF}
 RENTABLE SQ FT

C-2
 ZONING

This 15,000 SF industrial space is fully conditioned and ready for occupancy. The building offers strong loading capabilities with 4 dock-high doors accessed via platform, plus an additional ground-level door providing access to the delivery-height platform, with all doors sized at 8'x9' to accommodate larger trucks and equipment. Clear heights of up to 10'9" under beam/joist allow for efficient use of the space for racking, equipment, or storage. A 2,500 SF office and bathroom area is already built out, providing convenient administrative space alongside the warehouse. This versatile layout is well-suited for distribution, light manufacturing, or logistics operations.

PROPERTY FACTS

PIN	371313224506 (Catawba County)
ZONING	C2
DOORS	8' x 9' ground-level door with access to platform & 4 dock doors w/ platform
HEAT/COOL	Fully-conditioned
FEATURES	2,500 square foot office with bathroom, 10'9" ceiling clearance in warehouse under joist/beam, 277/480v 3-phase power, & 120/208v power



FOR INQUIRIES

GAVIN MITCHELL

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