



1516 F AVE- UNIT B · HICKORY, NC · CATAWBA COUNTY

Versatile Warehouse-Office Unit in Industrial Park w/ climate control.

OFFERED AT
\$2,650/MO

12"
 CLEAR HEIGHT

5,000^{SF}
 RENTABLE SQ FT

LED
 LIGHTING

Unit B is a versatile 5,000-square-foot industrial space featuring approximately 625 square feet of climate-controlled office space — ideal for administrative work or client meetings alongside your warehouse operations. The warehouse is equipped with 12-foot ceilings, gas unit heaters, energy-efficient LED lighting, and an exhaust fan to keep your team productive and comfortable year-round. A dock-height door makes loading and unloading fast and efficient, while two onsite restrooms add convenience for staff and visitors alike. Water, sewer, and landscaping are all included in the lease, eliminating surprise utility costs and simplifying your monthly overhead.

PROPERTY FACTS

PIN	371313224506 (Catawba County)
ZONING	IND
DOORS	Dock height door
HEAT/COOL	Climate controlled office, gas unit heaters in warehouse and exhaust fan
FEATURES	LED lighting, two restrooms
INCLUDES	Water/sewer/landscaping fee in lease rate



FOR INQUIRIES

GAVIN MITCHELL

Broker · Boyd & Hassell Industrial & Commercial Properties, Inc.

CELL 828.234.7676
OFFICE 828.322.1723
EMAIL gavin@bhicp.com
WEB bhicp.com

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Call Gavin · 828.234.7676 Email Gavin Visit bhicp.com View on County GIS

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